



# Rochester Hills

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## Master

**File Number: 2019-0070**

**File ID:** 2019-0070

**Type:** Permit

**Status:** To Council

**Version:** 3

**Reference:** 19-003

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 02/05/2019

**File Name:** Meijer Pharmacy with drive-through

**Final Action:**

**Title label:** Request for Conditional Use Approval - to construct a pharmacy with drive-through at the existing Meijer store located at the southeast corner of Auburn and Rochester Rds., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay; Craig Armstrong, Elevatus Architecture, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 040819 Agenda Summary.pdf, Staff Report  
031519.pdf, EIS.pdf, Review Comments &  
Responses.pdf, Site Plans 1.pdf, Site Plans 2.pdf,  
Elevations.pdf, Minutes PC 021919.pdf, Minutes PC  
031919.pdf, Resolution (Draft).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	02/19/2019	Postponed				Pass
2	Planning Commission	03/19/2019	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	04/08/2019					

### Text of Legislative File 2019-0070

**Title**

Request for Conditional Use Approval - to construct a pharmacy with drive-through at the existing Meijer store located at the southeast corner of Auburn and Rochester Rds., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay; Craig Armstrong, Elevatus Architecture, Applicant

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves a Conditional Use to construct a pharmacy with drive-through at the existing Meijer store located at the southeast corner of Auburn and Rochester Rds., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-35-100-056, Craig Armstrong, Elevatus Architecture, Applicant, based on plans dated received by the Planning and Economic Development Department on March 13, 2019 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 will have a positive impact on the community as a whole and the surrounding area by further offering a convenient pick-up for pharmacy needs.
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.