

THE DIME STORE CONDITIONAL USE PCU2023-0013

6920 N. ROCHESTER

City of Rochester Hills City Council

February 12, 2024



THE DIME STORE CONDITIONAL USE



- **Current Site**
 - West of Rochester Road, north of Tienken
 - Tenant space is former Grand Traverse Pie Company
- **Applicant**
 - Five and Dime Hospitality Group LLC

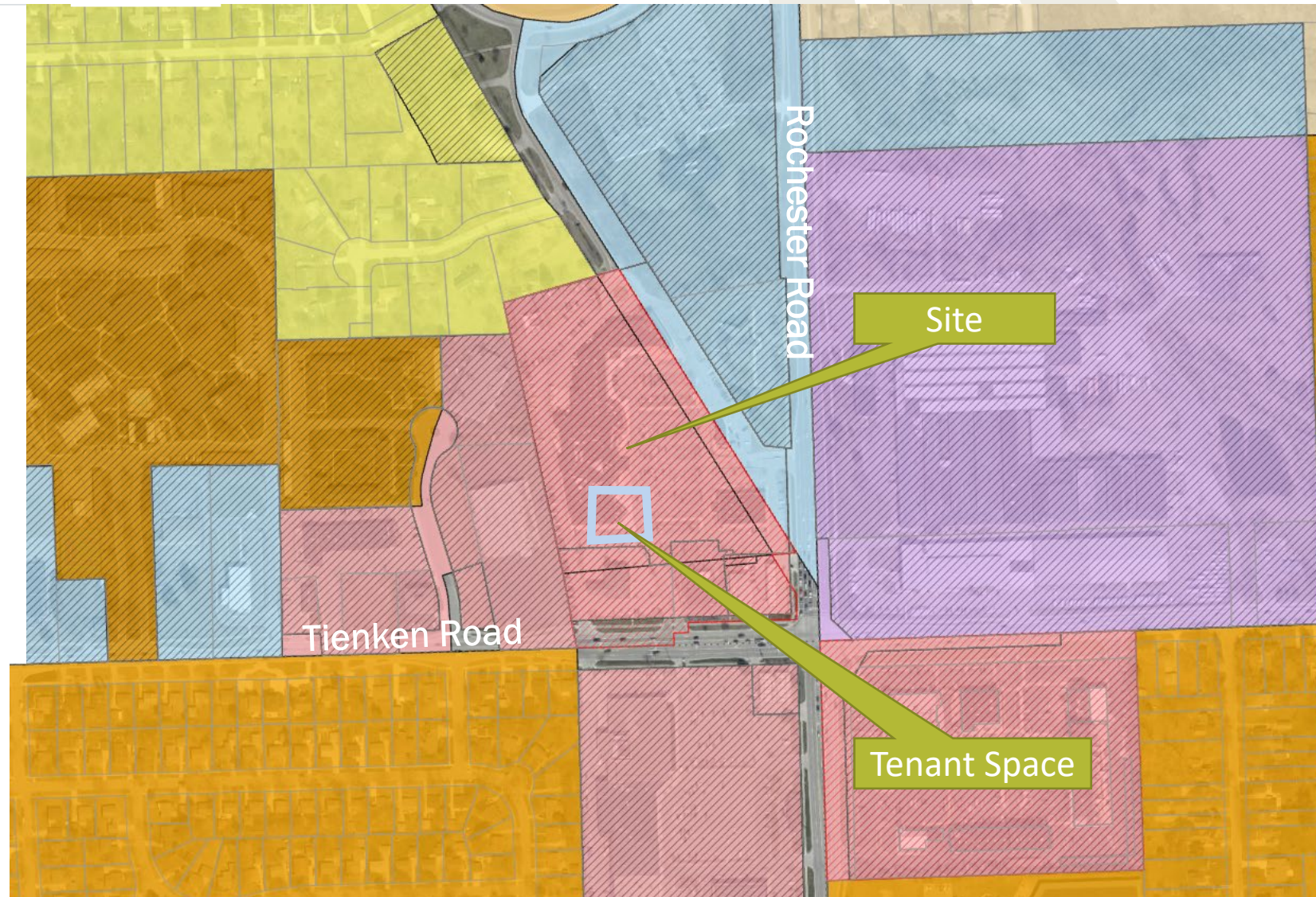
THE DIME STORE CONDITIONAL USE



THE DIME STORE

CONDITIONAL USE

- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay

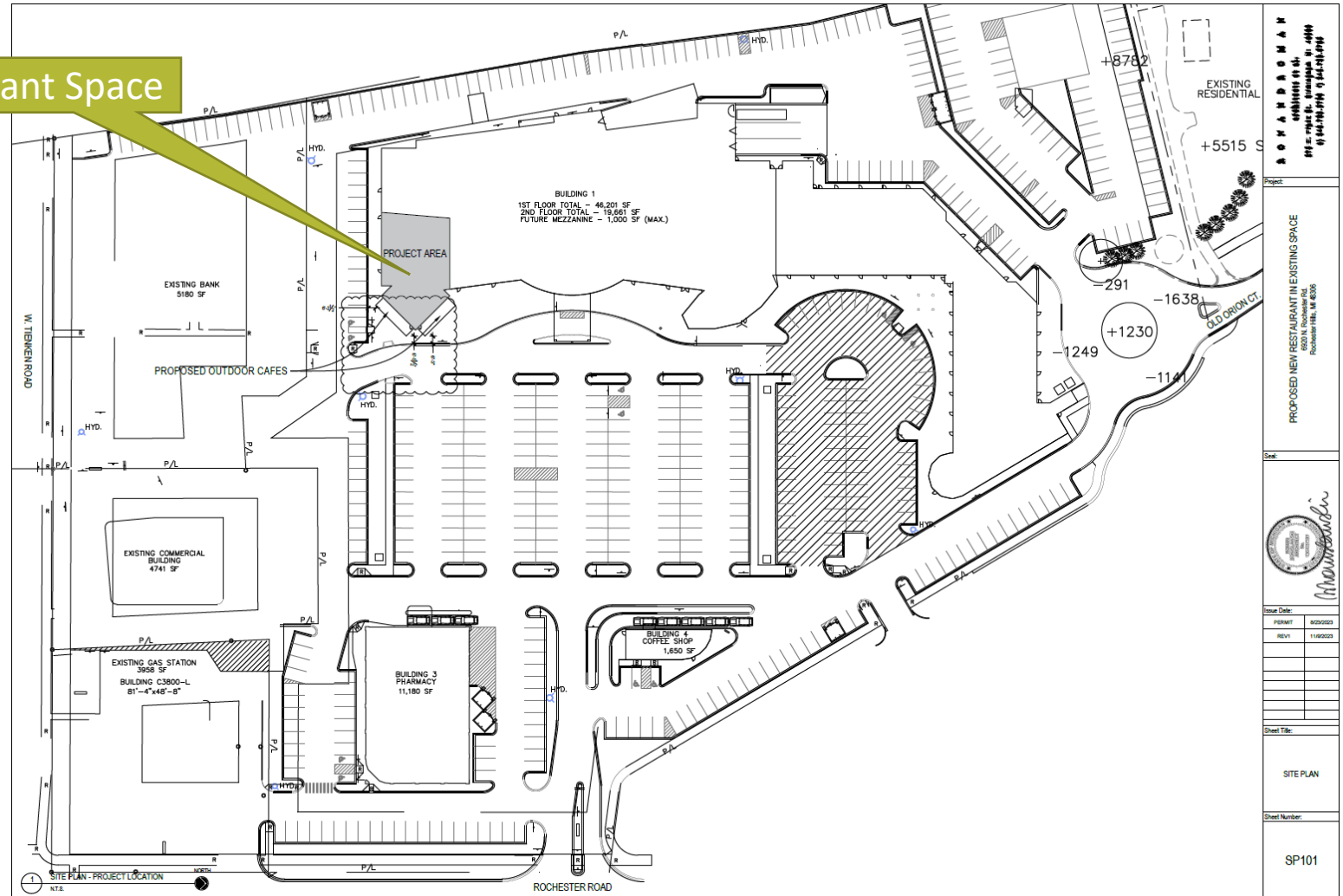


THE DIME STORE

SITE PLAN

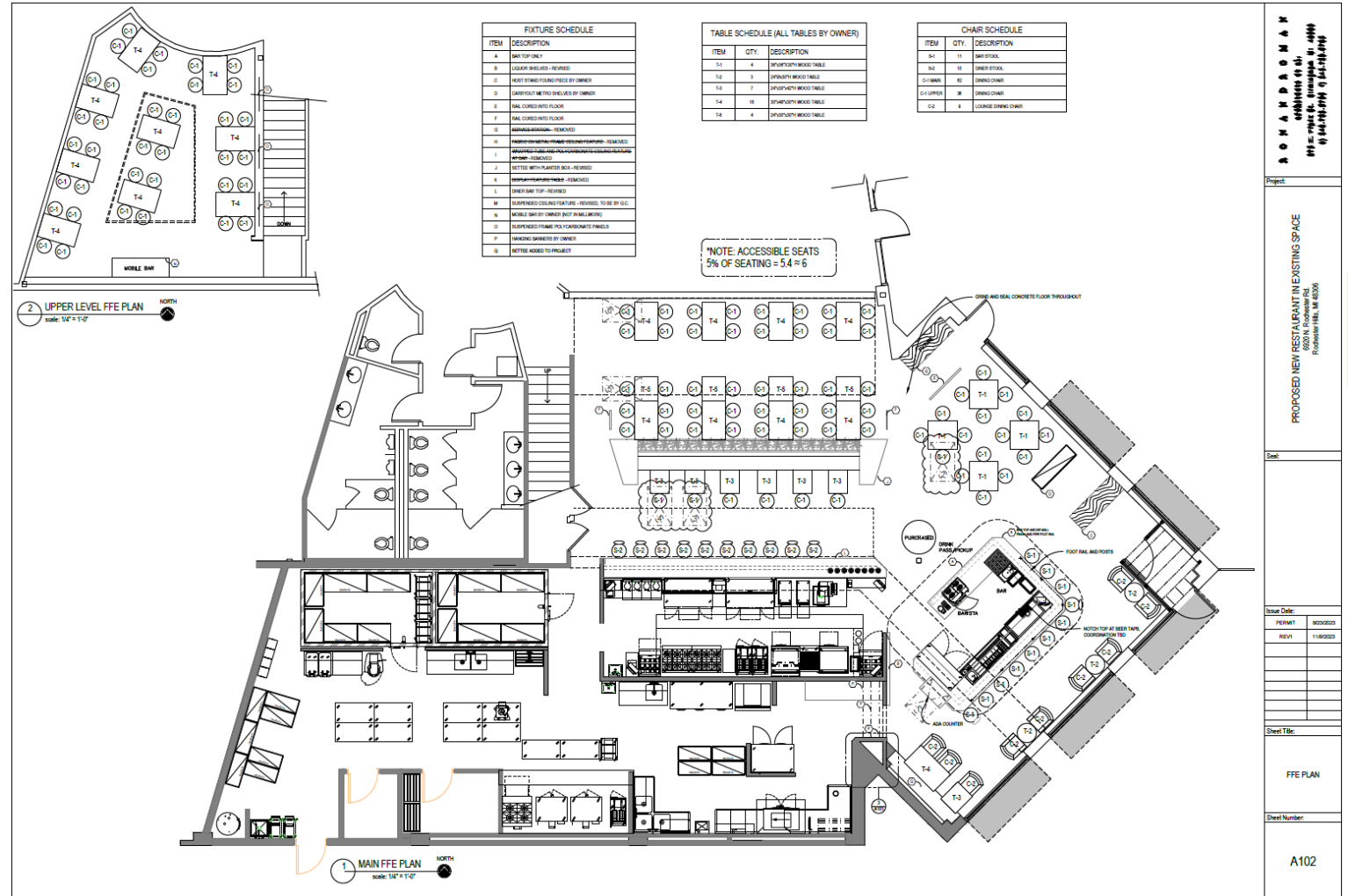
- Request
 - Conditional Use Permit for On Premise Consumption of Alcohol
 - Hours of Operation: 8:00 a.m. – 3:00 p.m.
 - Breakfast and Lunch Menu
 - Employees: 38
 - Seating: Indoor/Outdoor*
As noted at the Planning Commission meeting, outdoor seating may be utilized at a later date once the use is established

Tenant Space



THE DIME STORE FLOOR PLAN

- Request
 - Conditional Use Permit for On Premise Consumption of Alcohol
 - Hours of Operation: 8:00 a.m. – 3:00 p.m.
 - Breakfast and Lunch Menu
 - Employees: 38
 - Seating: Indoor/Outdoor*
