



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE and REQUEST FOR SITE PLAN APPROVAL and TREE REMOVAL PERMIT PLANNING COMMISSION

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.300-2.302 and 138-4.300 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to consider the conditional use request described below.

Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall also serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit as described below.

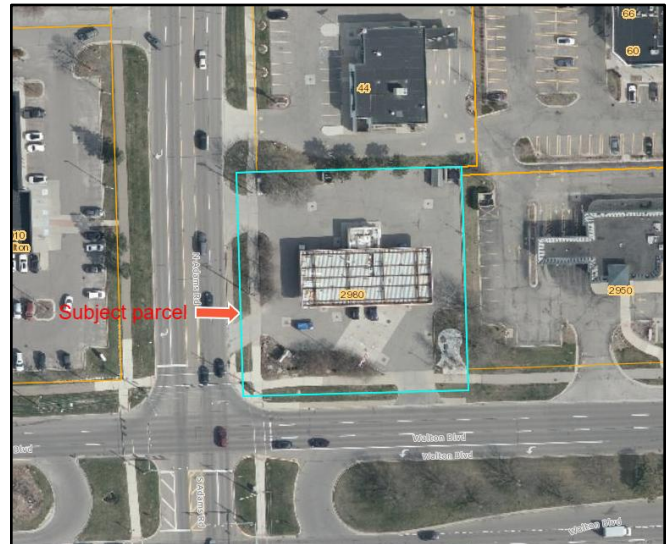
REQUEST: Conditional Use Recommendation (File #PCU2025-0001). Per Section 138-4.300 Table of Permitted Uses by District, Conditional Use approval is required for an application to operate gasoline service station within the NB Neighborhood Business District. The applicant is proposing to demolish the existing gas station onsite and to construct a new approximately 5,300 square foot gasoline station convenience store with a canopy and fuel pumps. A recommendation from the Planning Commission will be forwarded to City Council after the Public Hearing.

REQUEST: Site Plan Approval (File #PSP2024-0013). Per Section 138-2.200 Site Plan Review, a request for site plan approval of the approximately 5,300 gasoline station convenience store and associated site improvements.

REQUEST: Tree Removal Permit (File #PTP2025-0003). A request to remove five (5) regulated trees and zero (0) specimen trees, with five (5) replacement trees required. The applicant is proposing to plant of one (1) replacement tree with four (4) trees to be paid into the City's Tree Fund.

LOCATION: 2980 Walton Blvd., located at the northeast corner of Walton and Adams, Parcel No. 15-08-351-003, zoned NB Neighborhood Business District with the FB Flex Business Overlay (Project No. J2023-0143)

APPLICANT: Sam Beydoun, Safeway Acquisition Co. LLC, 19855 Outer Dr. Ste. 207W, Dearborn, MI 48124.



Deborah Brnabic, Chairperson
Rochester Hills Planning Commission
Dated this 25th day of February 2025
At Rochester Hills, Michigan
Publish: March 3, 2025

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