



Rochester Hills

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Master

File Number: 2018-0144

File ID: 2018-0144

Type: Project

Status: To Council

Version: 2

Reference: 18-003

Controlling Body: City Council
Regular Meeting

File Created Date : 04/06/2018

File Name: Conditional Use - First State Bank

Final Action:

Title label: Request for Conditional Use Approval to construct a drive-through at a proposed 6,100 square foot First State Bank on 1.31 acres located east of Rochester, north of Eddington Blvd., zoned R-4 One Family Residential with an FB-2 Flexible Business Overlay; Eugene Lovell, First State Bank, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 050718 Agenda Summary.pdf, Staff Report
041718.pdf, Map aerial.pdf, EIS.pdf, Site Plans PC
Mtg.pdf, Colored Rendering.pdf, Minutes PC
041718.pdf, PHN OP.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	Planning Commission	04/17/2018	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2018-0144

Title

Request for Conditional Use Approval to construct a drive-through at a proposed 6,100 square foot First State Bank on 1.31 acres located east of Rochester, north of Eddington Blvd., zoned R-4 One Family Residential with an FB-2 Flexible Business Overlay; Eugene Lovell, First State Bank, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use to construct a drive-through at a proposed 6,100 square foot First State Bank on 1.31 acres located east of Rochester, north of Eddington Blvd., zoned R-4 One Family Residential with an FB-2 Flexible Business Overlay based on plans dated received by the Planning and Economic Development Department on March 21, 2018 with the following findings.

Findings:

1. The proposed drive-through and other necessary 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 and Master Plan.
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 offering another financial institution with the convenience of drive-through banking and add 15-20 jobs.
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.