



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 9, 2024

PCU2024-0011

Tazikis Conditional Use 3792 S. Rochester Road

REQUEST	Conditional Use Recommendation
APPLICANT	STG Partners, LLC, 54871 Grenelefe Circle E., South Lyon, MI 48178
LOCATION	3792 S. Rochester Rd., located on the west side of Rochester Rd. and north of South Blvd. in the Gateway shopping center.
FILE NO.	PCU2024-0010
PARCEL NO.	15-34-477-018
ZONING	CB Community Business with the FB Flex Business Overlay
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant has filed for a Conditional Use Permit to allow for alcoholic beverage sales for onsite alcoholic beverage consumption as a part of a new restaurant at 3792 S. Rochester Road, located generally on the west side of S. Rochester Road, north of South Blvd. The proposed restaurant will be located in the Gateway II of Rochester Hills Shopping Center, specifically in the northernmost tenant space. The tenant space has been vacant but is currently being built out for Taziki's Mediterranean Café Restaurant. A floor plan was provided as a part of the conditional use application and it indicates the restaurant will be approximately 3,000 square feet and utilized for food preparation, seating, restroom facilities and other utility areas. Total occupancy as shown on the submitted drawings is approximately 88 people. A small outdoor seating area with a seating capacity of 18 persons is planned to be located on the east side (front) of the building. Outdoor seating, pursuant to Ordinance, is a permissible use.

The site is currently zoned CB Community Business District with the Flex Business District overlay. Restaurants in the Community Business District that include alcoholic beverage sales for on premises consumption require a Conditional Use permit, after the Planning Commission makes a recommendation and City Council approval. The applicant will be seeking a quota license from the City Council. The City Council will take up the issue of the liquor license and the conditional use recommendation once the Liquor License Committee convenes on the liquor license itself.

Based on the information submitted by the applicant, Taziki's Mediterranean Café is a national chain restaurant that is proposed to be a full-service restaurant. The letter provided by the applicants indicates that beer and wine is available at all other Taziki's Mediterranean Café restaurants across the country and represents approximately 2-3% of total sales. The proposed hours of operation will be Monday-Thursday 11:00 a.m. – 8:00 p.m. and Friday-Saturday 11:00 a.m. – 9:00 p.m. In addition, the information provided by the applicant indicates that a total of approximately twenty (20) staff members will be employed for daily operations of the restaurant, of which 8-10 will be full time.

