



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

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Legislative File No: 2007-0443 V2

TO: Mayor and City Council Members

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

DATE: February 20, 2008

SUBJECT: Request for Revised Conditional Land Use Approval – Taco Bell - City File No. 89-144.2, a proposed new 3,093 square-foot Taco Bell at Hampton Village, located on the east side of Rochester Road, north of Auburn, zoned B-3, Shopping Center Business, WT Development, applicant.

REQUEST:

Approval of a Revised Conditional Land Use for a 3,093 square-foot Taco Bell, which will replace the existing 2,744 square-foot Taco Bell at Hampton Village on Rochester Road.

BACKGROUND:

The proposed development involves a demo and rebuild of the existing restaurant, including associated paving for ten-foot stacking and bypass lanes for the drive-thru and parking and additional landscaping. The original Taco Bell received Conditional Land Use approval from City Council in 1989, and the owners wish to update the establishment to national standards and “beautify the surroundings with additional landscaping.”

Drive-thru restaurants in a B-3 zoning district may be permitted by City Council subject to the requirements listed in Section 138-568 of the Zoning Ordinance (attached) and the findings listed below and in the enclosed Resolution. The City Council’s initial discretionary decision determined that the restaurant met the findings: It would be compatible, harmonious and appropriate in appearance with the existing character of the general vicinity; would be served adequately by public facilities and services; would not be detrimental, hazardous or disturbing to existing uses, persons or property; and would not create additional requirements at public cost for public facilities. Since the new restaurant will be slightly larger than the first, it is the policy of the City to have an applicant request a Revised Conditional Land Use.

At its February 5, 2008 meeting, the Planning Commission recommended approval of the Revised Conditional Land Use and approved the Revised Site Plan for Taco Bell, with conditions as listed in the attached Minutes. The conditions regarded lowering the light poles to 20 feet, adding hatching next to one of the handicap spaces and to ask the City’s Transportation Engineer to review and recommend improvements to the traffic flow, which was initially shown as one-way entering and exiting the site. The City’s Traffic Engineer prepared a recommendation, which allows two-way traffic and signage for exiting the site at the northern access point from the service road. The proposed changes to the traffic flow were submitted to the applicant and were accepted. A “red-line” drawing of this plan is included with the packet. Once approved by Council the entire site plan set will be revised.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approve the Revised Conditional Land Use for Taco Bell as proposed in the enclosed Resolution.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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