



Rochester Hills

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Master

File Number: 2024-0439

File ID: 2024-0439

Type: Administration

Status: To Council

Version: 2

Reference: 2024-0439

Controlling Body: Planning Commission

File Created Date : 09/06/2024

File Name: Meijers CU drive through 1495 S. Rochester

Final Action:

Title label: Request for Conditional Use Approval to operate a drive-through pharmacy as an accessory use to a permitted use for a Meijer grocery store, located at 1495 N. Rochester Rd., located at the southwest corner of Rochester Rd. and Tienken Rd., zoned NB Neighborhood Business with the FB Flex Business Overlay, Meijer Inc., c/o Paul Furtaw, Colliers Engineering & Design, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 100724 Agenda Summary.pdf, Staff Report 091124.pdf, Updated Elevations.pdf, Reviewed Plans.pdf, Environmental Impact Statement.pdf, Development Application.pdf, PC Minutes 091724 Draft.pdf, Public Comment After PC.pdf, Public Comment for PC.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	09/17/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0439

Title

Request for Conditional Use Approval to operate a drive-through pharmacy as an accessory use to a permitted use for a Meijer grocery store, located at 1495 N. Rochester Rd., located at the southwest corner of Rochester Rd. and Tienken Rd., zoned NB Neighborhood Business with the FB Flex Business Overlay, Meijer Inc., c/o Paul Furtaw, Colliers Engineering & Design, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow for a drive-through facility, ancillary to a pharmacy, located at 1495 S. Rochester Rd., based on documents received by the Planning Department on August 2, 2024 with the following findings and conditions:

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 drive-through pharmacy, ancillary to the larger retail grocery store, should provide additional services being sought within the greater Rochester Hills community.
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 the existing tenant space is already a retail grocery store and the proposed ancillary drive-through facility is for a pharmaceutical purpose which should have limited usage and traffic patterns. In addition, the associated site plan proposes additional improvements to the site for the purposes of defining maneuvering lanes and controlling traffic movements.
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 drive-through 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.
2. The drive-through is to be utilized for pharmacy services and items only.