



# Rochester Hills

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## Master

**File Number: 2023-0081**

**File ID:** 2023-0081

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2023-0081

**Controlling Body:** Planning  
Commission

**File Created Date :** 02/14/2023

**File Name:** Bellbrook Senior Community alcohol

**Final Action:**

**Title label:** Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption at a proposed pub/restaurant inside the Bellbrook Senior Community, 873 W. Avon Rd., zoned SP Special Purpose, LeeAnn Pennington, Mercy Center for the Aging Nonprofit Housing Corp. DBA Bellbrook, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 041723 Agenda Summary.pdf, PC Minutes Excerpt 022123.pdf, Staff Report 022123.pdf, Floor Plans.pdf, Pub Menu.pdf, Application.pdf, EIS.pdf, Notice of Public Hearing.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/21/2023	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2023-0081

**title**

Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption at a proposed pub/restaurant inside the Bellbrook Senior Community, 873 W. Avon Rd., zoned SP Special Purpose, LeeAnn Pennington, Mercy Center for the Aging Nonprofit Housing Corp. DBA Bellbrook, 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 inside the Bellbrook Senior Community at 873 W. Avon Rd., located on the south side of Avon and east of Livernois, 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 proposal should have a positive impact on the community as a whole and the surrounding area by providing additional amenities to the existing and future residents of Bellbrook.
4. The existing development and proposed use is 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.
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.