



Rochester Hills

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

Master

File Number: 2008-0192

File ID: 2008-0192

Type: Project

Status: To Council

Version: 2

Reference: 2008-0192

Controlling Body: City Council
Regular Meeting

File Created Date : 04/16/2008

File Name: Crust Pizza & Wine Bar

Final Action:

Title label: Request for Approval of a Conditional Land Use to construct outdoor seating for 18 for Crust Pizza & Wine Bar located at 2595 Rochester Road in Barclay Square, on the southeast corner of Barclay and Rochester Road, zoned B-2, General Business, Crust Pizza, applicant.

Notes: Barclay Square LLC
380 N. Old Woodward Ave.
Birmingham, MI 48302
(248) 330-3077
(248) 645-0070
pw@scm-corp.com

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Map.pdf ,Site Plans.pdf ,Staff Report 050608.pdf ,Letter Barclay Square 04-08-08.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	05/06/2008	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	05/19/2008					

Text of Legislative File 2008-0192

Title

Request for Approval of a Conditional Land Use to construct outdoor seating for 18 for Crust Pizza & Wine Bar located at 2595 Rochester Road in Barclay Square, on the southeast corner of Barclay and Rochester Road, zoned B-2, General Business, Crust Pizza, applicant.

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Land Use Permit for Crust Pizza & Wine Bar, City File No. 86-745.3, located at 2595 Rochester Road in Barclay Square, zoned B-2, General Business, Parcel No. 15-26-351-019, Crust Pizza, applicant, based on plans

dated received by the Planning and Development Department on April 24, 2008, with the following findings and subject to the following conditions:

Findings:

1. The subject site will utilize parking spaces for the seating, retaining the required number of parking spaces, and does not appear that it will be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
2. The existing development promotes the intent and purpose of this chapter.
3. The subject site has been 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.
4. The subject site is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, establishment of the land use or activity shall be able to provide adequately any such service.
5. The subject site does 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. Correct Parcel Number under Legal Description on Sheets C-01 and SPA-2 to 15-26-351-019, prior to Final Approval by Staff.
2. Dates of operation for outdoor seating will be from April 15th until October 31st.
3. Move seating area to the west and center it on parking line between two parking spaces.