



PCU2026-0003

Perk's Pub Conditional Use  
3204 Walton Blvd

<b>REQUEST</b>	Conditional Use Recommendation
<b>APPLICANT</b>	Leonard Perkaj Perks Pub, LLC 3204 Walton Blvd Rochester Hills, MI 48309
<b>LOCATION</b>	Located at 3204 Walton Blvd. within the University Square shopping center, on the north side of Walton Blvd. and west of Adams Road
<b>FILE NO.</b>	PCU2026-0003
<b>PARCEL NO.</b>	15-07-476-009
<b>ZONING</b>	CB Community Business with the FB Flex Business Overlay
<b>STAFF</b>	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/pub located within the University Square shopping center, located on the north side of Walton Blvd and west of Adams Road.

The tenant space is the second tenant space from the eastern side of the building and is approximately 1,900 square feet in size. The floor plan provided includes seating for approximately 56 persons in a mix of tables, casual seating areas and bar seating. The remainder of the space will be a bar area, kitchen area, prep area, warewashing (i.e. dishwashing), utility, storage and restroom facilities. The information provided as a part of the application does not indicate if there is outdoor seating proposed, however, the previous tenant, Burgrz, did have a small, informal outdoor seating area.

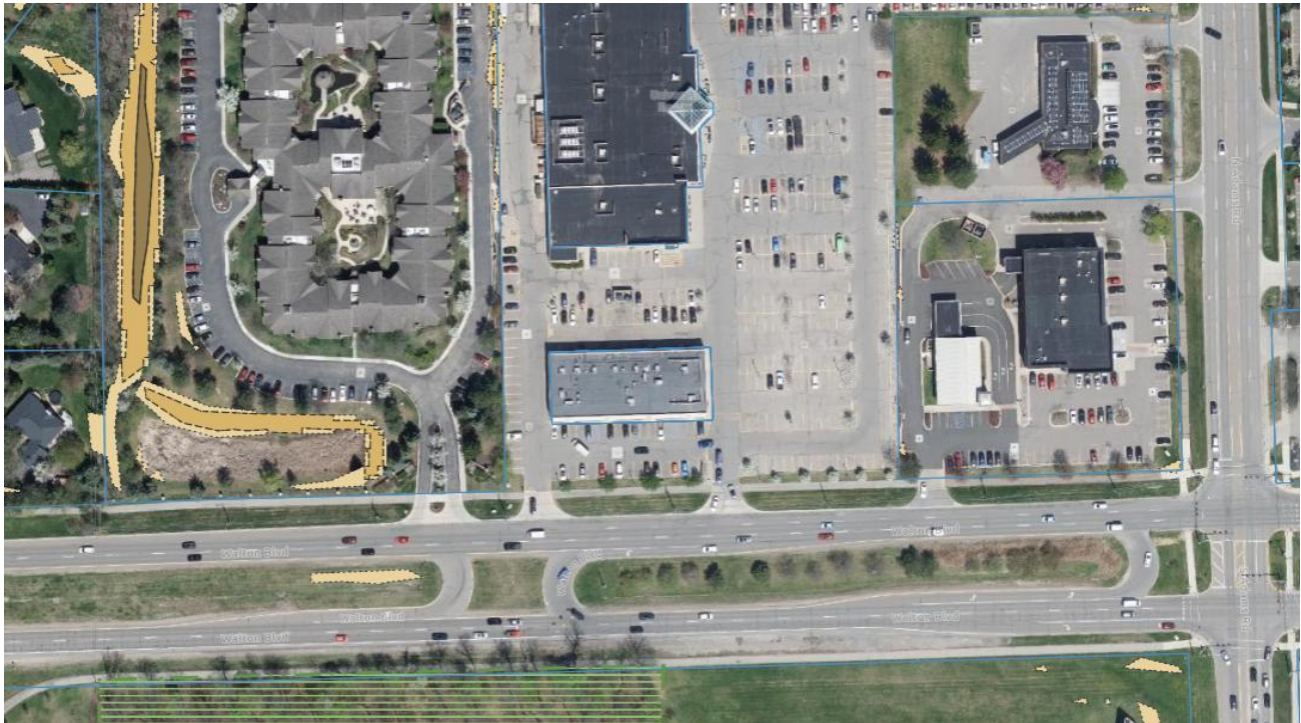
The menu provided shows that the Perks Pub will have traditional bar/restaurant food including appetizers, burgers, a variety of sandwiches and wraps, salads along with some main entrée selections. The restaurant is intended to operate as a neighborhood restaurant/pub.

The applicant (Leonard Perkaj) and his brother, Alfred Perkaj, will own and operate Perks Pub, LLC. The applicants also own and operate the Half Day Café, which is also located in the University Square shopping center. The Half Day Café has been in operation for approximately 11 years. The applicants also own the Bread and Yolk in Orion Township. That restaurant has been in operation for approximately 8 years.

