



Rochester Hills

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Master

File Number: 2011-0099

File ID: 2011-0099

Type: Project

Status: To Council

Version: 3

Reference: 73-175.2

Controlling Body: City Council
Regular Meeting

File Created Date : 02/25/2011

File Name: McDonald's CLU (Rochester Rd.)

Final Action:

Title label: Request for Approval of a Conditional Land Use - To construct a drive-through along with the proposed demo and rebuild of the existing McDonald's on Rochester Road, north of Avon, zoned B-2, General Business, Frank Martin, Dorchen/Martin Associates, Inc., applicant

Notes: Frank Martin
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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Staff Report.pdf, Map.pdf, Site Plan Pgs 1-3.pdf, Site Plan Pgs 4-5.pdf, Site Plan Pgs 6-20.pdf, Site Plan Pgs 21-24.pdf, Side Elevation A.pdf, Front Elevation.pdf, Side Elevation B.pdf, Rear Elevation.pdf, Minutes PC 050311.pdf, Minutes PC 030111.pdf, PC Memo 030111.pdf, Letter Martin 022011.pdf

Enactment Number:

Contact: M. Gentry PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/01/2011					
2	Planning Commission	05/03/2011	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	06/06/2011					

Text of Legislative File 2011-0099

Title

Request for Approval of a Conditional Land Use - To construct a drive-through along with the

proposed demo and rebuild of the existing McDonald's on Rochester Road, north of Avon, zoned B-2, General Business, Frank Martin, Dorchen/Martin Associates, Inc., applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Land Use for McDonald's, City File No. 73-175.2, to construct a drive-through at the proposed new restaurant to be located at 808 S. Rochester Rd., north of Avon, Parcel No. 15-15-476-020, zoned B-2, General Business, based on plans dated received by the Planning and Economic Development Department on April 11, 2011, with the following findings:

Findings:

1. The use is consistent with the intent and purpose of the Zoning Ordinance in general, and of Section 138-4.300 in particular.
2. The proposed development has been designed to be compatible, harmonious, and appropriate with the existing character of the general vicinity and adjacent uses of land. The drive-through will be built as an integral architectural element of the primary structure and use, and building materials will be the same as those used in the primary structure.
3. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and refuse disposal.
4. The development should not be detrimental, hazardous or unreasonably disturbing to existing land uses, persons, property or the public welfare. The drive-through will be located to the rear and side of the primary structure and set back a minimum of 10 feet from the front building wall of the primary structure. The drive-through is configured so that glare from headlights is obstructed from shining into a public right-of-way.
5. The development does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The project meets the requirements of Section 138-4.410 for drive-through facilities.