



Legislation Details (With Text)

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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

Sponsors:

Indexes:

Code sections:

Attachments: 1. 01112021 Agenda Summary.pdf, 2. Staff Report 12152020.pdf, 3. Signed Interlocal Agreement 11112020.pdf, 4. EIS.pdf, 5. Review Comments 10262020.pdf, 6. CBI Response Ltr 12222020.pdf, 7. Rendering 12222020.pdf, 8. Site Plan 12212020.pdf, 9. CBI Response Letter 11242020.pdf, 10. Site Plan.pdf, 11. Minutes PC 12152020 (Excerpt).pdf, 12. Public Hearing Notice.pdf, 13. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
1/11/2021	2	City Council Regular Meeting	Adopted by Resolution	Pass
12/15/2020	1	Planning Commission	Recommended for Approval	Pass

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

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.