



Rochester Hills

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Master

File Number: 2018-0089

File ID: 2018-0089

Type: Project

Status: To Council

Version: 1

Reference: 17-050

Controlling Body: City Council
Regular Meeting

File Created Date : 03/05/2018

File Name: Conditional Use RH House

Final Action:

Title label: Request for Conditional Use Approval for the sales and service for consumption of alcoholic beverages on site at RH House, a proposed redeveloped 4,411 square foot restaurant on 2.19 acres at 2630 Crooks, on the west side of Crooks, south of M-59, zoned REC-I Regional Employment Center - Interchange, Mike Pizzola, Designhaus Architecture, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 071618 Agenda Summary.pdf, Staff Report
032018.pdf, Map aerial.pdf, CU Criteria Letter
Designhaus 022318.pdf, Illustration Package.pdf, Site
Plans.pdf, Minutes PC 032018.pdf, PHN CU 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	03/20/2018	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2018-0089

Title

Request for Conditional Use Approval for the sales and service for consumption of alcoholic beverages on site at RH House, a proposed redeveloped 4,411 square foot restaurant on 2.19 acres at 2630 Crooks, on the west side of Crooks, south of M-59, zoned REC-I Regional Employment Center - Interchange, Mike Pizzola, Designhaus Architecture, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for RH House, for the sales and service for consumption of alcoholic beverages on site at 2630 Crooks Rd., on the west side of Crooks, south of M-59, zoned REC-I, Regional Employment Center - Interchanges, Parcel No. 15-29-427-037, based on plans dated received by the Planning and Economic Development Department on

January 31, 2018 with the following findings:

Findings

1. The proposed building and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The proposed use will promote the intent and purpose of the zoning ordinance.
3. The proposed building 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 further offering jobs and another dining option.
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.