



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0293 V2

TO: Mayor and City Council Members

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

DATE: August 2, 2019

SUBJECT: Request for approval of a Conditional Use to construct a drive-through facility at a proposed Level One Bank near the northwest corner of Rochester and Hamlin

REQUEST:

Approval of a conditional use to construct a bank with drive-through in a portion of the space formerly occupied by Outback Steakhouse at the northwest corner of Rochester and Hamlin Roads. The site is zoned B-3 Shopping Center business with an FB-3 Flexible Business Overlay and is being developed using the B-3 standards.

BACKGROUND:

The site can be accessed by either Rochester or Hamlin Rd. Banks with drive-through facilities in the B-3 district 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 July 16, 2019 meeting to review the requests for a conditional use recommendation and site plan approval. The requests were unanimously passed with findings for the conditional use in the attached resolution. An updated Environmental Impact Statement has been provided prior to the City Council meeting as requested in the conditions of site plan approval. Additional signage was requested on site for both the drive-through users and alley traffic, which will be reviewed and approved by staff as part of the final site plan. 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 Level One Bank proposed at Rochester and Hamlin, based on plans dated received by the Planning and Economic Development Department on May 21, 2019.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A