



Legislation Text

File #: 2023-0125, **Version:** 2

Request for Conditional Use Approval to operate a drive-through as accessory to a permitted use for the proposed renovation/modification of the existing urgent care building to be utilized for a Bank of America, 3035 S. Rochester Rd., located on the east side of Rochester Rd. south of Auburn Rd., zoned B-2 General Business District and B-3 Shopping Center Business District with an FB Flex Business Overlay, Lauren Farrow, Project Expeditors Consulting Corp., Applicant

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow a drive-through at a proposed bank on site at 3035 S. Rochester Road, located on the east side of Rochester Rd. and south of Auburn Rd. with the following findings and conditions.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has 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 will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.
4. The proposed development 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 proposed development will 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.
7. The site has traditionally been utilized as an urgent care facility and the proposed financial institution with ancillary drive-through will be less impactful.

Conditions

1. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.
2. If there is an ingress/egress to the property, it must be in accordance to City standards.