



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0372 V3

TO: Mayor and City Council Members

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

DATE: November 1, 2019

SUBJECT: Request for approval of a Conditional Use to construct a drive-through facility at a proposed Lake Michigan Credit Union located on Tienken, west of Rochester Rd.

REQUEST:

Approval of a conditional use to construct a new credit union with drive-through at 310 W. Tienken, west of Rochester Rd. The site is zoned O-1 Office Business with an FB-1 Flexible Business Overlay and will be developed using the O-1 standards. The former credit union on the site will be demolished.

BACKGROUND:

A Public Hearing was held at the August 20, 2019 Planning Commission meeting, and the matter was postponed so the applicant could consider changes to the parking/circulation and building materials. The plan now proposes a smaller building (4,638 s.f.), parking spaces have been reduced from 51 to 23, parking has been removed in the front yard to add green space and move the building closer to Tienken, and the building façade has been revised. The site will be accessed from Tienken. There are plans for a temporary building to continue banking operations while the new building is being constructed, and a narrative and timeframe for that use is included. Banks with drive-through facilities in the O-1 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.*

At its October 15, 2019 meeting, the Planning Commission again reviewed the requests for a conditional use recommendation and site plan approval. 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 discussion.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct a drive-through at Lake Michigan Credit Union proposed at 310 W. Tienken, west of Rochester Rd. based on plans dated received by the Planning and Economic Development Department on September 17, 2019.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A