



Rochester Hills

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

Master

File Number: 2017-0144

File ID: 2017-0144

Type: Permit

Status: To Council

Version: 2

Reference: 17-006

Controlling Body: City Council
Regular Meeting

File Created Date : 03/13/2017

File Name: Jagged Fork Conditional Use

Final Action:

Title label: Request for Conditional Use Approval - The Jagged Fork, for onsite consumption of alcoholic beverages at 188 N. Adams Rd., at The Village of Rochester Hills near the northeast corner of Adams and Walton Blvd., zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay; Thomas Teknos, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 050117 Agenda Summary.pdf, Map aerial.pdf, Staff Report 041817.pdf, Letter Jagged Fork 022817.pdf, Plans.pdf, Minutes PC 041817.pdf, Public Hearing Notice.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	04/18/2017	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2017-0144

Title

Request for Conditional Use Approval - The Jagged Fork, for onsite consumption of alcoholic beverages at 188 N. Adams Rd., at The Village of Rochester Hills near the northeast corner of Adams and Walton Blvd., zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay; Thomas Teknos, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use Permit for The Jagged Fork, City File No. 17-006, for onsite consumption of alcoholic beverages at 188 N. Adams Rd. at The Village of Rochester Hills near the northeast corner of Adams and Walton Blvd., zoned B-3 Shopping Center Business with an FB-3 Flex Business Overlay, part of Parcel No. 15-08-351-005, Thomas Teknos, Applicant based on an application dated received by the Planning and Economic Development Department on March 7, 2017 with the following findings:

Findings:

1. The 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 is having a positive impact on the community as a whole and the surrounding area by further offering jobs and another dining option.
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.