



# Rochester Hills Agenda Report

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**File Number: 2006-0553**

**File Number:** 2006-0553      **File Type:** Project      **Status:** To Council  
**Version:** 2      **Reference:** 85-543.2      **Controlling Body:** City Council  
Regular Meeting  
**Requester:** Planning/Development      **Cost:**      **Introduced:** 07/20/2006  
**File Name:** Outback Steakhouse      **Final Action:**

**Title:** Conditional Land Use Request for Approval - City File No. 85-543.2 - Request for seating area for outdoor sales and service of food and beverages for Outback Steakhouse, located in the existing Hamlin Square shopping center at the northwest corner of Hamlin and Rochester roads, zoned B-3, Shopping Center Business, Parcel No. 15-22-451-030, Outback Steakhouse, applicant.

**Notes:** Outback Steakhouse  
Alicia Klouse  
1880 S. Rochester Rd.  
Rochestr Hills, MI 48307  
(248) 650-2521  
(248) 650-4136 fax

Alicia Klouse  
57306 Suffield  
Washington, MI 48094  
(586) 354-3935

**Code Sections:**

**Indexes:** Conditional Land Use

**Sponsors:**

**Attachments:** Agenda Summary .pdf, Report Staff.pdf, Map aerial.pdf, Staff Comments.pdf, Application.pdf, Lease Agree.pdf, PHN Clu.pdf, Site Plans.pdf

**Agenda Date:**

**Agenda Number:**

**Enactment Date:**

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/01/2006	Recommended for Approval	City Council Regular Meeting			Pass
			Aye:	Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Schroeder and Yukon			
			Excused:	Reece			

### Text of Legislative File 2006-0553

..Title  
Conditional Land Use Request for Approval - City File No. 85-543.2 - Request for seating area for

outdoor sales and service of food and beverages for Outback Steakhouse, located in the existing Hamlin Square shopping center at the northwest corner of Hamlin and Rochester roads, zoned B-3, Shopping Center Business, Parcel No. 15-22-451-030, Outback Steakhouse, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Land Use to allow a seating area for outdoor sales and service of food and beverages for Outback Steakhouse, City File No. 85-543.2, located in the Hamlin Square shopping center at the northwest corner of Hamlin and Rochester Roads, zoned B-3, Shopping Center Business, Parcel No. 15-22-451-030 with the following findings and subject to the following condition:

Findings:

1. The existing development does promote the intent and purpose of this chapter.
2. The subject site has been designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole.
3. The subject site is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainageways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
4. The subject site is not detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The subject site does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions:

1. Dates of operation shall be from May 15 through October 1.
2. Tables and chairs must be made of non-combustible materials.