As noted at the Planning Commission meeting, outdoor seating may be utilized at a later date once the use is established



THE DIME STORE ELEVATIONS

- Request
 - Conditional Use Permit for On Premise Consumption of Alcohol
 - Hours of Operation: 8:00 a.m. – 3:00 p.m.
 - Breakfast and Lunch Menu
 - Employees: 38
 - Seating: Indoor/Outdoor*
As noted at the Planning Commission meeting, outdoor seating may be utilized at a later date once the use is established



THE DIME STORE

SURROUNDING CONTEXT

	Zoning	Existing Land Use	Future Land Use
Site	NB Neighborhood Business District with FB Flex Business District (Planned Unit Development (PUD))	Papa Joes, RH Social, Cellular store, salon, fitness, etc.	Commercial Residential Flex 2
North	NB Neighborhood Business District and Office with FB Flex Business District	Beaumont Medical Center, Cellular Tower	Commercial Residential Flex 2
South	NB Neighborhood Business District with FB Flex Business District	Huntington Bank and Rochester Periodontics and Dental	Commercial Residential Flex 2
East	Office with FB Flex Business District	Starbucks and Rite Aid	Commercial Residential Flex 2 (across Orion Road) and Residential Office Flex (across Rochester Road)
West	NB Neighborhood Business District with FB Flex Business District	Avon North Hill Lanes	Residential Office Flex

THE DIME STORE

CONDITIONAL USE – REVIEW CRITERIA

- *Will promote the intent and purpose of (the Ordinance).*
- *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.*
- *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.*
- *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- *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 DIME STORE

CONDITIONAL USE – REVIEW CRITERIA

Resolved, in the matter of File No. PCU2023-0013 (The Dime Store), the Planning Commission recommends to City Council Approval of 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 November 30, 2023 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 Neighborhood Business District and Papa Joe's Development.
4. The existing building 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 building and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
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. City Council approval of the Conditional Use.