



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2018-0144 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: April 27, 2018

SUBJECT: Request for approval of a Conditional Use Permit to construct a drive-through facility at a proposed First State Bank at Rochester and Eddington Blvd.

REQUEST:

Approval of a conditional use to construct an approximately 6,100 sq. ft., two-story bank with drive-through located at Rochester and the newly re-aligned Eddington Blvd. The bank will be the first branch in Oakland County for First State Bank. The site is zoned R-4 One Family Residential with a FB-2 Flexible Business Overlay and is being developed using the FB-2 standards. The plans show a proposed future phase, which is not part of the approval but is shown for informational purposes only.

BACKGROUND:

The site will be accessed via old Eddington to the north and new Eddington to the south. Banks with drive-through facilities in the FB-2 district require a conditional use approval from City Council. The standards for Council's consideration regarding drive-through uses are listed in *Section 138-4.410* of the Zoning Ordinance and the findings are listed in the enclosed resolution. The issuance of the conditional use is a discretionary decision by the City Council based on five general criteria contained in *Sec. 138-2.302* of the Zoning Ordinance as follows:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission held a public hearing at its April 17, 2018 meeting to review the requests for a conditional use recommendation, tree removal permit and site plan approval. The requests were unanimously passed with findings for the conditional use in the attached resolution. As part of the discussion of this item, the Planning Commission asked for confirmation that the proposed sidewalk along Eddington would not disturb the trees recently planted as part of the Eddington realignment and enhancement. Staff has confirmed per the final Eddington plans that the proposed sidewalk will not interfere with the trees already planted. A small number of trees will need to be removed to accommodate the proposed curb cut on the new section of Eddington. Staff has confirmed those trees can be relocated elsewhere on the site. Please refer to the meeting minutes for additional details of the discussion.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct a drive-through at a First State Bank proposed at Rochester and the newly re-aligned Eddington Blvd., based on plans dated received by the Planning and Economic Development Department on March 21, 2018.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		