



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

## Master

**File Number: 2014-0063**

**File ID:** 2014-0063

**Type:** Permit

**Status:** To Council

**Version:** 2

**Reference:** 13-024

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 02/05/2014

**File Name:** CLU - Tim Hortons on Crooks

**Final Action:**

**Title label:** Request for Conditional Land Use Approval - To construct a drive-through at a proposed Tim Hortons restaurant at the northwest corner of Crooks and Avon Industrial Dr., south of Hamlin, Parcel No. 15-29-228-004, zoned B-3, Shopping Center Business, Tim Hortons, Applicant

**Notes:** Tim Hortons  
565 East Grand River Ave., Suite 101  
Brighton, MI 48116  
City File No. 13-024

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map aerial.pdf, Site Plans.pdf,  
Colored Elevations.pdf, Staff Report 022514.pdf,  
Review Comments.pdf, Minutes PC 022514  
(Excerpt).pdf, PHN 022514.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/25/2014	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2014-0063

#### Title

Request for Conditional Land Use Approval - To construct a drive-through at a proposed Tim Hortons restaurant at the northwest corner of Crooks and Avon Industrial Dr., south of Hamlin, Parcel No. 15-29-228-004, zoned B-3, Shopping Center Business, Tim Hortons, Applicant

#### Body

**Resolved,** that the Rochester Hills City Council hereby approves a Conditional Land Use to construct a drive-through at a proposed 1,950 square-foot Tim Horton's restaurant at the northwest corner of Crooks and Avon Industrial Dr., south of Hamlin, Parcel No. 15-29-228-004, zoned B-3, Shopping Center Business, with the following findings:

Findings:

1. The proposed building and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.
2. The expanded use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed building has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the hospital, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the land use .
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and another dining option .
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.