

# The Highland Room

Conditional Use – PCU2025-0005

CITY OF ROCHESTER HILLS  
PLANNING COMMISSION  
OCTOBER 21, 2025

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Conditional use for the ancillary sales of alcoholic beverages onsite for onsite consumption.

|                           | Zoning                              | Existing Land Use                                                                          | Future Land Use               |
|---------------------------|-------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------|
| Site                      | BD Brooklands District              | Newly constructed mixed use building (commercial and residential units)                    | Commercial Residential Flex 2 |
| North (across Auburn Rd.) | BD Brooklands District              | Gas station                                                                                | Commercial Residential Flex 2 |
| South (across alley)      | R-4 One Family Residential District | Single family residential homes and a City parking lot                                     | Residential 4                 |
| East (across Gerald Ave.) | BD Brooklands District              | Multi-tenant commercial building including a Greek restaurant, a salon, an insurance agent | Commercial Residential Flex 2 |
| West                      | BD Brooklands District              | Marcoin Business Services                                                                  | Commercial Residential Flex 2 |

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Conditional use for the ancillary sales of alcoholic beverages onsite for onsite consumption.

**Overall Site –** Approx. 0.5 acres  
Mixed Use Building  
The proposed use represents the first potential tenant in the building.

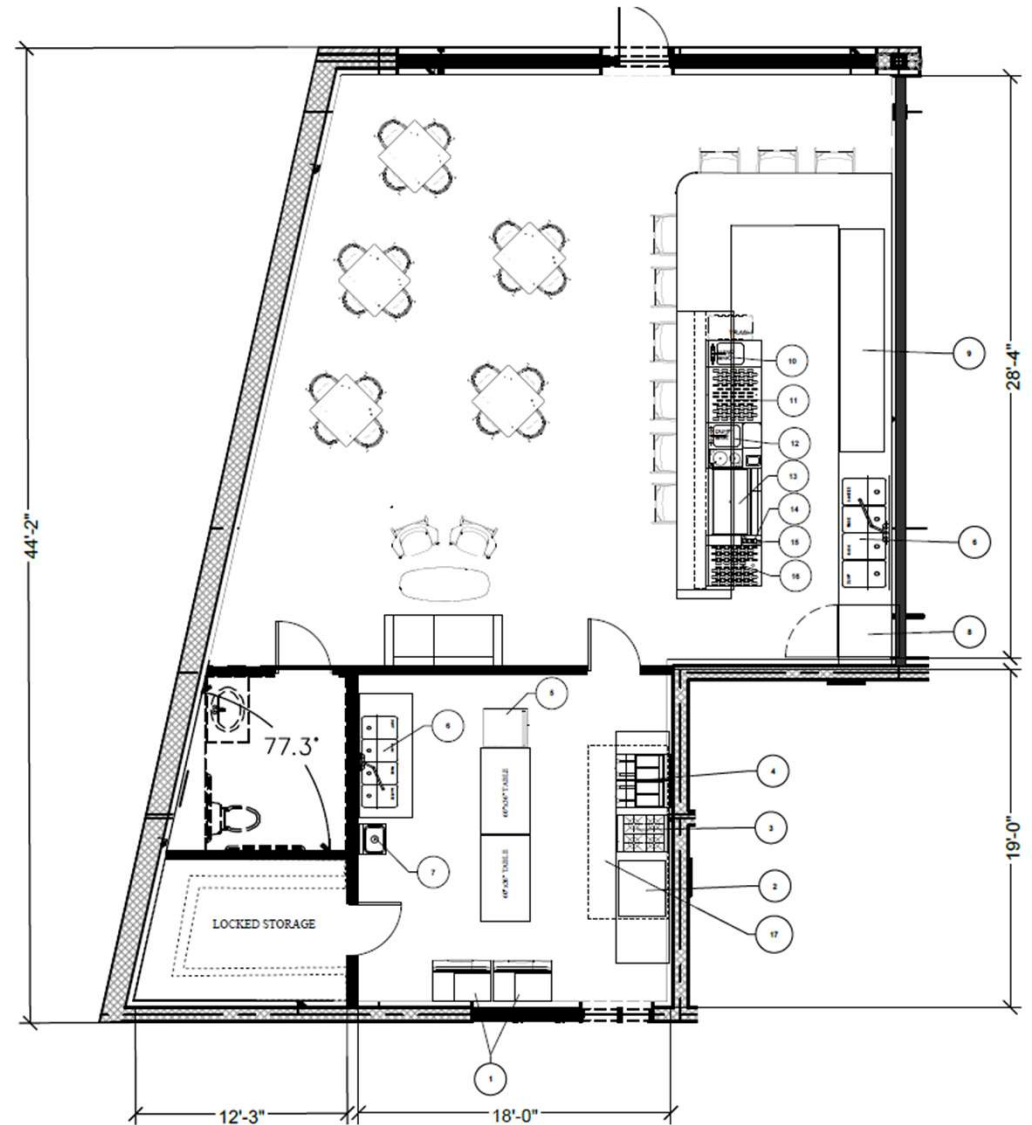
**Hours of Operation –**  
8:00 a.m. -11:00 p.m.

**Tenant Space Size –**  
Approx. 1,260 sq. ft.

**Seating –**  
Approx. 33 persons

**Parking –**  
Parking in the Brooklands is based on a residential vs. nonresidential calculation. Parking for nonresidential use is provided on street and in City lot.

| EQUIPMENT SCHEDULE |                            |
|--------------------|----------------------------|
| 1                  | COOKLINE                   |
| 2                  | GRILL                      |
| 3                  | UNDERSTOVE                 |
| 4                  | WASH                       |
| 5                  | SAFETY HOLDING CABINET     |
| 6                  | BRAKE FAUCET WARMER FAUCET |
| 7                  | LANDS BONE                 |
| 8                  | SEALTS IN REFRIGERATOR     |
| 9                  | BACK BAR COOLER            |
| 10                 | BAR GRAND CASE             |
| 11                 | UNDERBAR DRINKWARE         |
| 12                 | DISPENSER                  |
| 13                 | UNDERBAR ICE BIN           |
| 14                 | WASH CUP WASH              |
| 15                 | WASH CUP                   |
| 16                 | UNDERBAR DRINKWARE         |
| 17                 | BEHIND THE BAR SYSTEM      |



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## Review Standards

- *Will promote the intent and purpose of (the Ordinance).*
- *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.*
- *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.*
- *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*