



Rochester Hills

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Master

File Number: 2024-0461

File ID: 2024-0461

Type: Project

Status: To Council

Version: 2

Reference: 2024-0461

Controlling Body: Planning Commission

File Created Date : 10/02/2024

File Name: Taziki's CU alcohol

Final Action:

Title label: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use for Taziki's Mediterranean Cafe, located at 3792 S. Rochester Rd., on the west side of Rochester Rd. and north of South Blvd. in the Gateway shopping center, zoned CB Community Business with the FB Flex Business Overlay, STG Partners, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Draft PC Minutes 101524.pdf, Staff Report 100924.pdf, Business plan-introduction.pdf, Site plan.pdf, Floor plan.pdf, Menu.pdf, Development application.pdf, Environmental Impact Statement.pdf, Executed lease.pdf, Market Study.pdf, Photo.pdf, Public hearing notice.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/15/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0461

Title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use for Taziki's Mediterranean Cafe, located at 3792 S. Rochester Rd., on the west side of Rochester Rd. and north of South Blvd. in the Gateway shopping center, zoned CB Community Business with the FB Flex Business Overlay, STG Partners, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with a restaurant use for Taziki's Mediterranean

Cafe located at 3792 S. Rochester Rd., 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 are 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. 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.