



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2018-0089 V2

**TO:** Mayor and City Council Members  
**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573  
**DATE:** July 11, 2018  
**SUBJECT:** Request for conditional use approval to allow sales of on-site consumption of alcoholic beverages at RH House, located at 2630 Crooks Rd., south of M-59 – City File No. 17-050

**REQUEST:**

Approval of a conditional use to allow alcoholic beverage sales for on-site consumption at RH House, a proposed, redeveloped restaurant located at 2630 Crooks Rd., south of M-59 (in the former Ya-Ya’s Chicken) zoned REC-I Regional Employment Center Interchange.

**BACKGROUND:**

The existing restaurant at this location is proposed to be enlarged and redesigned with a new façade and outdoor patio. The existing drive-through will be removed. The applicant has advised that the on-site consumption is being requested for their sit down dining concept “to be able to appeal to the clientele of such an establishment.” Please refer to the letter from the applicant, Mike Pizzola of Designhaus for a response to how the conditional use criteria will be met.

The City Council approved an ordinance in June 2015 which requires a conditional use approval for all new, on-premise consumption, liquor license establishments in all appropriate zoning districts. At its March 20, 2018 meeting, the Planning Commission unanimously recommended approval of the conditional use with several findings, as reflected in the attached resolution, and approved the site plan. Please refer to the Planning Commission minutes for further details.

**RECOMMENDATION:**

Finding that the proposed request for the sale of alcoholic beverages for on-site consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for RH House, City File No. 17-050, at 2630 Crooks Rd., south of M-59, subject to the findings noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		