



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
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Legislative File No: 2000-1135 V5

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: September 18, 2015

SUBJECT: Request for approval of a conditional use to construct a drive-through facility for a proposed Meijer Curbside Pickup Program at the Rochester and Auburn Meijer store

REQUEST:

Approval of a conditional use to construct a drive-through facility accessory to its Curbside Pickup Program along the northeast side of the existing Meijer at the southeast corner of Rochester and Auburn Roads.

BACKGROUND:

The Curbside Pickup Program is relatively new and is planned at Meijer locations throughout the region. Customers will be able to create a virtual shopping list, submit the order and visit the drive-through window at a scheduled pickup time. The drive-through window is planned to be open from 7:00 a.m. to 9:00 p.m. and will be staffed with two to three attendants. The applicant's Environmental Impact Statement indicates that the technologies to be used will be less intensive from a noise perspective than other drive-throughs, and pickups will be distributed throughout the day rather than spiking as with a fast food drive-through. The drive-through will exit to the north and is planned to have six stacking spaces. The building façade will not change with the exception of adding a window and canopy with lighting. Please refer to the attached colored rendering. Existing vegetation along the eastern property provides an ample buffer to the residents in the Wildflower subdivision to the east. Two existing evergreen trees are being removed in the island will be replaced with two new evergreen trees.

Accessory drive-through facilities in the B-3, Shopping Center Business district require a conditional use approval from City Council. The standards and/or requirements for Council's consideration regarding drive-throughs are listed in Sec. 138-4.410 of the Zoning Ordinance and the findings 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 September 15, 2015 meeting to review the requests for a conditional use recommendation and site plan approval. The conditional use was unanimously recommended for approval with the addition of a condition confirming the hours of operation, and the site plan was unanimously approved with several conditions to be addressed prior to final approval by staff.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct a drive-through for the Curbside Pickup Program at the existing Meijer store at Rochester and Auburn Road.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		