



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2008-0192 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: May 8, 2008

SUBJECT: Conditional Land Use Request to allow an outdoor seating area for the service of food and beverages for Crust Pizza and Wine Bar, located at Barclay Square, at the southeast corner of Rochester Road and Barclay Circle (City File No. 86-745.3).

REQUEST:

Conditional Land Use Approval for Crust Pizza and Wine Bar, a restaurant located within the Barclay Square retail center on Rochester and Barclay Circle. The applicant has witnessed slower sales than anticipated, and feels that adding seasonal outdoor seating for the service of food and beverages in front of the restaurant will add visibility and traffic. The owner of Barclay Square notes that Crust Pizza is the major draw of the retail center and that the health of the restaurant is vital to the center's other tenants. Since the restaurant is located in a B-2, General Business zoning district, Section 138-523(11) of the City's Ordinance requires Conditional Land Use approval from City Council for that activity.

BACKGROUND:

At its May 6, 2008 meeting, the Planning Commission recommended by a vote of six to two (one absent) that City Council approve the request for Conditional Land Use for Crust Pizza and Wine Bar with conditions regarding dates of operation and location of the seating. The proposed use would require the use of two parking spaces; however, the original Site Plan showed 93 spaces provided and 91 required, so the Plan would still be in compliance with the City's Parking Ordinance. In addition, the seating would be on a wood platform that would be removed after the seasonal use. The seating area would be surrounded by a railing, and there would be at least three feet on either side for adjacent parking and movement. The site plan conforms to the current City Code and all previous approvals. The plan has been reviewed by the City's Fire, Building and Engineering Departments and has been recommended for approval. The applicant will, if approved, be required to submit plans to the City's Building Department prior to issuance of a permit. Please refer to the Minutes from the May 6, 2008 Planning Commission meeting for details of the discussion.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approve the Conditional Land Use request for Crust Pizza and Wine Bar, based on the findings and conditions contained in the enclosed Resolution.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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