



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

**1000 Rochester Hills Dr.
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Legislative File No: 2006-0553 V2

TO: Mayor and City Council Members

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

DATE: September 11, 2006

SUBJECT: Conditional Land Use Request to allow an outdoor seating area for the sale of food and beverages for Outback Steakhouse, located at the plaza at the northwest corner of Rochester Road and Hamlin (City File No. 85-543.2).

REQUEST:

Conditional Land Use Approval for Outback Steakhouse, an establishment located within the existing Hamlin Square shopping plaza at the northwest corner of Rochester Road and Hamlin. The applicant would like to add seasonal outdoor seating for the sale and service of food and beverages. Since the restaurant is located in a B-3, Shopping Center Business zoning district, Section 138-568(12) of the City's Ordinance requires Conditional Land Use approval from City Council for that activity.

BACKGROUND:

At its August 1, 2006 meeting, the Planning Commission recommended that City Council approve the request for Conditional Land Use for Outback Steakhouse with two conditions regarding dates of operation and using non-flammable materials. The proposed use would not require any modification to the existing site plan based on its seasonal use. The site plan conforms to the current City Code and all previous approvals. The plan has been reviewed by the City's Fire and Building Departments and has been recommended for approval. The applicant will, if approved, be required to submit plans to the City's Building Department prior to issuance of a permit (access to the patio would be from inside the restaurant). Please refer to the Minutes from the August 1, 2006 Planning Commission meeting for details of the discussion.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approve the Conditional Land Use request for Outback Steakhouse, based on the findings and conditions contained in the enclosed Resolution.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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