



Rochester Hills

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Master

File Number: 2024-0327

File ID: 2024-0327

Type: Project

Status: To Council

Version: 2

Reference: 2024-0327

Controlling Body: Planning Commission

File Created Date : 06/26/2024

File Name: Churchills conditonal use for alcohol sales

Final Action:

Title label: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Churchills Cigar Lounge, located at 2596 S. Rochester Rd., on the west side of Rochester Rd. and south of Wabash Rd. in the Hawthorne Plaza, zoned NB Neighborhood Business with the FB Flex Business Overlay, Churchills of Rochester Hills, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 072924 Agenda Summary.pdf, Minutes PC 071624 (Draft).pdf, Staff Report 0710024.pdf, Application, EIS, Lease, Plans.pdf, Site Plan (Revised).pdf, Public Hearing Notice.pdf

Enactment Number:

Contact:

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	07/16/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0327

title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Churchills Cigar Lounge, located at 2596 S. Rochester Rd., on the west side of Rochester Rd. and south of Wabash Rd. in the Hawthorne Plaza, zoned NB Neighborhood Business with the FB Flex Business Overlay, Churchills of Rochester Hills, LLC, Applicant

body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with retail cigar sales and smoking lounge use, based on documents received by the Planning Department on June 20, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have 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 proposed addition of alcohol sales to the proposed sales of cigars and smoking lounge should provide additional services being sought.
4. The existing development and proposed use are 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 existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the overall plaza already includes a variety of retail, entertainment and fitness uses, has no proposed outdoor use area, only minor physical improvements/modifications are being planned to the exterior of the building and the sales of alcoholic beverages is planned to end at 11:30 p.m. daily.
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 outdoor use areas are proposed, 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.