



Rochester Hills

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Master

File Number: 2022-0166

File ID: 2022-0166

Type: Project

Status: To Council

Version: 3

Reference: 2022-0166

Controlling Body: City Council
Regular Meeting

File Created Date : 03/28/2022

File Name: Request for conditional use recommendation for Starbucks, 1360 Walton Rd.

Final Action:

Title label: Request for Conditional Use Approval for Starbucks to construct a drive-through associated with a commercial development on approximately 0.7 acres located on the north side of Walton Rd. and west of Livernois Rd., zoned B-2 General Business District with an FB-2 Flexible Business Overlay, Frank Arcori, Verus Development, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 071122 Agenda Summary.pdf, Cover Letter.pdf, Updated Plans Pt. 1.pdf, Updated Plans Pt. 2.pdf, Draft PC Minutes 061422.pdf, Staff Report 061422.pdf, Traffic Email 060622.pdf, Reviewed Plans 060922 Pt. 1.pdf, Reviewed Plans 060922 Pt. 2.pdf, Traffic - Sight Distance Pt 1.pdf, Traffic - Sight Distance Pt 2.pdf, Landscape Cost Estimate 050921.pdf, Draft PC Minutes 051722.pdf, Staff Report 051722.pdf, Memo Planning 042522.pdf, Memo Engineering 041822.pdf, TIS Addendum 032322.pdf, Reviewed Plans 020922 Pt. 1.pdf, Reviewed Plans 020922 Pt2.pdf, Reviewed TIS 020122.pdf, Elevations, Floor Plans & Renderings.pdf, Response Letter 021122.pdf, RCOC Preliminary Review 100721.pdf, OCWRC Involvement Letter 092421.pdf, Section Summary Report 010522.pdf, Stone Wall Plans 010422.pdf, Geotech Report 010422.pdf, EIS.pdf, Public Hearing Notice.pdf, Public Comment.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/17/2022	Postponed				Pass

2	Planning Commission	06/14/2022	Recommended for Approval	City Council Regular Meeting	Pass
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Text of Legislative File 2022-0166

title

Request for Conditional Use Approval for Starbucks to construct a drive-through associated with a commercial development on approximately 0.7 acres located on the north side of Walton Rd. and west of Livernois Rd., zoned B-2 General Business District with an FB-2 Flexible Business Overlay, Frank Arcori, Verus Development, Applicant

Body

Resolved, that the Rochester Hills City Council hereby Approves the Conditional Use to allow a drive-through at 1360 Walton Blvd., west of Livernois Rd., zoned B-2 General Business District with an FB-2 Flexible Business Overlay, based on plans received by the Planning Department on January 13, 2022, February 11, 2022 and May 27, 2022 and the Traffic Impact Study Addendum letter dated March 23, 2022 with the following findings:

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has been designed and is proposed to be 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.
3. The proposal will have a positive impact on the community by adding trees and offering employment opportunities.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. 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.

Conditions

1. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.
2. Approval is recommended based on information provided and representations made by the applicant's representatives that the site design and the traffic management plan for the site are adequate to address and avert concerns that have been expressed about increased traffic that is expected will be generated by this land use and associated traffic problems including blockages, backup-ups, crashes, and congestion overflowing offsite and onto and affecting Walton Road. The Planning Commission may periodically evaluate on-site traffic management, and if the Planning Commission determines that on-site capacity and traffic management is inadequate or that traffic generated by this site is causing undue traffic conflicts, based on generally accepted traffic engineering industry standards, principles and practices, congestion or hazards

on Walton Road, specifically on school days between 7:00 a.m. and 7:30 a.m., the Planning Commission reserves jurisdiction to notify the applicant to reappear before the Planning Commission to show cause why the Planning Commission should not modify or supplement these conditions of approval to solve or remedy such traffic problems. Such remedies may include requiring the applicant to add more land or area for vehicular parking or overflow traffic, adding signage, reconfiguring parking or drive-thru lanes, hiring parking lot attendants or police to direct or wave-off traffic entering the site, closure of driveway(s) when the parking area is full, or other appropriate measures deemed necessary to alleviate/rectify the situation.

3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff, specifically with regard to the full access ingress/egress.