



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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Legislative File No: 2019-0070 V3

**TO:** Mayor and City Council Members

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

**DATE:** March 29, 2019

**SUBJECT:** Request for Approval of a Conditional Use to construct a drive-through facility at an existing pharmacy at Meijer at the southeast corner of Rochester and Auburn

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**REQUEST:**

Approval of a conditional use to construct a drive-through at an existing Meijer pharmacy at the southeast corner of Rochester and Auburn Roads. In addition, some exterior site and façade modifications have been requested, which required site plan approval by the Planning Commission. The site is zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay. The pharmacy is located near the northwest corner of the building by the garden center.

**BACKGROUND:**

The site will be accessed from Rochester and Auburn. Drive-through facilities in the B-3 district require a conditional use approval from City Council. The standards for Council's consideration regarding drive-through uses are listed in *Section 138-4.410* of the Zoning Ordinance and the findings are listed in the enclosed resolution. The issuance of the conditional use 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:

- 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 held a public hearing at its February 19, 2019 meeting to review the requests for a conditional use recommendation and site plan approval. Several members expressed concerns about the configuration of the drive-through and potential conflicts with pedestrian and

vehicles, and the matter was postponed so the applicant could look at recommended alternatives. The applicant appeared again before the Planning Commission on March 19, 2019, having fulfilled the requests of the Commissioners to move the drive-through window and stacking aisles. According to the applicant, the interior pharmacy had to be completely redone to accomplish that. The requests were unanimously passed with findings for the conditional use in the attached resolution. Please refer to the meeting minutes for additional details of the discussions.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council approves the conditional use to construct a drive-through at a Meijer Pharmacy located at the southeast corner of Rochester and Auburn, based on plans dated received by the Planning and Economic Development Department on March 13, 2019.

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