



Rochester Hills

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Master

File Number: 2014-0497

File ID: 2014-0497

Type: Permit

Status: To Council

Version: 6

Reference: 14-016

Controlling Body: City Council
Regular Meeting

File Created Date : 11/06/2014

File Name: Conditional Use Recommendation Silver Spoon

Final Action:

Title label: Request for Conditional Use Approval - Silver Spoon Ristorante, a proposed 3,986 square-foot restaurant at 6780 Old Orion Ct., north of Tienken, west of Rochester Rd., zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay on 1.8 acres of the three-acre parcel; The Silver Spoon Ristorante Italiano, LLC, Applicant

Notes: Rito Lisi
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NOTE: A Revised Ordinance with a Typographical Error Corrected in the Legal Description was sent to Municode on 2-4-2015. See Wall File. This was OK'd by John Staran, City Attorney.

Sponsors:

Enactment Date:

Attachments: 091117 Agenda Summary.pdf, Memo Kapelanski 082517.pdf, Engineering Response to PC concerns 082417.pdf, Staff Report 081117.pdf, Review #3 Comments.pdf, Map aerial.pdf, EIS.pdf, DRAINAGE.pdf, WALL SECTION.pdf, SITE PLAN PARKING REVISED.pdf, 2016RosettaBrochure.pdf, Site Plans.pdf, Colored Renderings.pdf, Minutes PC 082917.pdf, Minutes PC 121614.pdf, Public Hearing Notice 081517.pdf, 011215 Resolution.pdf, 012615 Agenda Summary.pdf, Ordinance (Revised).pdf, 011215 Agenda Summary.pdf, Ordinance.pdf, Letter of Intent 102814.pdf, Staff Report 121214.pdf, Public Hearing Notice 121614.pdf, 012615 Resolution (Draft).pdf

Enactment Number: RES0010-2015

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/16/2014	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/12/2015	Accepted for First Reading by Resolution				Pass
3	City Council Regular Meeting	01/26/2015	Accepted for Second Reading and Adoption by Resolution				Pass
4	Planning Commission	08/15/2017					
5	Planning Commission	08/29/2017	Recommended for Approval	City Council Regular Meeting			Pass
6	City Council Regular Meeting	09/11/2017					

Text of Legislative File 2014-0497

Title

Request for Conditional Use Approval - Silver Spoon Ristorante, a proposed 3,986 square-foot restaurant at 6780 Old Orion Ct., north of Tienken, west of Rochester Rd., zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay on 1.8 acres of the three-acre parcel; The Silver Spoon Ristorante Italiano, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use Permit for the Silver Spoon Ristorante Italiano, a 3,986 square-foot restaurant at 6780 Old Orion Ct., north of Tienken, west of Rochester Rd., zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay on 1.8 acres of the three-acre parcel, Parcel No. 15-03-476-013, The Silver Spoon Ristorante Italiano, LLC, Applicant, based on plans dated received by the Planning Department on July 6, 2017, plus the additional prints dated August 1, 2017 with the following findings and condition.

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.

Condition:

1. Hours of operation shall be, as stated by the applicant, 5:00 to 10:00 p.m. Mondays through Thursdays and 5:00 to 11:00 p.m. Fridays and Saturdays.