



Rochester Hills

Agenda Report

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Rochester Hills, MI 48309
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File Number: 2007-0335

File Number: 2007-0335 **File Type:** Project **Status:** To Council
Version: 2 **Reference:** 95-004.4 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 05/10/2007
File Name: PetSmart, Inc. **Final Action:**

Title: Request for Approval of Conditional Land Use - To allow a veterinary clinic to operate in the PetSmart Store at 1116 S. Rochester Rd., south of Avon and west of Rochester Road, zoned B-3, Shopping Center Business, PetSmart, Inc., applicant.

Notes: Gary R. Rentrop
Rentrop & Morrison, P.C.
39533 Woodward Ave., Suite 210
Bloomfield Hills, MI 48304
Parcel No. 15-22-226-019
(248) 644-6970
(248) 644-7141 fax

Mr. Thomas Rabus, Manager
Banfield The Pet Hospital
8000 N. E. Tillamook St.
Portland, OR 97213

Aaron Fenberg, Field Director, same

Code Sections:

Indexes: Conditional Land Use

Sponsors:

Attachments: Agenda Summary.pdf, Map.pdf, Staff Report
060507.pdf, Letter Rentrop 052107.pdf,
Development Application.pdf, Floor Plan.pdf, B-3
Ordinance.pdf

Agenda Date:

Agenda Number:

Enactment Date:

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/05/2007	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2007-0335

..Title
Request for Approval of Conditional Land Use - To allow a veterinary clinic to operate in the PetSmart

Store at 1116 S. Rochester Rd., south of Avon and west of Rochester Road, zoned B-3, Shopping Center Business, PetSmart, Inc., applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Land Use for PetSmart, Inc., City File No. 95-004.4, to allow a veterinary clinic to operate in the PetSmart Store at 1116 S. Rochester Rd., south of Avon and west of Rochester Road, zoned B-3, Shopping Center Business, Parcel No. 15-22-226-019 based on plans dated received by the Planning and Development Department dated May 3, 2007, with the following findings and subject to the following condition.

Findings:

1. The use is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-658(6) in particular.
2. The proposed development has been designed to be compatible, harmonious, and appropriate with the existing character of the general vicinity and adjacent uses of land.
3. 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.
4. The development should be not detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.
5. The development does 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. That pet waste be monitored and removed on hourly basis, during normal working hours, from adjacent parking lot islands, parking lots and sidewalks.