



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0550 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: December 30, 2020

SUBJECT: Request for approval of a Conditional Use to construct a drive-through facility at a proposed Chief Financial Credit Union at the northeast corner of Rochester Rd. and Diversion, in the cities of Rochester and Rochester Hills

REQUEST:

Approval of a conditional use to construct a credit union with drive-through at the northeast corner of Rochester and Diversion (the former US Scuba building). CFCU currently has a location at 200 Diversion, immediately to the east.

BACKGROUND:

The proposed credit union will be situated in both the City of Rochester and the City of Rochester Hills, zoned B-1 General Business in Rochester and B-2 General Business with an FB-3 Flexible Business Overlay in Rochester Hills. The site has been developed using mainly the City of Rochester's standards per an Interlocal Agreement signed by both cities, and Rochester standards take precedence. However, proposed infrastructure changes will have to be approved by Rochester Hills' DPS/Engineering Dept. Rochester Hills' comments are advisory in nature, and conditions of approval are recommendations. The project was before the City of Rochester for a discussion in November, and there will be a Public Hearing in January with a request for approval. Please see the attached Interlocal Agreement.

SUMMARY:

The site will be accessed by Rochester or Diversion. The proposed building will basically be in the same footprint as the existing, with the addition of the drive-through at the south and a patio seating area at the north. There will be a new glass atrium and painted brick and updated façade to represent CFCU's corporate colors.

Banks with drive-through facilities in the subject districts require a conditional use approval from City Council. The standards for Council's consideration regarding drive-through uses are listed in *Section 138-4.410* of the Zoning Ordinance and the findings are listed in the enclosed resolution. The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in *Sec. 138-2.302* of the Zoning Ordinance as follows:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be 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) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, 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) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission held a public hearing at its December 15, 2020 meeting to review the requests for a conditional use recommendation, tree removal permit and site plan approval. The requests were unanimously passed with findings for the conditional use in the attached resolution. Conditions of approval of the site plan included adding a railing on the retaining wall at the northeast; clarifying the stacking plan for the drive-through and providing the correct landscape plan and colored elevation of the façade, which have been provided. Please refer to the meeting minutes for additional details of the discussion.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct a drive-through at Chief Financial Credit Union proposed at Rochester and Diversion, based on plans dated received by the Planning and Economic Development Department on October 1, 2020.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A