



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2023-0125

File ID: 2023-0125

Type: Project

Status: To Council

Version: 2

Reference: 2023-0125

Controlling Body: City Council
Regular Meeting

File Created Date : 03/13/2023

File Name: Bank of America drive through CU

Final Action:

Title label: Request for Conditional Use Approval to operate a drive-through as accessory to a permitted use for the proposed renovation/modification of the existing urgent care building to be utilized for a Bank of America, 3035 S. Rochester Rd., located on the east side of Rochester Rd. south of Auburn Rd., zoned B-2 General Business District and B-3 Shopping Center Business District with an FB Flex Business Overlay, Lauren Farrow, Project Expeditors Consulting Corp., Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 041723 Agenda Summary.pdf, PC Draft Minutes 032123.pdf, EIS - Revised.pdf, Staff Report.pdf, Kimley Horn Response 022823.pdf, Reviewed Site Plan.pdf, Floor Plans & Elevations.pdf, Color Renderings.pdf, Development Application.pdf, Addendum to Development Application.pdf, CBRE Letter 031523.pdf, Reviewed EIS - Original.pdf, Lease Agreement.pdf, Notice of Public Hearing.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/21/2023	Recommended for Approval				Pass

Text of Legislative File 2023-0125

title

Request for Conditional Use Approval to operate a drive-through as accessory to a permitted use for the proposed renovation/modification of the existing urgent care building to be utilized for a Bank of America, 3035 S. Rochester Rd., located on the east side of Rochester Rd. south of Auburn Rd., zoned B-2 General Business District and B-3 Shopping

Center Business District with an FB Flex Business Overlay, Lauren Farrow, Project
Expeditors Consulting Corp., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow a drive-through at a proposed bank on site at 3035 S. Rochester Road, located on the east side of Rochester Rd. and south of Auburn Rd. with the following findings and conditions.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
7. The site has traditionally been utilized as an urgent care facility and the proposed financial institution with ancillary drive-through will be less impactful.

Conditions

1. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.