



Rochester Hills

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Master

File Number: 2025-0450

File ID: 2025-0450

Type: Project

Status: To Council

Version: 2

Reference: 2025-0450

Controlling Body: City Council Regular Meeting

File Created Date : 10/08/2025

File Name: The Highland Room CU for alcohol sales

Final Action:

Title label: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use (cafe/restaurant) for the Highland Room, located within Unit #1 of the newly constructed Gerald building, on the south side of Auburn and west of Dequindre, zoned BD Brooklands District, (formerly 1760 E. Auburn); Mike (Manish) Chaudhary, the Highland Room (RH), LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report 101525.pdf, Applicant's Letter 091825.pdf, Proposed Floor Plan.pdf, Menu 100225.pdf, Environmental Impact Statement.pdf, Development Application 103125.pdf, Development Application 091825.pdf, Public Hearing Notice.pdf, SUPPL Presentation.pdf, Draft PC Minutes 102125.pdf

Enactment Number:

Contact:

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	10/21/2025	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2025-0450

Title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use (cafe/restaurant) for the Highland Room, located within Unit #1 of the newly constructed Gerald building, on the south side of Auburn and west of Dequindre, zoned BD Brooklands District, (formerly 1760 E. Auburn); Mike (Manish) Chaudhary, the Highland Room (RH), LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby Approves the Conditional Use for The Highland Room to allow sales for on premises alcoholic beverage consumption associated with a

restaurant/cafe use located at 1760 E. Auburn, Unit #1 within the Gerald Building, based on documents received by the Planning Department on September 18, 2025 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 Brooklands District.
4. The existing development 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 development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare. In addition, a use of this nature falls in line with the vision of the City's redevelopment of Auburn Rd. and the Brooklands District, to make the area more vibrant and walkable, and a restaurant use will help facilitate that.
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. If, in the determination of City staff, the intensity of the use changes or increases, in terms of traffic, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for reexamination of the conditional use approval and conditions for possible revocation, modification or supplementation.