



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0439 V2

TO: Mayor and City Council Members

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

DATE: September 27, 2024

SUBJECT: Request for conditional use approval for Meijer, Inc. to allow a drive through operation for pharmacy purposes at 1495 N. Rochester Road, west side of N. Rochester Road, south side of Tienken Road.

REQUEST:

Approval of a conditional use to allow a drive through for pharmacy purposes at 1495 N. Rochester Road, property is zoned NB Neighborhood Business District with an FB Flex Business Overlay.

BACKGROUND:

The applicant has filed for site plan approval and a Conditional Use Permit to allow for a drive through facility, which if approved would allow for the existing Hollywood Market to be converted to a new Meijer Fresh store with an ancillary drive through facility for a pharmacy. The site is located at the southwest corner of Tienken and N. Rochester Road. Drive through facilities, ancillary to a permissible use, require a Conditional Use permit in the NB Neighborhood Business District, after the Planning Commission makes a recommendation and City Council approval. It is noted that the site is being reviewed under the standard NB District and not the FB Flex Business Overlay District.

The building square footage dedicated to the Meijer portion of the building will be 47,444 square feet. The Meijer store is proposed to be slightly larger than the existing Hollywood Market (which is slightly less than 47,000 square feet). The proposed Meijer store represents Meijer's new store concept that has a much smaller footprint than traditional Meijer stores, which are approximately 200,000 square feet in area. The front façade of the building will be updated to match Meijer's architectural brand while still integrating into the existing center.

The drive through facility is proposed to be located on the north side of the building. As a drive through ancillary to a pharmacy (a portion of the larger Meijer store), the drive through stacking lane only requires space for four (4) vehicles. The stacking space lane is also separated from the general drive aisle along the north side of the building. Vehicles will be required to stop as they exit the drive through lane and enter the intersection at the front of the store to help define traffic movements. The parking lot in front of the proposed Meijer store will be further defined with additional parking lot islands at the end of each parking row. This should help reduce vehicle speeds and define traffic movements within the parking lot, and will also bring the existing parking lot into greater compliance with current ordinance requirements, including the City's drive-through ordinance which was updated in 2023.

Other site improvements include additional pedestrian connections, particular to Tienken Road; additional landscape improvements; a new screening fence along the residential property to the west; parking islands throughout the Meijer site; and a revision to the easternmost driveway along Tienken that will restrict left hand turning movements in and out, in an effort to help make traffic flow safer.

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 September 17, 2024 meeting, recommended approval of the conditional use and approved the associated site plan, 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 minimum to the right of way / perimeter landscaping requirements due to the existing limited greenbelts on N. Rochester Road and Tienken Road along with a modification to the number of parking spaces required onsite (158 spaces required by ordinance, 144 spaces were permitted via the waiver). There were significant public comments received at the meeting relative to the amount of traffic anticipated for the proposed Meijer, the need for an additional Meijer store and the desire to keep the existing Hollywood Market. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow for a Meijer Fresh grocery store with an ancillary drive through facility for pharmacy purposes meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Meijer, Inc. to construct and operate a drive through facility for pharmacy purposes only, at 1495 N. Rochester Road, File No. J2024-0177 (PCU2024-0009), 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