



## Legislation Details (With Text)

**File #:** 2022-0574    **Version:** 1  
**Type:** Administration    **Status:** Closed  
**File created:** 12/6/2022    **In control:** Planning Commission  
**On agenda:**    **Final action:** 12/13/2022

**Title:** Request for Site Plan Approval - File No. JNRNB2021-0033 - for the proposed redevelopment of vacant residential structures and Alex's restaurant as a Chick Fil-A restaurant with an accessory drive through along with a proposed second phase of development for a separate retail building on the northern portion of the site, 3178 and 3200 S. Rochester Rd., located on the west side of Rochester Rd., north of Hickory Lawn Rd., zoned B-2 General Business with an FB Flex Business Overlay and R -3 One Family Residential, Parcels 15-34-227-017, 15-34-227-039 and 15-34-227-040, Brandon Schram, Rochester Hills Retail Management II LLC, Applicant

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report 121322.pdf, 2. Reviewed Plans and Traffic Consultant Comments.pdf, 3. Renderings.pdf, 4. Floor plan & elevations.pdf, 5. Response letter 120722.pdf, 6. Site plan response letter 102422.pdf, 7. Reviewed Landscape cost estimate.pdf, 8. EIS.pdf, 9. Application - Northern Parcel.pdf, 10. Application - Southern Parcel.pdf, 11. Purchase agreement for 3247 Hickory Lawn.pdf, 12. Addendum to Development Application.pdf, 13. MDOT updated comments.pdf, 14. MDOT email comments 061022.pdf, 15. WRC letter 110321.pdf, 16. TIS Pt 1.pdf, 17. TIS Pt 2.pdf, 18. TIS Pt 3.pdf, 19. TIS Pt 4.pdf, 20. PHN.pdf, 21. Public comment.pdf

Date	Ver.	Action By	Action	Result
12/13/2022	1	Planning Commission	Postponed	Pass

Request for Site Plan Approval - File No. JNRNB2021-0033 - for the proposed redevelopment of vacant residential structures and Alex's restaurant as a Chick Fil-A restaurant with an accessory drive through along with a proposed second phase of development for a separate retail building on the northern portion of the site, 3178 and 3200 S. Rochester Rd., located on the west side of Rochester Rd., north of Hickory Lawn Rd., zoned B-2 General Business with an FB Flex Business Overlay and R-3 One Family Residential, Parcels 15-34-227-017, 15-34-227-039 and 15-34-227-040, Brandon Schram, Rochester Hills Retail Management II LLC, Applicant

**Resolved**, in the matter of File No. JNRNB2021-0033 (Chick-Fil-A at 3200 S. Rochester Rd.), the Planning Commission **postpone** action on the **Site Plan** to allow a drive-through restaurant use and ancillary retail building, to allow the Office of Planning to re-advertise the required public hearing and to allow the applicant time to place the required notice of proposed conditional use sign at the subject site in compliance with the City's Zoning requirements.