



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

---

Legislative File No: 2023-0127 V3

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Planning and Economic Development Director, ext. 2573

**DATE:** May 8, 2023

**SUBJECT:** Acceptance for Second Reading – An Ordinance to amend Chapter 138, Zoning, Article 4 Zoning Districts and Permitted Uses, Chapter 4 Design Standards for Specific Uses, Section 138-4.410 Drive Through Facilities, and Article 11, Off Street Parking and Loading, Chapter 2, Minimum and Maximum Parking Required, Section 138-11.204 Parking Requirements, and Article 13 Definitions, Section 138-13.101 Definitions of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan.

**REQUEST:**

Accept for Second Reading of an Ordinance to amend Chapter 138, Zoning, Article 4 Zoning Districts and Permitted Uses, Chapter 4 Design Standards for Specific Uses, Section 138-4.410 Drive Through Facilities, and Article 11, Off Street Parking and Loading, Chapter 2, Minimum and Maximum Parking Required, Section 138-11.204 Parking Requirements, and Article 13 Definitions, Section 138-13-101 Definitions of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan.

**BACKGROUND:**

Over the course of the last several years, the business model for many businesses has shifted, and there has been an increasing trend in the number of businesses that now offer (or rely on) drive through or drive up services. In addition, with the increase in drive through services, the amount of interior space dedicated to inside dining has decreased. The drive through applications that have been submitted to the City reflect these shifts. During the review of these drive through facilities, the Planning Commission and City Staff raised a number of concerns including how site design and circulation for both vehicles and pedestrians were being maintained, and the overall design aesthetic for the drive through facilities, including building design and materials. Over the course of the last several months, City Staff, along with the City's Planning Consultants, Giffels Webster and the City Attorney worked to develop ordinance language to address the concerns that were raised during the review of recent drive through applications. The proposed Ordinance amendment is specifically designed to further address building size, design and aesthetics along with overall site design and circulation, pedestrian walkability and safety, etc.

The Planning Commission discussed the initial draft of the proposed amendment at their February, 21, 2023 meeting and established a public hearing to consider the amendment. At its March 21, 2023 meeting, the Planning Commission unanimously recommended approval of the proposed ordinance amendment subject to the drive through lane separation requirement being amended to exclude smaller drive through facilities from the requirement. In addition, the Planning Commission also recommended that any complete application that has been (or is made) prior to the adoption date of this proposed Ordinance amendment not be subject to its regulation. The City Council unanimously approved the first reading of the proposed amendments with no changes on April 17, 2023.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council accept for Second Reading an Ordinance to amend Chapter 138, Zoning, Article 4 Zoning Districts and Permitted Uses, Chapter 4 Design Standards for Specific Uses, Section 138-4.410 Drive Through Facilities, and Article 11, Off Street Parking and Loading, Chapter 2, Minimum and Maximum Parking Required, Section 138-11.204 Parking Requirements, and Article

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney       Yes       N/A