



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0461 V2

**TO:** Mayor and City Council Members

**FROM:** Chris McLeod, Planning Manager, ext. 2572

**DATE:** November 1, 2024

**SUBJECT:** Request for conditional use approval for Taziki's Mediterranean Café Restaurant (STG Partners, LLC) to allow for on premises alcoholic beverage consumption at 3792 S. Rochester Road, located on the west side of S. Rochester Road, and north of South Blvd.

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**REQUEST:**

Approval of a conditional use to allow for on premises alcoholic beverage consumption at Taziki's Mediterranean Café Restaurant (STG Partners, LLC), located at 3792 S. Rochester Road, within the Gateways II Shopping Center, zoned CB Community Business District with FB Flex Business Overlay.

**BACKGROUND:**

The applicant has filed for a Conditional Use Permit to serve and consume alcohol as a part of the new Taziki's Mediterranean Café (Taziki's). Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a conditional use permit in the CB Community Business District. It should be noted that the applicant is seeking a quota license. The City's Liquor License Committee has met on the license transfer and has recommended denial of the proposed granting of the quota license.

The proposed restaurant will be located in the Gateway II of Rochester Hills Shopping Center, specifically in the northernmost tenant space at 3792 S. Rochester Road, located generally on the west side of S. Rochester Road, north of South Blvd. The tenant space has been vacant but is currently being built out for Taziki's Mediterranean Café Restaurant. A floor plan was provided as a part of the conditional use application and it indicates that the restaurant will be approximately 3,000 square feet and utilized for food preparation, seating, restroom facilities and other utility areas. Total occupancy as shown on the submitted drawings is approximately 88 people. A small outdoor seating area with a seating capacity of 18 persons is planned to be located on the east side (front) of the building. Outdoor seating, pursuant to Ordinance, is a permissible use.

Based on the information submitted by the applicant, Taziki's Mediterranean Café is a national chain restaurant that is providing an array of dinner plates, gyros, salads, soups, etc. The letter provided by the applicants indicates that beer and wine is available at all other Taziki's Mediterranean Café restaurants across the country and represents approximately 2-3% of total sales. The proposed hours of operation will be Monday-Thursday 11:00 a.m. – 8:00 p.m. and Friday-Saturday 11:00 a.m. – 9:00 p.m. In addition, the information provided by the applicant indicates that a total of approximately twenty (20) staff members will be employed for daily operations of the restaurant, of which 8-10 will be full time.

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, which 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 recommended by an 9-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its October 15, 2024 meeting. There were no public comments on the proposed application, either prior to the meeting or at the actual public hearing. Please refer to the attached Planning Commission minutes for further details.

**RECOMMENDATION:**

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Taziki's Mediterranean Café Restaurant, to allow on premises alcoholic beverage consumption, located at 3792 S. Rochester Road, File No. PCU2024-0010, 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