



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0011

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: February 12, 2024

SUBJECT: Request for conditional use approval for The Dime Store (Mitchell Freem, Five and Dime Hospitality Group, LLC) to allow for on premises alcoholic beverage consumption at 6920 N. Rochester Road, located on the north side of Tienken Road and west of N. Rochester Road.

REQUEST:

Approval of a conditional use to allow for on premises alcoholic beverage consumption at The Dime Store (Mitchell Freem, Five and Dime Hospitality Group, LLC), located at 6920 N. Rochester Road, approved Planned Unit Development, zoned NB Neighborhood Business District with an FB Flexible Business Overlay District.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to serve and consume alcohol, for a new restaurant establishment, The Dime Store. The Dime Store is a dine in restaurant, specializing in breakfast, brunch and lunch. The main intent of the liquor license is to provide patrons the opportunity to order breakfast cocktails as a part of their meals. Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a conditional use permit in the NB Neighborhood Business District. The applicant is not seeking a quota license, they are proposing to transfer a liquor license into the City.

The proposed restaurant is located within the former Grand Traverse Pie Company tenant space, within the Papa Joe's Development, on the north side of Tienken, west of Rochester Road. The tenant space, was previously operated as a restaurant type use, however the Grand Traverse Pie Company did not have a liquor license. The applicant has noted that no significant changes are planned to the exterior of the building. The proposed restaurant use includes both indoor and outdoor seating, largely in the same configuration as the previous user. However, at the Planning Commission meeting the applicants indicated that outdoor seating would not be utilized initially until the restaurant is open and established. The hours of operation proposed by the applicant are 8:00 a.m. to 3:00 p.m., seven (7) days a week. Based on the site's location and overall intensity of the surrounding development, the proposed hours of operation should not be impactful to any neighboring properties.

The applicant, Five and Dime Hospitality, LLC currently operates a Dime Store restaurant in the City of Detroit (719 Griswold) that has been in operation for nine (9) years. The Dime Store restaurant is anticipated to employ approximately 38 employees when fully staffed. The applicants provided a full business plan outlining the proposed operational characteristics in their submittal.

The issuance of the conditional use permit 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, which are included in the resolution:

- 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 recommended by a 7-0 (1 absent, 1 vacancy) vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its January 10, 2024 meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for The Dime Store, to allow on premises alcoholic beverage consumption, located at 6920 N. Rochester Road, File No. PCU2023-0013, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A