



## Legislation Details (With Text)

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**Title:** Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption at a proposed pub/restaurant inside the Bellbrook Senior Community, 873 W. Avon Rd., zoned SP Special Purpose, LeeAnn Pennington, Mercy Center for the Aging Nonprofit Housing Corp. DBA Bellbrook, Applicant

**Sponsors:**

**Indexes:**

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**Attachments:** 1. 041723 Agenda Summary.pdf, 2. Floor Plans.pdf, 3. Staff Report 022123.pdf, 4. Application.pdf, 5. EIS.pdf, 6. Minutes PC 022123 (Excerpt).pdf, 7. Pub Menu.pdf, 8. Notice of Public Hearing.pdf, 9. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
4/17/2023	2	City Council Regular Meeting		
2/21/2023	1	Planning Commission	Recommended for Approval	Pass

Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption at a proposed pub/restaurant inside the Bellbrook Senior Community, 873 W. Avon Rd., zoned SP Special Purpose, LeeAnn Pennington, Mercy Center for the Aging Nonprofit Housing Corp. DBA Bellbrook, Applicant

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on-premises alcoholic beverage consumption associated with a restaurant use inside the Bellbrook Senior Community at 873 W. Avon Rd., located on the south side of Avon and east of Livernois, with the following findings:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have 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.
3. The proposal should have a positive impact on the community as a whole and the surrounding area by providing additional amenities to the existing and future residents of Bellbrook.
4. The existing development and proposed use 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.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. 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.

