



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2023-0125 V2

TO: Mayor and City Council Members

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

DATE: April 17, 2023

SUBJECT: Request for conditional use approval for Bank of America to allow a drive through operation at 3035 S. Rochester Road, east side of S. Rochester Road, south of Auburn Road.

REQUEST:

Approval of a conditional use to allow a drive through for a new Bank of America location located at 3035 S. Rochester Road, property split zoned B-2 General Business District and B-3 Shopping Center Business District with an FB Flex Business Overlay.

BACKGROUND:

The applicant has filed for a Conditional Use permit to allow for a drive through associated with a Bank of America at the former MedPost Urgent Care building. The vacant urgent care building is planned to be fully renovated and updated to allow for the new use of the building as a bank. The site improvements in addition to the construction of a drive through canopy will include new pedestrian linkages, extensive landscape upgrades and a refreshed building façade and signage. There is an expired cross access agreement with the property to the north, and as part of the redevelopment of this property, the site will be modified to provide safe cross access if/when the property to the north redevelops. The building façade will include decorative brick and stone and be accented with aluminum paneling. The drive through lanes, which will be used solely for ATM purposes, will be situated on the east side (rear) of the building. The associated vehicle stacking lanes will also be accommodated on the east side of the building and will provide up to eight stacking spaces split evenly between the two drive through lanes. Drive through operations require a conditional use permit in both the B-2 and B-3 zoning districts.

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 and that 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, at its March 21, 2023 meeting, recommended approval of the conditional use and approved the associated site plan, with several findings and conditions as reflected in the attached resolution. As a part of the site plan approval, the Planning Commission granted a waiver to the maximum number of parking spaces allowed onsite (22 spaces allowed per ordinance, 29 spaces were permitted via the waiver). There were no public comments received at the meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow a bank with a drive through meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Bank of America Bank to construct and operate a drive through facility at 3035 S. Rochester Road, File No. J2023-0001 (PCU2023-0001), 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