



Rochester Hills

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

Master

File Number: 2012-0293

File ID: 2012-0293

Type: Permit

Status: To Council

Version: 4

Reference: 12-010

Controlling Body: City Council
Regular Meeting

File Created Date : 08/07/2012

File Name: Rezoning Request - Rochester and Auburn 4.4 acres
from B-3 to B-2

Final Action:

Title label: Request for Conditional Land Use Approval - To construct two drive-throughs in conjunction with a stand-alone restaurant and a restaurant in a retail building at the southwest corner of Rochester and Auburn, Parcel No. 15-34-227-037, zoned B-3, Shopping Center Business, Rochester Auburn Associates, LLC, applicant

Notes: Rochester Auburn Associates, LLC
6750 Oak Hill Dr.
Bloomfield Hills, MI 48304
Doraid Markus
248-892-2222

City File No. 12-010

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Site Plans 050313.pdf, Site Plan C.pdf, Minutes PC 052113 (Excerpt).pdf, Staff Report 051713.pdf, Back up Staff Report 2.pdf, Minutes PC 102312 (Excerpt).pdf, Memo Shumejko 101912.pdf, Memo Breuckman 101912.pdf, Traffic Memo 101612.pdf, Minutes PC 082112 (Excerpt).pdf, Staff Report 081012.pdf, Public Hearing Notice CLU.pdf, Public Hearing Notice Rezone.pdf, Back Up Staff Report.pdf, EIS.pdf, Resolution.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1	Planning Commission	08/21/2012	Withdrawn				
2	Planning Commission	10/23/2012					
3	Planning Commission	05/21/2013	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2012-0293

Title

Request for Conditional Land Use Approval - To construct two drive-throughs in conjunction with a stand-alone restaurant and a restaurant in a retail building at the southwest corner of Rochester and Auburn, Parcel No. 15-34-227-037, zoned B-3, Shopping Center Business, Rochester Auburn Associates, LLC, applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Land Use to construct drive-throughs in conjunction with restaurants for Rochester Retail, City File No. 12-010, located at the southwest corner of Rochester and Auburn Roads, Parcel No. 15-34-227-037, zoned B-3, Shopping Center Business, based on plans dated received by the Planning and Economic Development Department on May 3, 2013, Rochester Auburn Associates, LLC, Applicant, 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 development 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 neighboring development and the planned character of the area 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, shopping alternatives and other dining options.
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 and should mitigate potential traffic impacts by eliminating curb cuts and improving adjacent roadways.
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.