



Rochester Hills

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Master

File Number: 2014-0451

File ID: 2014-0451

Type: Permit

Status: To Council

Version: 1

Reference: 87-823.2

Controlling Body: City Council
Regular Meeting

File Created Date : 10/13/2014

File Name: Drive-thru at Tim Horton's

Final Action:

Title label: Request for Approval of a Conditional Land Use to construct a drive-through at a proposed Tim Hortons, in conjunction with demolition and reconstruction of a new gas station and convenience store totaling 7,320 square feet on a .92-acre parcel at 2995 Walton Blvd., located at the southeast corner of Walton Blvd. and Adams, zoned B-5, Automotive Business, Sean Awdish, Applicant

Notes: Sean Awdish
2995 Walton Blvd.
Rochester Hills, MI 48309
seanawdish@gmail.com

Sponsors:

Enactment Date:

Attachments: 111014 Agenda Summary.pdf, Map aerial.pdf, Update A-Star 102914.pdf, Minutes PC 102114.pdf, PC Staff Report 102114.pdf, Review Comments 101714.pdf, Site Plans.pdf, Public Hearing Notice - PC.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	10/21/2014	Recommended for Approval	City Council Regular Meeting			Pass
1	City Council Regular Meeting	11/10/2014					

Text of Legislative File 2014-0451

Title

Request for Approval of a Conditional Land Use to construct a drive-through at a proposed Tim Hortons, in conjunction with demolition and reconstruction of a new gas station and convenience store totaling 7,320 square feet on a .92-acre parcel at 2995 Walton Blvd., located at the southeast corner of Walton Blvd. and Adams, zoned B-5, Automotive Business, Sean Awdish, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Land Use to construct a drive-through at a new Tim Hortons at the southeast corner of Adams and Walton Blvd., zoned B-5, Automotive Business, Parcel No. 15-17-102-003 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 proposed project will promote the intent and purpose of the Zoning Ordinance.
3. The proposed project 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 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.