



Rochester Hills

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Master

File Number: 2021-0385

File ID: 2021-0385

Type: Project

Status: To Council

Version: 2

Reference: 2021-0385

Controlling Body: City Council
Regular Meeting

File Created Date : 09/16/2021

File Name: Conditional Use Request- Avon-Rochester Mixed Use

Final Action:

Title label: Request for Conditional Use Approval to allow a restaurant with a drive-thru, as a part of a two-story mixed use building consisting of first floor commercial/retail space and office space on the second floor, for Rochester Avon Partners LLC, located at 945 and 975 S. Rochester Road, northeast corner of Rochester Rd. and Avon Rd., zoned B-2 General Business District and B-5 Automotive Service Business District with an FB-3 Flexible Business Overlay, Doriad Markus, Rochester Avon Partners LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 12132021 Agenda Summary.pdf, PC Minutes 092121.pdf, Staff Report 091621.pdf, Site Plan 081221.pdf, PEA Response Letter 072321.pdf, Rowe Response letter 071921.pdf, TIS.pdf, EIS.pdf, Public Hearing Notice.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	09/21/2021	Recommended for Approval	City Council Regular Meeting			Pass
Action Text: A motion was made by Kaltsounis, seconded by Hooper, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:							
Aye 8 Brnabic, Dettloff, Hooper, Kaltsounis, Bowyer, Weaver, Neubauer and Struzik							
Excused 1 Gaber							

Text of Legislative File 2021-0385

Title

Request for Conditional Use Approval to allow a restaurant with a drive-thru, as a part of a

two-story mixed use building consisting of first floor commercial/retail space and office space on the second floor, for Rochester Avon Partners LLC, located at 945 and 975 S. Rochester Road, northeast corner of Rochester Rd. and Avon Rd., zoned B-2 General Business District and B-5 Automotive Service Business District with an FB-3 Flexible Business Overlay, Doriad Markus, Rochester Avon Partners LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow a restaurant with a drive-thru, as a part of a two-story mixed use building consisting of first floor commercial/retail space and office space on the second floor, for Rochester Avon Partners LLC, located at 945 and 975 S. Rochester Road, northeast corner of Rochester Rd. and Avon Rd., with the following findings.

Findings

- A. The use will promote the intent and purpose of the Zoning Ordinance.

- B. The site has 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.

- C. The proposal will have a positive impact on the community by adding trees and offering employment opportunities.

- D. The proposed development 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.

- E. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.

- F. 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.