



## Legislation Details (With Text)

**File #:** 2018-0449      **Version:** 2

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**File created:** 10/24/2018      **In control:** City Council Regular Meeting

**On agenda:**      **Final action:** 11/12/2018

**Title:** Request for Conditional Use Approval for the sales and service of alcoholic beverages for consumption onsite at X-Golf Rochester Hills, 1134 S. Rochester Rd., located near the southwest corner of Rochester and Avon Roads in the Winchester shopping plaza, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay; Jared Vinson, Applicant

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 111218 Agenda Summary.pdf, 2. Presentation 111218.pdf, 3. Staff Report 110718.pdf, 4. Letter of Intent 101518.pdf, 5. Bldg. Rev 102418.pdf, 6. Plans.pdf, 7. Minutes PC 110718.pdf, 8. PHN OP.pdf, 9. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
11/12/2018	2	City Council Regular Meeting	Adopted by Resolution	Pass
11/7/2018	1	Planning Commission	Recommended for Approval	Pass

Request for Conditional Use Approval for the sales and service of alcoholic beverages for consumption onsite at X-Golf Rochester Hills, 1134 S. Rochester Rd., located near the southwest corner of Rochester and Avon Roads in the Winchester shopping plaza, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay; Jared Vinson, Applicant

**Resolved,** that the Rochester Hills City Council hereby approves a Conditional Use for the sales and service of alcoholic beverages for consumption onsite at X-Golf Rochester Hills, 1134 S. Rochester Rd., located near the southwest corner of Rochester and Avon Roads in the Winchester shopping plaza, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-22-226-019, Jared Vinson, Applicant, based on plans dated received by the Planning and Economic Development Department on October 15 ,2018 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 entertainment 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, drainage 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.