



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2021-0475 V2

TO: Mayor and City Council Members

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

DATE: November 24, 2021

SUBJECT: Request for conditional use approval for Meshico Restaurant to allow for on premises alcoholic beverage consumption at 2949 Crooks Rd., north of Auburn Rd.

REQUEST:

Approval of a conditional use to allow for on premises alcoholic beverage consumption at Meshico Restaurant, formerly the Honey Tree Restaurant, located at 2949 Crooks Rd., zoned B-2 General Business District with FB-2 Flexible Business District overlay.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to serve alcohol for the new restaurant. Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a Conditional Use permit in the B-2 zone district.

The applicant is also conducting renovations for the tenant space, consisting of the addition of two outdoor seating areas, minor façade work including painting and signage, and interior renovations. The hours of operation for the restaurant will be 11:00 a.m. – 11:00 p.m. daily.

The issuance of the conditional use permit 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 recommended approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its November 16, 2021 meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Meshico Restaurant to allow on premises alcoholic beverage consumption, located at 2949 Crooks Rd., City File No. 21-033, 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