The site is currently zoned CB Community Business District. The site also includes the FB Flex Business Overlay District; however, the Overlay District is not applicable since the site was not developed pursuant to that Ordinance. 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 not be seeking a quota license, rather they will be purchasing a license with the intent of transferring it into the City. The license will be purchased from an establishment in West Bloomfield. The applicant is still in the process of submitting their information to the City Council for the liquor license application. 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.

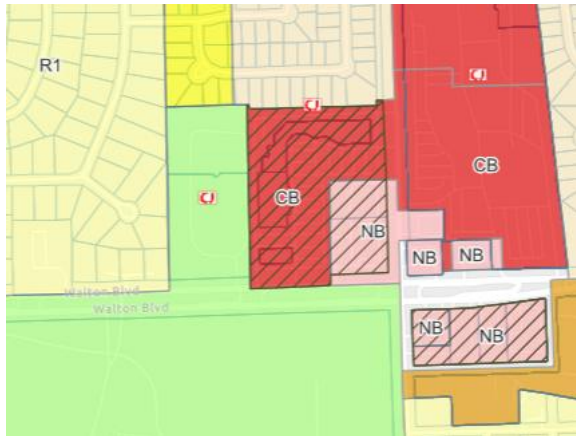
The applicant has noted that the subject location is intended to be open from 11:00 a.m. to 10:00 p.m., Sunday through Thursday and 11:00 a.m. to 12 a.m. on Friday and Saturday. As a part of the applicant's EIS, the applicant has noted what the anticipated trade areas are for the restaurant/pub and what the main competitors or similar uses may also be within that same area. Similar styled or competing establishments included Red Ox Tavern, Jagged Fork, and Kruse & Muer, amongst others.

## Aerial Photograph





**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
- PB Flex Business Overlay District
- MR 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
<b>Site</b>	<b>CB Community Business District with Flex Business Overlay District</b>	<b>University Square shopping mall – former Burgz tenant space</b>	<b>Mixed Use</b>
<b>North</b>	CB Community Business and Flex Business Overlay	University Square shopping mall	Mixed Use
<b>South (across Walton Blvd)</b>	SP Special Purpose	Oakland University and Treerunner Rochester Adventure Park	Institutional Campus
<b>East</b>	CB Community Business and NB Neighborhood Business and Flex Business Overlay District	Comerica Bank and CVS Drugstore	Mixed Use
<b>West</b>	SP Special Purpose (consent judgment)	Waltonwood Senior Community	Suburban Residential

## 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:
1	<i>Will promote the intent and purpose of (the Ordinance).</i>	The CB Community Business District does support and promote this type of use when ancillary to a permissible use such as a restaurant.
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>The proposed tenant space is towards the eastern end within the building. There are currently multiple restaurant uses within the commercial center, including Kerby's Coney Island and Jersey Mike's Subs. The other users include Corewell Urgent Care, Great Clips, and Limelight Music. The abutting land use further to the west is the Waltonwood Senior Community. To the east is the parking field for the shopping center, Comerica Bank and CVS Drugstore and to the north is the remainder of the University Square Shopping Center. To the south, across Walton Blvd. is Oakland University and Treerunners Rochester Adventure Park</p> <p>As noted above, there is nothing mentioned in the application regarding outdoor seating, although the previous tenant did appear to have a very small informal outdoor seating area. However, the previous tenant did not serve alcohol. In addition, the sidewalk in front of the building is very limited and would not afford any significant outdoor seating area even if it were proposed.</p> <p>Given the proposed hours of operation (generally opening at 11:00 a.m. and closing between 10:00 p.m. and 12:00 a.m.), the conditional use for alcohol consumption onsite should not have a significant impact on adjoining properties since there will be no significant outdoor usage.</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>The University Square Shopping Center has been developed for approximately three (3) decades. The building has been reviewed and approved by all City Departments to ensure compliance with City standards, therefore the Building should be served adequately by all City services. In addition, the previous tenant was also a restaurant use, albeit not one with alcohol sales. Any demands placed on the public infrastructure should already be accounted for by the current use of the site. Further, any specific modifications necessary for a new use would also be handled as a part of the certificate of occupancy process.</p> <p>Parking for the center is provided in front of the building. In addition, parking is also provided to the west, east and north of the building for the remainder of this building and the remainder of the shopping center as a whole.</p>

4	<i>Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.</i>	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 the limited size of the tenant space, the fact that there is no outdoor seating, and the limited hours of the use as described in the application. In addition, there are no single family residential homes proximate to the site and the nearest point to the senior housing community is approximately 200 feet to the west and the two uses are separated by a required masonry wall and landscaping (on the senior community side of the wall).
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>	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.

## 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 is a motion for consideration:

## Motion to Recommend Approval of a Conditional Use

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of File No. PCU2026-0003 (Perks Pub), located at 3204 Walton, 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 18, 2025 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 this area of the City and the proposed operators of the business have extensive experience operating restaurant businesses within the City and surrounding communities.
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. In addition, a use of this nature falls in line with the Community Business District.

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 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.