



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0388 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: October 16, 2015
SUBJECT: Request for Conditional Use approval to allow sales of on-site consumption of alcoholic beverages at MOD Pizza, located in the Rochester Auburn Retail Center at the southwest corner of Rochester and Auburn – City File No. 15-015

REQUEST:

Approval of a Conditional Use to allow alcoholic beverage sales for on-site consumption at the new MOD Pizza location in the Rochester Auburn Retail Center located at the southwest corner of Rochester and Auburn, zoned B-3 Shopping Center Business.

BACKGROUND:

In addition to the proposed location, the applicant, TSFR, has recently opened several other MOD Pizza locations with plans for additional locations throughout Southeast Michigan. The applicant states that the location in Rochester Hills “will offer a clean, modern, upscale dining room and delicious food, and the service of alcoholic beverages will be carefully monitored and controlled.” We have further been advised that the on-site consumption is for beer and wine only. The City Council recently approved an Ordinance which requires a Conditional Use Approval for all new, on-premise consumption, liquor license establishments in all appropriate zoning districts. This is the second such request (the first application approved for a Conditional Use was Wild Bill’s Tobacco at the Rochester Hills Plaza). The applicant has applied for a liquor license; the restaurant intends to operate as a family restaurant with a low key presence.

At its October 20, 2015 meeting, the Planning Commission unanimously recommended approval of the Conditional Use with several findings and one condition, as reflected in the attached resolution. Please refer to the Planning Commission minutes dated October 20, 2015 for further details.

RECOMMENDATION:

Finding that the proposed request for the sale of alcoholic beverages for on-site consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the Conditional Use for MOD Pizza, City File No. 15-015, located in the Rochester and Auburn Center at the southwest corner of Rochester and Auburn, subject to the findings noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		

Mayor		
City Council Liaison		

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