



Legislation Details (With Text)

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File created:	5/3/2019	In control:	City Council Regular Meeting
On agenda:	7/16/2019	Final action:	8/12/2019
Title:	Request for Conditional Use Approval to add a drive-through to a new 8,154 square foot retail/restaurant outlot building at Hampton Plaza, located at the southeast corner of Rochester Rd. and Hamlin Rd., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Kevin Biddison, Biddison Architecture + Design, Applicant		

Sponsors:

Indexes:

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Attachments: 1. 081219 Agenda Summary.pdf, 2. Staff Report 071619.pdf, 3. Review Comments PC.pdf, 4. EIS.pdf, 5. Site Plans.pdf, 6. Minutes PC 071619.pdf, 7. Minutes PC 052119.pdf, 8. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
8/12/2019	3	City Council Regular Meeting	Adopted by Resolution	Pass
7/16/2019	2	Planning Commission	Recommended for Approval	Pass
5/21/2019	1	Planning Commission	Postponed	Pass

Request for Conditional Use Approval to add a drive-through to a new 8,154 square foot retail/restaurant outlot building at Hampton Plaza, located at the southeast corner of Rochester Rd. and Hamlin Rd., 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 to add a drive-through to a new 8,154 square foot retail/restaurant outlot building at Hampton Plaza, located at the southeast corner of Rochester Rd. and Hamlin Rd., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-26-100-007, based on plans dated received by the Planning and Economic Development Department on June 21, 2019, Kevin Biddison, Biddison Architecture + Design, Applicant 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.