



# Rochester Hills

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## Master

**File Number: 2012-0060**

**File ID:** 2012-0060

**Type:** Permit

**Status:** To Council

**Version:** 3

**Reference:** 12-002

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 02/16/2012

**File Name:** Taco Bell CLU

**Final Action:**

**Title label:** Request for Approval of a Conditional Land Use - To construct a drive-through for a proposed 2,640 square-foot Taco Bell at Campus Corners Plaza, on one acre on Walton Blvd, east of Livernois, zoned B-3, Shopping Center Business, part of Parcel No. 15-15-101-026, WT Development Corp. for Taco Bell of America, LLC, Applicant

**Notes:** WT Development Corp. for Taco Bell of America, LLC  
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City File No. 12-002

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map.pdf, Revised Site Plans.pdf, Revised Staff Report.pdf, EIS.pdf, Lighting Plan.pdf, Minutes PC 041712.pdf, Minutes PC 030612.pdf, Public Hearing Notice.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	03/06/2012	Discussed				
2	Planning Commission	04/17/2012	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	05/07/2012					

### Text of Legislative File 2012-0060

Title

Request for Approval of a Conditional Land Use - To construct a drive-through for a proposed 2,640 square-foot Taco Bell at Campus Corners Plaza, on one acre on Walton Blvd, east of Livernois, zoned B-3, Shopping Center Business, part of Parcel No. 15-15-101-026, WT Development Corp. for Taco Bell of America, LLC, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Land Use for Taco Bell at Campus Corners, located east of Livernois, south of Walton, zoned B-3, Shopping Center Business, part of Parcel no. 15-15-101-026, WT Development Corp. for Taco Bell of America, LLC, Applicant, 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 expanded 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, the natural environment and the capacity of public services and facilities affected by the land 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.