



Rochester Hills

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Master

File Number: 2020-0550

File ID: 2020-0550

Type: Permit

Status: To Council

Version: 2

Reference: 20-029

Controlling Body: City Council
Regular Meeting

File Created Date : 12/04/2020

File Name: CU Chief Financial Credit Union drive-through

Final Action:

Title label: Request for a Conditional Use Approval to construct a drive-through associated with Chief Financial Credit Union, a proposed 7,425 s.f. building on 1.36 acres located at the northeast corner of Rochester and Diversion in Rochester and Rochester Hills, zoned B-2 General Business with an FB-3 Flexible Business Overlay in Rochester Hills and B-1 General Business in Rochester, Tom Dluzen, Chief Financial Credit Union, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 01112021 Agenda Summary.pdf, Staff Report 12152020.pdf, Signed Interlocal Agreement 11112020.pdf, EIS.pdf, Review Comments 10262020.pdf, CBI Response Ltr 12222020.pdf, Rendering 12222020.pdf, Site Plan 12212020.pdf, CBI Response Letter 11242020.pdf, Site Plan.pdf, Minutes PC 12152020 (Excerpt).pdf, Public Hearing Notice.pdf

Enactment Number:

Contact: PED 656-4660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/15/2020	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2020-0550

Title

Request for a Conditional Use Approval to construct a drive-through associated with Chief Financial Credit Union, a proposed 7,425 s.f. building on 1.36 acres located at the northeast corner of Rochester and Diversion in Rochester and Rochester Hills, zoned B-2 General Business with an FB-3 Flexible Business Overlay in Rochester Hills and B-1 General Business in Rochester, Tom Dluzen, Chief Financial Credit Union, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use to construct a drive-through for Chief Financial Credit Union, a proposed 7,425 s.f. building on 1.36 acres located at the northeast corner of Rochester and Diversion in Rochester and Rochester Hills, zoned B-2 General Business with an FB-3 Flexible Business Overlay in Rochester Hills, Parcel No. 15-14-301-007, Tom Dluzen, Chief Financial Credit Union, Applicant, based on plans dated received by the Planning and Economic Development Department on October 1, 2020 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 jobs and another financial institution.
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 will 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.