



Rochester Hills

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

Master

File Number: 2012-0158

File ID: 2012-0158

Type: Project

Status: To Council

Version: 4

Reference: 12-006

Controlling Body: City Council
Regular Meeting

File Created Date : 05/02/2012

File Name: The Walton Shoppes

Final Action:

Title label: Request for Conditional Use Approval - To construct a drive-through at the west end of The Walton Shoppes, a 22,880 square-foot retail center on a 6.33-acre portion of the development at 1200 Walton Blvd., east of Livernois, zoned B-2, General Business, Tower Construction, LLC, Applicant

Notes: Paula Arwady
Tower Construction, Applicant
2550 Telegraph Rd., Suite 111A
Bloomfield Hills, MI 48302
248-287-8200
jasong@tower-construct.com

Walton Shoppes, LLC, Owner
4036 Telegraph Rd., Suite 201
Bloomfield Hills, MI 48302
248-593-6200
248-593-6203 fax

Sponsors:

Enactment Date:

Attachments: 020915 Agenda Summary.pdf, Map Aerial.pdf, PC Reconsideration Memo Walton Shoppes Drive Thru 1-20-15.pdf, Jonna Updated Plans Memo 011415.pdf, Letter Armstrong 010915.pdf, Letter Labadie 011915.pdf, WALTON SHOPPES RETAIL 011515-SUPPLEMENT LANDSCAPE PLAN (AERIAL).pdf, WALTON SHOPPES RETAIL 011515-SUPPLEMENT LANDSCAPE PLAN.pdf, Staff Report 121214.pdf, Site Plans.pdf, Minutes PC 121614.pdf, Minutes PC 012015.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact: 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:
2		12/16/2014					

2	Planning Commission	12/16/2014	Recommended for Denial	Planning Commission	Pass
3	Planning Commission	01/20/2015	Discussed		

Text of Legislative File 2012-0158

Title

Request for Conditional Use Approval - To construct a drive-through at the west end of The Walton Shoppes, a 22,880 square-foot retail center on a 6.33-acre portion of the development at 1200 Walton Blvd., east of Livernois, zoned B-2, General Business, Tower Construction, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use to construct a drive-through for the west end tenant of the Walton Shoppes, a 22,880 square-foot retail center located at 1200 Walton Blvd., east of Livernois, north of Walton Blvd., Parcel No. 15-10-351-081, zoned B-2, General Business with an FB-3, Flexible Business Overlay, based on plans dated received by the Planning and Economic Development Department on November 14, 2014, with an updated Landscape Plan dated received January 15, 2015, Arkan Jonna, A. F. Jonna Development Company, with the following findings and subject to the following condition:

Findings:

1. The proposed drive-through meets the standards of the Zoning Ordinance.
2. The new drive-through will promote the intent and purpose of the Zoning Ordinance for the FB-3 district.
3. With the addition of the updated landscaping plan, the proposed drive-through has been designed and is proposed to be constructed, 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 land use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by expanding the options for dining services.
5. The proposed drive-through should generate no net impact on public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. With the addition of updated landscaping plan, 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.

Condition:

1. Hours of operation of the drive-through shall be limited from 7:00 a.m. to 10:00 p.m.