



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2022-0448 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: November 14, 2022

SUBJECT: Request for conditional use approval for Huntington Bank to allow a drive through operation at 2975 Walton Blvd., west of Livernois Rd.

REQUEST:

Approval of a conditional use to allow a drive through for a new Huntington Bank building located at 2975 Walton Blvd., zoned B-2 General Business District with an FB Flexible Business Overlay.

BACKGROUND:

The applicant has filed for a Conditional Use permit to allow for a drive through associated with a Huntington Bank at the former Burger King building. The vacant restaurant building is planned to be demolished to allow for the construction of a new building, associated parking and site improvements, including extensive landscaping improvements. The building will be constructed primarily of decorative brick and accented with aluminum paneling and extensive windows. The drive through banking and ATM lanes will be situated on the south side of the building and vehicle stacking will also be accommodated on the south side of the building and will provide up to nine stacking spaces between the three lanes. Drive through operations require a conditional use permit in the B-2 zoning district.

The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission, at its October 18, 2022 meeting, recommended approval of the conditional use, and approved the site plan and tree removal permit, with several findings and

conditions as reflected in the attached resolution. As a part of the site plan approval, the Planning Commission granted waivers to the maximum number of parking spaces allowed onsite (10 spaces allowed per ordinance, 26 spaces were permitted via the waiver) as well as to the required screening requirements to the south based on existing landscaping/fencing in that area. There were no public comments received at the meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow a restaurant with a drive through meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Huntington Bank to construct a drive through at 2975 Walton Blvd., File No. JNRNB2021-0029 (PCU2021-0008), subject to the findings and conditions noted in the attached resolution.

| APPROVALS: | SIGNATURE | DATE |
|---------------------|-----------|------|
| Department Review | | |
| Department Director | | |
| Mayor | | |
| Deputy City Clerk | | |

Contract Reviewed by City Attorney Yes N/A