# Rochester Hills

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**Master**

## File Number: 2023-0280

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| **File ID:** | 2023-0280 | **Type:** | Project | **Status:** | To Council |
| **Version:** | 2 | **Reference:** | 2023-0280 | **Controlling Body:** | City Council Regular Meeting |
| | | | | **File Created Date :** | 06/06/2023 |

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|---|---|---|---|
| **File Name:** | Conditional use for alcohol sales - Juan Blanco's | **Final Action:** | |

**Title label:** Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption at the proposed Juan Blanco's restaurant, 1655 E. Auburn Rd., zoned BD Brooklands District, Alisha Robinson, Architectural Planners Inc., Applicant

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Enactment Date:** | |
| **Attachments:** | 071023 Agenda Summary.pdf, Plans.pdf, Staff Report 062023.pdf, Development Application.pdf, PC Minutes 062023 (Draft).pdf, EIS.pdf, Geotechnical Investigation.pdf, Construction Cost.pdf, Lighting Specifications.pdf, Menu.pdf, Hydrant Flow Test.pdf, WRC Letter 052722.pdf, Public Hearing Notice.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 | 06/20/2023 | Recommended for Approval | City Council Regular Meeting | | | Pass |

### Text of Legislative File 2023-0280

title
Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption at the proposed Juan Blanco's restaurant, 1655 E. Auburn Rd., zoned BD Brooklands District, Alisha Robinson, Architectural Planners Inc., Applicant

body

*Resolved,* that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption at Juan Blanco's restaurant at 1655 E. Auburn Rd., located on

the north side of Auburn and west of Dequindre, with the following findings:

**Findings**

1.  The proposed use will promote the intent and purpose of the Zoning Ordinance.

2.  The existing building and proposed conditional use have 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 should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Brooklands District.

4.  The existing building and proposed use 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 existing building and proposed use should 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.

**Conditions**

1.  That additional landscape screening along the northern property line that is deemed to be sufficient by City Staff and at least a six (6) ft. high fence be provided to buffer the residential property to the north. The remainder of the area is to be roped off to contain patrons to the backyard gaming area.

2.  The backyard gaming area to be closed by 10:00 p.m. daily.

3.  No amplified music, no musical bands or events are allowed in the backyard gaming area.

4.  Activities in the backyard gaming area are to be limited to cornhole games.

5.  No seating is to be provided in the backyard gaming area, only tables and umbrellas.

6.  No murals are permitted on the outside of the building.

7.  Signage is to be placed to direct patrons to overflow parking areas, including existing city parking lots.

8.  Revise the lighting at the rear of the building/backyard gaming area to match the intensity of the lighting at the front of the site, if compliant with ADA requirements.