



Rochester Hills

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Master

File Number: 2024-0102

File ID: 2024-0102

Type: Project

Status: To Council

Version: 2

Reference: 2024-0102

Controlling Body: City Council
Regular Meeting

File Created Date : 02/12/2024

File Name: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at The Jackson Restaurant, located at 184 N. Adams Road within the Village of Rochester Hills Shopping center on the east side of N. Adams Road and north of Walton Bo

Final Action:

Title label: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at The Jackson Restaurant, located at 184 N. Adams Road within the Village of Rochester Hills Shopping center on the east side of N. Adams Road and north of Walton Boulevard; Justin Vaiciunas, Canvas Hospitality Group, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 030424 Agenda Summary.pdf, Minutes PC 022024 (Draft).pdf, Staff Report 021424.pdf, Revised Applicant Letter 021424.pdf, Applicant Letter.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Floor Plan.pdf, Updated Renderings 021424.pdf, Renderings.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	02/20/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0102

title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at The Jackson Restaurant, located at 184 N. Adams Road within the Village of Rochester Hills Shopping center on the east side of N. Adams Road and north of Walton Boulevard; Justin Vaiciunas, Canvas Hospitality Group, 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 a restaurant use, based on documents received by the Planning Department on January 19, 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 restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Community Business District and the Village of Rochester Hills.
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 there are a number of existing restaurants within the Village, the tenant space was previously a restaurant and the nearest residential land use is over 300 feet away, across N. Adams Road.
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.