



Department of Planning and Economic Development

Staff Report to the Planning Commission

June 8, 2022

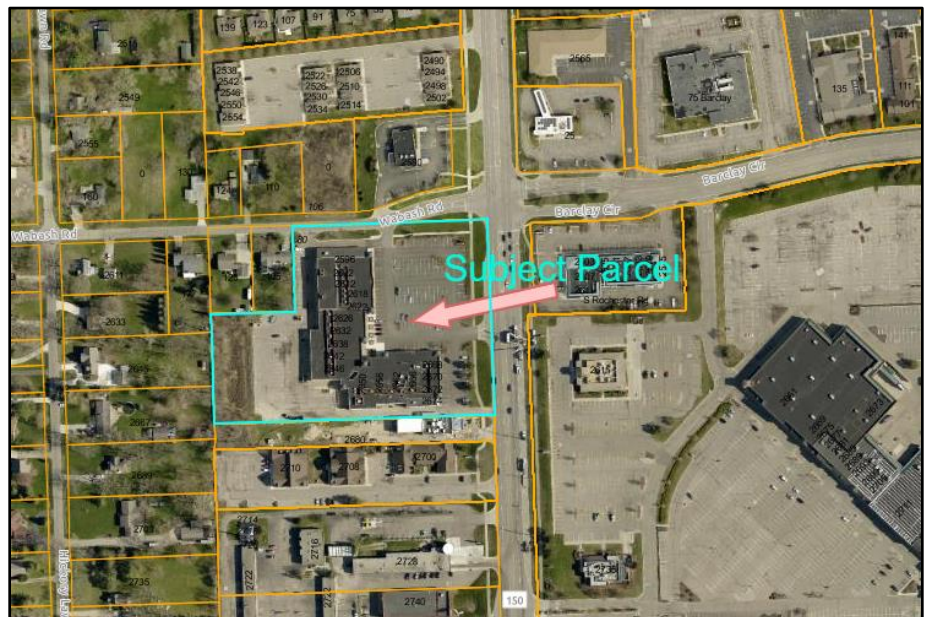
Tee Times

REQUEST	Conditional Use Recommendation
APPLICANT	Brandon Shaya 1130 Prescott Dr. Rochester Hills, MI 48309
LOCATION	2612 S. Rochester Rd., south of Wabash Rd. in the Hawthorne Plaza
FILE NO.	PCU2022-0003
PARCEL NO.	15-27-477-060
ZONING	B-2 General Business District with an FB-3 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant has filed for a Conditional Use Permit to allow for alcoholic beverage sales for onsite consumption at Tee Times, a proposed tenant at the shopping center located at the southwest corner of Rochester Rd. and Wabash Rd., north of Auburn Rd.

Alcoholic beverage sales for on premises consumption, accessory to a permitted use, require a Conditional Use permit in the B-2 General Business District, after the Planning Commission makes a recommendation and City Council approval.



According to the applicant there are interior renovations planned to accommodate indoor golf simulators in addition to a bar and restaurant. The hours of operation will be 9:00 a.m. – 11:00 p.m. daily. The existing multi-tenant building includes a boxing studio, a salon, a real estate consultant, the postal service, restaurants, a music store, a grocery, and a phone repair business, and is surrounded by other commercial businesses to the north, south and east, with single family residences also to the northwest and west.

	Zoning	Existing Land Use	Future Land Use
Site	B-2 General Business District with an FB-3 Flexible Business Overlay	Shopping center	Commercial Residential Flex 3
North	O-1 Office with FB-1 Flexible Business Overlay	Citizens Bank	Residential Office Flex
South	B-2 General Business District with an FB-3 Flexible Business Overlay	KLM Bike & Fitness	Commercial Residential Flex 3
East	B-2 General Business District and B-# Shopping Center Business District, with FB-3 Flexible Business Overlay	Olive Garden, additional restaurants with the Target shopping center	Commercial Residential Flex 3
West	R-3 One Family Residential	Single family Residential	Commercial Residential Flex 3 and Residential 3

General Requirements for Conditional Uses

Per Section 138-2.302 of the Zoning Ordinance, there are five areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

- Will promote the intent and purpose of (the Ordinance).* The B-2 General Business district does support and promote this type of use.
- 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.* The tenant space was previously occupied by Hawthorne Appliance, a shoe repair business and a salon. There are no structural changes planned for the outside of the building.
- 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.* The space has been served adequately by all City services as it is not a new facility. Any demands placed on the public infrastructure are already accounted for by previous use of this facility.
- Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare.
- Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

The conditional use was noticed for a public hearing, and staff has not received any comments or concerns.

Summary

As part of the review for this project, the plans and supplemental documentation have been reviewed by staff. If the Planning Commission agrees that allowing alcoholic beverage sales for on premises consumption will be harmonious and compatible with the surroundings, below is a motion for consideration:

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of City File No. PCU2022-0003 (Tee Times), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow sales for on premises alcoholic beverage consumption, based on documents received by the Planning Department on May 3, 2022 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. 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.

Conditions

1. City Council approval of the Conditional Use.
2. Public hours of operation for the restaurant will be between 9:00 a.m. - 11:00 p.m. daily.

Reference: Floor Plan dated April 27, 2022 and received by the Planning department on May 3, 2022

Attachments: Conditional use request documentation, EIS, and Notice of Public Hearing
