



Rochester Hills

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Master

File Number: 2025-0107

File ID: 2025-0107

Type: Project

Status: To Committee

Version: 2

Reference: 2025-0107

Controlling Body: Planning
Commission

File Created Date : 03/05/2025

File Name: 2980 Walton gas station CU

Final Action:

Title label: Request for Conditional Use Approval for an application to operate gasoline service station within the NB Neighborhood Business District, to demolish the existing gas station onsite and to construct a new approximately 5,300 square foot gasoline station convenience store with a canopy and fuel pumps at 2980 Walton Blvd., located at the northeast corner of Walton and Adams, zoned NB Neighborhood Business District with the FB Flex Business Overlay; Sam Beydoun, Safeway Acquisition Co. LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Staff Report 031225.pdf, Reviewed plans.pdf, Environmental Impact Statement.pdf, Development application.pdf, WRC letter 062524.pdf, Draft PC Minutes 031825.pdf, Public hearing notice.pdf, Public comment.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	03/18/2025	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2025-0107

Title

Request for Conditional Use Approval for an application to operate gasoline service station within the NB Neighborhood Business District, to demolish the existing gas station onsite and to construct a new approximately 5,300 square foot gasoline station convenience store with a canopy and fuel pumps at 2980 Walton Blvd., located at the northeast corner of Walton and Adams, zoned NB Neighborhood Business District with the FB Flex Business Overlay; Sam Beydoun, Safeway Acquisition Co. LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to operate a gasoline

service station within the NB Neighborhood Business District at 2980 Walton, based on plans received by the Planning Department on February 7, 2025, with the following findings and conditions:

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has 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 and does not represent a significant deviation from the existing land use that has been present onsite approximately fifty (50) years.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by renovating and modernizing an existing gasoline service with updated architecture, amenities, landscaping and access driveways (by consolidating two driveways on Adams into one) that should provide a safer, more efficient means of ingress and egress.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal and traditionally has been as the current gasoline service station.
5. The proposed development, with the revised driveway and cross connection configurations, will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare and will help further integrate the gasoline service station into the existing land use fabric.
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. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing.
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, 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.