



Legislation Details (With Text)

File #: 2019-0212 **Version:** 2

Type: Project **Status:** Passed

File created: 5/3/2019 **In control:** City Council Regular Meeting

On agenda: **Final action:** 6/3/2019

Title: Request for Conditional Use Approval to add a drive-through at a new 8,154 square foot outlot retail/restaurant building at Campus Corners Shopping Center, located at the southeast corner of Walton Blvd. and Livernois, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Kevin Biddison, Biddison Architecture + Design, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 060319 Agenda Summary.pdf, 2. Site Plans.pdf, 3. EIS.pdf, 4. PC Minutes (Draft).pdf, 5. Staff Report 052119.pdf, 6. Dept Review Comments.pdf, 7. PHN 052119.pdf, 8. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
6/3/2019	2	City Council Regular Meeting	Adopted by Resolution	Pass
5/21/2019	1	Planning Commission	Recommended for Approval	Pass

Request for Conditional Use Approval to add a drive-through at a new 8,154 square foot outlot retail/restaurant building at Campus Corners Shopping Center, located at the southeast corner of Walton Blvd. and Livernois, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Kevin Biddison, Biddison Architecture + Design, Applicant

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for an outlot retail/restaurant building at Campus Corners, located at the southeast corner of Livernois and Walton Blvd., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-15-101-014, based on plans dated received by the Planning and Economic Development Department on April 23, 2019 with the following findings:

Findings

1. The proposed drive-through and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The expanded use will promote the intent and purpose of the zoning ordinance and Master Plan.
3. The proposed drive-through 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 offering other dining experiences as well as supplying jobs.
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.