



Rochester Hills

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Master

File Number: 2014-0502

File ID: 2014-0502

Type: Permit

Status: To Council

Version: 2

Reference: 14-015

Controlling Body: City Council
Regular Meeting

File Created Date : 11/07/2014

File Name: Taco Bell at Avon Industrial CLU

Final Action:

Title label: Request for Conditional Use Approval for a drive-through at a proposed Taco Bell located west of Crooks and south of Avon Industrial, a 2,159 square-foot restaurant on .63 acres, zoned B-3, Shopping Center Business, Guggenheim Retail Real Estate Partners, Applicant

Notes: Guggenheim Retail Real Estate Partaners
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Sponsors:

Enactment Date:

Attachments: 020915 Agenda Summary.pdf, Staff Report
011615.pdf, Map Aerial.pdf, EIS.pdf, Floor Plans.pdf,
Site Plan.pdf, Minutes PC 012015.pdf, Public
Hearing Notice.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	01/20/2015	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2014-0502

Title

Request for Conditional Use Approval for a drive-through at a proposed Taco Bell located west of Crooks and south of Avon Industrial, a 2,159 square-foot restaurant on .63 acres,

zoned B-3, Shopping Center Business, Guggenheim Retail Real Estate Partners, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for a drive-through at Taco Bell, located west of Crooks and south of Avon Industrial, a 2,159 square-foot restaurant on .63 acres, zoned B-3, Shopping Center Business, Parcel No. 15-29-276-005, based on plans dated received by the Planning and Economic Development Department on December 22, 2014, Guggenheim Retail Real Estate, Applicant, with the following findings and subject to the following condition.

Findings:

1. The proposed building and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.
2. The expanded use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed building 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 existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the 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.

Condition:

1. The Conditional Use shall be applied to the Taco Bell operation only.