



Legislation Details (With Text)

File #: 2016-0474 **Version:** 2

Type: Permit **Status:** Passed

File created: 11/17/2016 **In control:** City Council Regular Meeting

On agenda: 12/20/2016 **Final action:** 1/23/2017

Title: Request for Conditional Use Approval to allow sales for on-site consumption of alcoholic beverages at 2941 Street Foods Troy, located at 87 W. Auburn Rd., at the southwest corner of Rochester and Auburn in the Rochester Auburn Retail Center, zoned B-3, Shopping Center Business with an FB-2 Overlay; 2941 Street Foods Troy, LLC, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 012317 Agenda Summary.pdf, 2. Suppl Presentation.pdf, 3. Map aerial.pdf, 4. Staff Report 122016.pdf, 5. Letter Marcus 113016.pdf, 6. Proposed Revised Flr Plan - 2.pdf, 7. PC Draft Minutes 122016.pdf, 8. PHN PC.pdf, 9. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
1/23/2017	2	City Council Regular Meeting	Adopted by Resolution	Pass
12/20/2016	1	Planning Commission	Approved	Pass

Request for Conditional Use Approval to allow sales for on-site consumption of alcoholic beverages at 2941 Street Foods Troy, located at 87 W. Auburn Rd., at the southwest corner of Rochester and Auburn in the Rochester Auburn Retail Center, zoned B-3, Shopping Center Business with an FB-2 Overlay; 2941 Street Foods Troy, LLC, Applicant

Resolved, that the Rochester Hills City Council hereby approves the request for conditional use approval to allow sales for on-site consumption of alcoholic beverages at 2941 Street Foods Troy, located a 87 W. Auburn Rd., at the southwest corner of Rochester and Auburn in the Rochester Auburn Retail Center, zoned B-3, Shopping Center with an FB-2 Overlay, part of Parcel No. 15-34-227-048, with the following six (6) 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 is having a positive impact on the community as a whole and the surrounding area by further offering jobs and another dining option.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, draining 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.