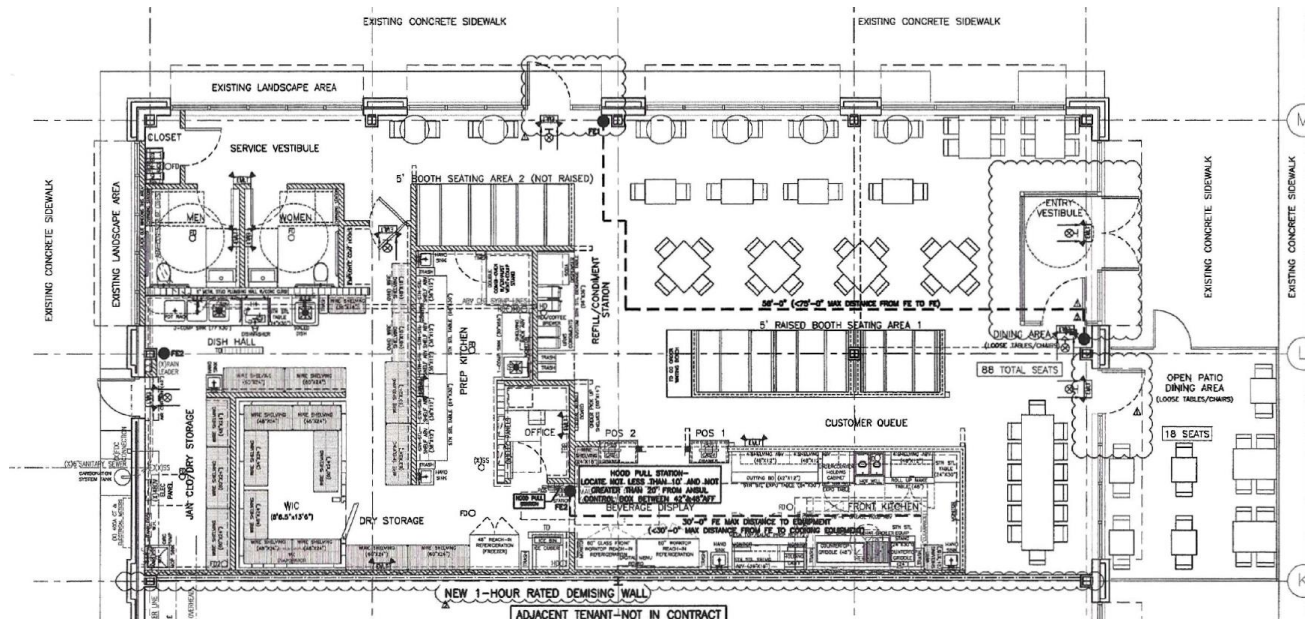
Aerial Photograph



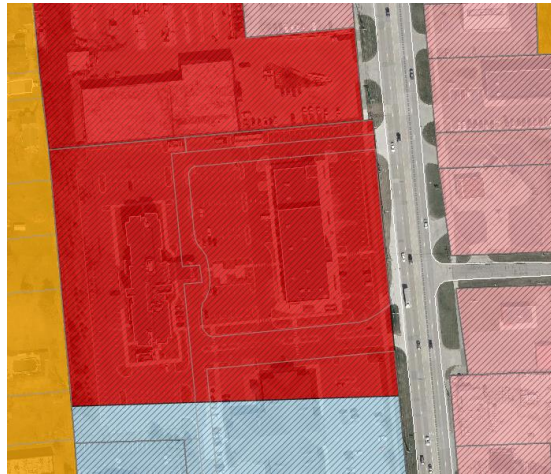
Tenant Space



Floor Plan



Zoning Map | **Master Land Use Plan**



- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MIR Mixed Residential Overlay District
- PUD Overlay



- Estate Residential
- Residential 2
- Residential 2.5
- Residential 3
- Residential 4
- Residential 5
- Mixed Residential Overlay
- Multiple Family
- Residential Office Flex
- Auburn Road Corridor
- Commercial Residential Flex - 2
- Commercial Residential Flex - 3
- Office
- REC Workplace
- REC Technology and Office Image Corridor
- REC Interchange
- Regional Commercial
- Industrial
- Special Purpose
- Park/Public Open Space
- Private Recreation/Open Space

	Zoning	Existing Land Use	Future Land Use
Site	CB Community Business District and Flex Business	Gateway II of Rochester Hills Shopping Center:	Commercial Residential Flex 3
North	CB Community Business District with Flex Business	Bolyards Design Center	Commercial Residential Flex 3
South	CB Community Business District with Flex Business and O Office with Flex Business	Medical Office	Commercial Residential Flex 3
East (Across S. Rochester Road)	NB Neighborhood Business District with Flex Business	Gas Station, vacant retail	Commercial Residential Flex 2
West	CB Community Business District and R-4 One Family Residential	Fairfield by Marriot	Commercial Residential Flex 3, Residential 3

General Requirements for Conditional Uses

Per Section 138-2.302 of the Zoning Ordinance, there are five (5) areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

Criterion:	Staff Comment:
<p>1 <i>Will promote the intent and purpose of (the Ordinance).</i></p>	<p>The CB Community Business District does support and promote this type of use when ancillary to a permissible use such as a restaurant.</p>
<p>2 <i>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.</i></p>	<p>The immediately abutting land uses in each direction should not be impacted by the proposed use as they are nonresidential in nature. The closest residential properties are located approximately 400 feet to the west, behind the Fairfield hotel. The location of residential properties should not be impacted by a restaurant of this size and scope.</p> <p>As noted above, the restaurant as proposed will have outdoor seating. The outdoor seating is on the east side of the building, closest to S. Rochester Road, furthest away from the residential properties.</p> <p>Given the proposed hours of operation (generally opening at 11:00 a.m. and closing between 8:00 a.m. and 9:00 p.m.), the conditional use for alcohol consumption onsite or even outdoor operations should not have a significant impact on surrounding properties as they are all nonresidential in nature; again, the nearest residence being approximately 400 feet away to the west, behind the Fairfield hotel.</p>
<p>3 <i>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.</i></p>	<p>The tenant space has been vacant to this point. However, there are other restaurant/food uses within the shopping center. The tenant space as proposed is approximately 3,000 square feet and should not have a significant impact on parking or overall intensity of the shopping center, particularly given the limited hours of operation. As a new shopping center, the center was reviewed and approved by all City Departments to ensure compliance with City standards. To this point, the center has been served adequately by all City services. Any demands placed on the public infrastructure are already accounted for by the current use of the site.</p>
<p>4 <i>Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.</i></p>	<p>In regard to the proposed use, there should be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, surrounding properties, or to the public welfare given that there are existing restaurants within the Gateway II shopping center and that the tenant space is approximately 400 feet from the nearest residential use.</p>
<p>5 <i>Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.</i></p>	<p>There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.</p>

Staff Recommendations

The conditional use was noticed for a public hearing. Staff has not received any comments regarding the proposed use. Based on the application provided, staff recommends approval of the proposed conditional

use request. If the Planning Commission agrees that allowing alcoholic beverage sales for on premises consumption will be harmonious and compatible with the surroundings, below are motions for consideration:

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of File No. PCU2024-0010 (Taziki's Mediterranean Café), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow sales for on premises alcoholic beverage consumption associated with a restaurant use, based on documents received by the Planning Department on September 3, 2024 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 proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Community Business District and within the S. Rochester Road corridor.
4. The existing development and proposed use are 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 as there are several existing restaurants within the Gateway II shopping center; the overall shopping center has been developed to current city standards for development; and the nearest residential land use is approximately 400 feet away, behind the Fairfield hotel.
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.

Conditions

1. City Council approval of the Conditional Use.
2. If, in the determination of City staff, the intensity of the restaurant use changes or increases, in terms of traffic, 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.