



Rochester Hills

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Master

File Number: 2007-0443

File ID: 2007-0443

Type: Project

Status: To Council

Version: 2

Reference: 89-144.2

Controlling Body: City Council
Regular Meeting

File Created Date : 07/16/2007

File Name: Taco Bell Rebuild

Final Action:

Title label: Request for Approval of the Revised Conditional Land Use - Taco Bell, a proposed demo of the existing building and reconstruction of a 3,098 square-foot, drive-through restaurant at Hampton Village, off Rochester Road, north of Auburn, zoned B-3, Shopping Center Business, WT Development Corporation, applicant.

Notes: Bill Beckett
WT Development Corp.
10223 East Cherry Bend Rd.
Traverse City, MI 49684
(231) 922-9250
(231) 922-9257 fax

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Minutes PC 020508.pdf ,Staff Report 020508.pdf ,Map.pdf ,Site Plans.pdf ,Traffic Flow Revisions.pdf ,Ordinance.pdf

Enactment Number:

Contact: M. Gentry PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/05/2008	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2007-0443

Title

Request for Approval of the Revised Conditional Land Use - Taco Bell, a proposed demo of the existing building and reconstruction of a 3,098 square-foot, drive-through restaurant at Hampton Village, off Rochester Road, north of Auburn, zoned B-3, Shopping Center Business, WT Development Corporation, applicant.

Body

Resolved, that the Rochester Hills City Council hereby approves the Revised Conditional Land Use for Taco Bell, City File No. 89-144.2, located at the Hampton Village center on Rochester Road, north of Auburn,

zoned B-3, Shopping Center Business, Parcel No. 15-26-351-005, based on plans and information dated received by the Planning Department on January 16, 2008, with the following findings (WT Development, applicant).

Findings:

1. The Planning Commission recommended approval of the Revised Conditional Land Use on February 5, 2008.
2. The new building is replacing an existing building/business, which received Conditional Land Use Approval from City Council on October 25, 1989.
3. The use is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-568(9) in particular.
4. 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.
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 development should be not detrimental, hazardous, or unreasonably disturbing to existing land uses, persons, property, or the public welfare.
7. 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.