



Rochester Hills

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Master

File Number: 2025-0110

File ID: 2025-0110

Type: Project

Status: To Council

Version: 3

Reference: 2025-0110

Controlling Body: City Council
Regular Meeting

File Created Date : 03/05/2025

File Name: 3420 S. Rochester gas station CU

Final Action:

Title label: Request for Conditional Use Approval to operate a gasoline service station and a drive-through accessory to a permitted use within the NB Neighborhood Business District for a project to demolish the existing service station and to construct an approximately 8,348 square foot gasoline station convenience store with a drive-through, at 3420 S. Rochester Rd., located at the southwest corner of Rochester Rd. and Nawakwa Rd., zoned NB Neighborhood Business with the FB Flex Business Overlay; Leslie Accardo, PEA Group, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 072125 Agenda Summary.pdf, Elevation Adjustments Memo 071020.pdf, Revised Elevations 063025pdf, MDOT Approval Memo 070125.pdf, 040725 Agenda Summary.pdf, Staff Report 031225.pdf, Reviewed Plans (Corrected).pdf, Reviewed Plans 042524.pdf, Updated EIS 031925.pdf, Environmental Impact Statement.pdf, Traffic Impact Study 052124.pdf, Development Application 010424.pdf, FD Flow Test.pdf, MDOT Email 050124.pdf, WRC Letter 032625.pdf, Draft PC Minutes 031825.pdf, Notice of Public Hearing.pdf, Public Comment.pdf, 040725 Resolution.pdf, Resolution (Draft).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
2	City Council Regular Meeting	04/07/2025	Postponed				Pass

Text of Legislative File 2025-0110

Title

Request for Conditional Use Approval to operate a gasoline service station and a drive-through accessory to a permitted use within the NB Neighborhood Business District for a project to demolish the existing service station and to construct an approximately 8,348 square foot gasoline station convenience store with a drive-through, at 3420 S. Rochester Rd., located at the southwest corner of Rochester Rd. and Nawakwa Rd., zoned NB Neighborhood Business with the FB Flex Business Overlay; Leslie Accardo, PEA Group, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the conditional use to operate a gasoline service station with an ancillary drive-through within the NB Neighborhood Business District at 3420 S. Rochester, based on plans received by the Planning Department on February 4, 2025, with the following findings and subject to the following 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.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by providing a modernized gasoline service station and convenience store along with a food provider with an ancillary drive-through use.
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.
5. The proposed development, with the revised driveway configurations, will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
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.
7. That the requested modification to the buffer along the southern property line is appropriate given the number of plantings already proposed, the fact that the site to the south also includes the FB Flex Business Overlay District and finally, that the site to the south directly abuts the M-59 interchange.

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.
3. MDOT approval must be received for the driveway connection to Rochester Road.