



Legislation Details (With Text)

File #: 2018-0089 **Version:** 1

Type: Project **Status:** Passed

File created: 3/5/2018 **In control:** City Council Regular Meeting

On agenda: **Final action:** 7/16/2018

Title: Request for Conditional Use Approval for the sales and service for consumption of alcoholic beverages on site at RH House, a proposed redeveloped 4,411 square foot restaurant on 2.19 acres at 2630 Crooks, on the west side of Crooks, south of M-59, zoned REC-I Regional Employment Center - Interchange, Mike Pizzola, Designhaus Architecture, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 071618 Agenda Summary.pdf, 2. Suppl Presentation.pdf, 3. Staff Report 032018.pdf, 4. Map aerial.pdf, 5. CU Criteria Letter Designhaus 022318.pdf, 6. Illustration Package.pdf, 7. Site Plans.pdf, 8. Minutes PC 032018.pdf, 9. PHN CU OP.pdf, 10. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
7/16/2018	1	City Council Regular Meeting	Adopted by Resolution	Pass
3/20/2018	1	Planning Commission	Recommended for Approval	Pass

Request for Conditional Use Approval for the sales and service for consumption of alcoholic beverages on site at RH House, a proposed redeveloped 4,411 square foot restaurant on 2.19 acres at 2630 Crooks, on the west side of Crooks, south of M-59, zoned REC-I Regional Employment Center - Interchange, Mike Pizzola, Designhaus Architecture, Applicant

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for RH House, for the sales and service for consumption of alcoholic beverages on site at 2630 Crooks Rd., on the west side of Crooks, south of M-59, zoned REC-I, Regional Employment Center - Interchanges, Parcel No. 15-29-427-037, based on plans dated received by the Planning and Economic Development Department on January 31, 2018 with the following findings:

Findings

1. The proposed building and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The proposed use will promote the intent and purpose of the zoning ordinance.
3. The proposed building has been designed and is proposed to be constructed, 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.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and another dining option.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.

7. 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.