



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2008-0414 V2**

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572

**DATE:** September 3, 2008

**SUBJECT:** Conditional Land Use Request to allow an outdoor seating area for the service of food and beverages for Chapman's Mill, located at Crooks Corner on Crooks, south of Hamlin (City File No. 75-341)

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**REQUEST:**

Conditional Land Use Approval for Chapman's Mill, a restaurant located within the Crooks Corner shopping center on Crooks, south of Hamlin. The restaurant was formerly known as Taco Loco. The applicant would like to add seasonal outdoor seating for the service of food and beverages on the east side of the restaurant. Since the restaurant is located in a B-3, Shopping Center Business zoning district, Section 138-523(11) of the City's Ordinance requires Conditional Land Use approval from City Council for that activity.

**BACKGROUND:**

At its September 2, 2008 meeting, the Planning Commission recommended that City Council approve the request for a Conditional Land Use for Chapman's Mill with two conditions regarding dates of operation and addressing comments from the Building Department regarding ADA requirements. The proposed use would only require modifying the Site Plan by eliminating seven parking spaces outside the restaurant. Since the site has room at the north and west sides of the building to stripe more than seven additional spaces, the Site Plan will still conform to the Parking Ordinance (206 spaces provided, less seven for outdoor seating = 199; code requires 154 spaces total). The site plan conforms to the current City Codes and all previous approvals. The plan has been reviewed by the City's Fire and Building Departments. The applicant will, if approved, be required to address the Building Department's comments and submit revisions prior to issuance of a permit. Please refer to the Minutes from the September 2, 2008 Planning Commission meeting for details of the discussion.

The proposed outdoor seating area will be located close to the existing Clinton River Trail public walking and bike path – a distance of about 165 to 180 feet. The applicants are planning to put a pathway from the patio to the Trail and install signage to inform people about the restaurant. The owners will also provide bike racks, benches and a drinking fountain in the hope that this will become a popular destination for people using the Trail.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council approve the Conditional Land Use request to have an outdoor seating area for the service of food and beverages for Chapman's Mill, based on the findings and conditions contained in the enclosed Resolution.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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