



# Rochester Hills

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

## Master

**File Number: 2000-1135**

**File ID:** 2000-1135

**Type:** Variance / Modification

**Status:** To Council

**Version:** 5

**Reference:** 85-528.2

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 07/18/2011

**File Name:** Variance for sign height - 3175 Rochester Rd.

**Final Action:**

**Title label:** Request for Conditional Use Approval to construct a drive-through accessory for a Meijer Curbside Pickup Program, located at the Meijer store at Rochester and Auburn, zoned B-3, Shopping Center Business; WD Partners, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 092815 Agenda Summary.pdf, Staff Report  
091515.pdf, Map Aerial.pdf, Review Comments.pdf,  
EIS.pdf, Color Rendering.pdf, Site Plans.pdf, Minutes  
PC 091515.pdf, PHN CU 091515.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:
1	Zoning Board of Appeals	10/27/1997	Granted				
2	Planning Commission	02/03/1998	Tabled				
3	Planning Commission	03/03/1998	Postponed				
3	Planning Commission	03/03/1998	Postponed				
4	Planning Commission	09/15/2015	Recommended for Approval	City Council Regular Meeting			Pass
5	City Council Regular Meeting	09/28/2015					

### Text of Legislative File 2000-1135

**Title**

Request for Conditional Use Approval to construct a drive-through accessory for a Meijer Curbside Pickup Program, located at the Meijer store at Rochester and Auburn, zoned B-3, Shopping Center Business; WD Partners, Applicant

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves a drive-through accessory for a Meijer Curbside Pickup Program, located at the Meijer store at Rochester and Auburn, Parcel No. 15-35-100-048, zoned B-3, Shopping Center Business, based on plans dated received by the Planning and Economic Development Department on August 19, 2015, WD Partners, Applicant, with the following findings and condition:

Findings:

1. The proposed drive-through and site improvements meet or exceed the standards of the Zoning Ordinance.
2. The expanded use will promote the intent and purpose of the Zoning Ordinance.
3. 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 use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering a convenient shopping method and enhanced customer service.
5. 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.
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. 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. The hours of operation shall be from 7:00 a.m. to 9:00 p.m.