



Rochester Hills

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

Master

File Number: 2016-0300

File ID: 2016-0300

Type: Variance / Modification

Status: To Council

Version: 2

Reference: 2016-0300

Controlling Body: City Council
Regular Meeting

File Created Date : 07/27/2016

File Name: Culver's CLU

Final Action:

Title label: Request for Conditional Use Approval - for a proposed drive-through at a 4,062 square-foot Culver's Restaurant on 1.08 acres to be located on an outlot on the Meijer property at the southeast corner of Rochester Rd. and Auburn Rd., zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay; Andrew Zielke, Just Burgers & Fries, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 082916 Agenda Summary.pdf, Map aerial.pdf, Staff Report 081616.pdf, Review Comments.pdf, EIS.pdf, Site Plans.pdf, Elevations.pdf, Minutes PC 081616.pdf, PHN PC.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	08/16/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2016-0300

Title

Request for Conditional Use Approval - for a proposed drive-through at a 4,062 square-foot Culver's Restaurant on 1.08 acres to be located on an outlot on the Meijer property at the southeast corner of Rochester Rd. and Auburn Rd., zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay; Andrew Zielke, Just Burgers & Fries, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the request for a Conditional Use Approval to construct a proposed drive-through at a 4,062 square-foot Culver's restaurant on 1.08 acres on an outlot on the Meijer property at the southeast corner of Rochester Rd. and Auburn Rd., zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay, Parcel No. 15-35-100-053, based on plans dated received by the Planning and Economic Development Department on July 19, 2016, Andrew Zielke, Just Burgers & Fries, 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 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 general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the 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.