



Legislation Text

File #: 2014-0497, **Version:** 6

Request for Conditional Use Approval - Silver Spoon Ristorante, a proposed 3,986 square-foot restaurant at 6780 Old Orion Ct., north of Tienken, west of Rochester Rd., zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay on 1.8 acres of the three-acre parcel; The Silver Spoon Ristorante Italiano, LLC, Applicant

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use Permit for the Silver Spoon Ristorante Italiano, a 3,986 square-foot restaurant at 6780 Old Orion Ct., north of Tienken, west of Rochester Rd., zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay on 1.8 acres of the three-acre parcel, Parcel No. 15-03-476-013, The Silver Spoon Ristorante Italiano, LLC, Applicant, based on plans dated received by the Planning Department on July 6, 2017, plus the additional prints dated August 1, 2017 with the following findings and condition.

Findings:

1. The proposed building 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.
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.

Condition:

1. Hours of operation shall be, as stated by the applicant, 5:00 to 10:00 p.m. Mondays through Thursdays and 5:00 to 11:00 p.m. Fridays and Saturdays.