



Rochester Hills

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Master

File Number: 2021-0469

File ID: 2021-0469

Type: Project

Status: To Council

Version: 5

Reference: 2021-0469

Controlling Body: City Council
Regular Meeting

File Created Date : 11/09/2021

File Name: 21-008 Bebb Oak Conditional Use Recommendation

Final Action:

Title label: Request for Conditional Use Approval to construct a drive-through associated with a mixed use development with retail, restaurant and apartments on approximately five-acres located on the west side of Rochester Rd., north of Auburn Rd., zoned B-3 Shopping Center Business District with an FB-3 Flexible Business Overlay, Michael Thompson, Stucky Vitale Architects, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 041122 Agenda Summary.pdf, Site Plans Pt 1 032322.pdf, Site Plans Pt 2 032322.pdf, Elevations.pdf, PC Minutes 031522 (Draft).pdf, PC Minutes 021522.pdf, PC Minutes 111621.pdf, Staff Report 030922.pdf, Staff Report 021522.pdf, Staff Report 111621.pdf, TIS Response letter 012022.pdf, MDOT letter 011722.pdf, TIS 092921.pdf, EIS 032221.pdf, Public Comments.pdf, Public Hearing Notice.pdf, Alternate Resolution.pdf, Resolution (Draft).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	11/16/2021	Postponed				Pass
3	Planning Commission	02/15/2022	Postponed				Pass
4	Planning Commission	03/15/2022	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2021-0469

Title

Request for Conditional Use Approval to construct a drive-through associated with a mixed use development with retail, restaurant and apartments on approximately five-acres located on the west side of Rochester Rd., north of Auburn Rd., zoned B-3 Shopping Center Business District with an FB-3 Flexible Business Overlay, Michael Thompson, Stucky Vitale Architects, Applicant

Body

Resolved, that the Rochester Hills City Council hereby Approves the Conditional Use to allow a restaurant with a drive-through at 2800 S. Rochester Rd., north of Auburn Rd., zoned B-3 Shopping Center business District with an FB-3 Flexible Business Overlay, based on plans dated March 17, 2022 and received by the Planning Department on March 23, 2022 with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site 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 by adding trees and offering employment opportunities.
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.

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.