



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0214 V3

TO: Mayor and City Council Members

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

DATE: August 2, 2019

SUBJECT: Request for Approval of a Conditional Use to construct a drive-through facility at a new retail outlet at Hampton Plaza Shopping Center at the southeast corner of Rochester and Hamlin Roads

REQUEST:

Approval of a conditional use to construct a drive-through at a new retail/restaurant outlet building at the southeast corner of Rochester and Hamlin in the Hampton Plaza shopping center. Site plan approval for the new building, developed using the B-3 standards, was approved by the Planning Commission at its July 16, 2019 meeting. The site is zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay. The drive-through is located at the north of the building.

BACKGROUND:

The site can be accessed from Rochester or Hamlin. 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.*

This matter was postponed at the May 21, 2019 meeting at the request of the Planning Commission to consider relocating the drive-through to the north side of the building. There was concern drive-through stacking would overflow into the southernmost Rochester Road access drive. The drive-through and stacking have now been repositioned to the opposite side of the building (originally planned for the south side). The matter was heard again at the July 16, 2019 Planning Commission meeting where the requests for a conditional use recommendation and site plan approval 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 new retail/restaurant outlot at the southeast corner of Rochester and Hamlin at the Hampton Plaza shopping center, based on plans dated received by the Planning and Economic Development Department on June 21, 2019.

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

Contract Reviewed by City Attorney Yes N/A