



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2022-0199 V2

TO: Mayor and City Council Members

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

DATE: May 27, 2022

SUBJECT: Request for conditional use approval for 112 Pizzeria Bistro to allow for on premises alcoholic beverage consumption at 2528 S. Adams Rd., located west of Marketplace Circle.

REQUEST:

Approval of a conditional use to allow for on premises alcoholic beverage consumption at 112 Pizzeria Bistro, located 2528 S. Adams Rd. in the Adams Marketplace shopping center, zoned I Industrial.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to serve alcohol for the 112 Pizzeria Bistro restaurant. Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a Conditional Use permit in the Industrial (I) zoning district. The property is under a consent judgment which does not need to be amended to accommodate this use.

The existing building is located within the Adams Marketplace shopping center with other retail and restaurant uses, and 112 Pizzeria Bistro has occupied the tenant space since 2012. The applicant has noted that no changes are planned to the exterior of the building. According to the applicant the hours of operation will be 11:00 a.m. – 8:30 p.m. Monday through Thursday, 11:00 a.m. – 9:00 p.m. Friday and Saturday and 12 p.m. – 8:00 p.m. Sunday.

At the Planning Commission meeting the applicant mentioned that they plan on serving beer and wine only and they are seeing a Tavern License from the state, however that could be upgraded to a Class C license.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies*

responsible for the establishment of the land use or activity shall be able to provide adequately any such service.

- 4) Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
- 5) Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The Planning Commission recommended approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its April 19, 2022 meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for 112 Pizzeria Bistro to allow on premises alcoholic beverage consumption, located at 2528 S. Adams Rd., File No. JNRA2022-0002, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		5/27/22
Department Director		5/27/22
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A