



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0110 V3

TO: Mayor and City Council Members

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

DATE: July 9, 2025

SUBJECT: Request for conditional use approval for Sam Beydoun, Safeway Oil Acquisition Co. LLC, to allow for the demolition and reconstruction of an existing gasoline service station at 3420 S. Rochester Rd., located at the southwest corner of Rochester Rd. and Nawakwa Rd.

REQUEST:

Approval of a conditional use to allow for the demolition and reconstruction of an existing gasoline service station, including a drive through use at 3420 S. Rochester Road, property is zoned NB Neighborhood Business District and FB Flex Business District. The site is being developed pursuant to the NB District and not the FB Flex Business District. This is a continuation of the consideration of this item from the April 7, 2025 meeting.

BACKGROUND:

The applicant has filed for site plan approval and a Conditional Use Permit to allow for the demolition and reconstruction of an existing gasoline service station, into a larger, more modernized facility that would also include a drive through use (the user for the drive through is not known at this time). The site is located on the west side of S. Rochester Road, south of Nawakwa, north of M-59. Both gasoline service stations and drive through uses require a Conditional Use permit in the NB Neighborhood Business District.

The proposed building would include an approximate 7,150 square foot gasoline service station convenience store along with an ancillary drive through use that totals approximately 1,200 square feet (total square footage 8,350 square feet) in place of the existing service station that is slightly less than 2,000 square feet. The building architecture provides for a modern design and the building materials include a mix of masonry brick material, glazing, metal paneling and simulated wood siding. The drive through window will be located on the south side of the building and stacking will occur around the west and north sides of the building and be compliant with the City's regulations pertaining to drive through facilities. Changes to the building design are discussed at the end of this report.

A total of four (4) standalone pumps, providing service to eight (8) vehicles, are also be proposed along with new underground storage tanks. The site will also provide one (1) dedicated EV charging station at the northeast corner of the building.

The vehicle circulation plan has also been modified to reduce the total number of driveways to and from the site, reducing the total number of driveways from three (3) to two (2). The site currently has a single driveway access on Nawakwa. That driveway will generally stay in its current location, being moved slightly to the west and will be reconstructed to comply with current specifications. The two (2) driveways on S. Rochester Road will be condensed into a singular driveway that is more central to the frontage along S. Rochester Road.

In regard to pedestrian accessibility, the site plans propose two (2) separate pedestrian connections to the pedestrian pathway system along S. Rochester Road and the proposed sidewalk along the south side of Nawakwa.

Landscaping for the site will be significantly upgraded as a part of the proposal, providing landscape buffering and a screening wall along the west side of the site abutting the existing residences. Buffering will be reduced to the south as approved by the Planning Commission modification which was granted. Right-of-way and parking lot perimeter landscaping, compliant with City requirements, will also be provided along both S. Rochester Road and Nawakwa.

The issuance of the conditional use permit 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 and that are included in the resolution:

- 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, at its March 18, 2025 meeting, recommended approval of the conditional use and approved the associated site plan and tree removal permit, with several findings and conditions as reflected in the attached resolution. As a part of the site plan approval, the Planning Commission granted a waiver to the buffer requirements along the south property line due to its proximity to the M-59 interchange and the fact the applicant also owned the impacted parcels. There were several public speakers on this particular application. One speaker was concerned regarding potential noise from the drive through speaker and the other was generally positive to the request and commented on building color and materials. The Planning Commission reviewed with the applicant landscaping, buffering, the screening wall and overall setback as it relates to potential noise pollution from the drive through and determined there should not be an issue but did note that the conditions allow for future reconsideration if the noise becomes too loud.

At the April 7, 2025 City Council meeting, the Council considered this matter and requested the applicant address two (2) issues. The first issue was to seek MDOT approval of the proposed revised drive location on S. Rochester Road and the second was to reconsider the overall height and size of the proposed building. Since that City Council meeting, the applicants have sought and received approval of the revised drive location from MDOT.

In regards to the building height and size, the applicant has provided revised building elevations that show the overall building height has been lowered by approximately 1.5 feet; from 29.5 feet to 28 feet. It should be noted that the 28-foot-tall section of the building is only that portion at the front entrance. The predominant portion of the building is either 23.3 feet or 25.3 feet in height. The building footprint and building materials remain unchanged. During staff discussions with the applicant, they indicated that they are trying to maintain a consistent design with the other similar stores that they own and operate.

RECOMMENDATION:

Finding that the proposed request to allow for the demolition and reconstruction of the existing gasoline service station meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Sam Beydoun, Safeway Acquisition Co. LLC, at 3420 S. Rochester Rd., File No. JNRNB2022-0009 (PCU2025-0002), subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A