



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0107 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Planning and Economic Director, ext. 2573

DATE: March 20, 2025

SUBJECT: Request for conditional use approval for Sam Beydoun, Safeway Acquisition Co. LLC., to allow for the demolition and reconstruction of an existing gasoline service station, at 2980 Walton, east side of Adams, north side of Walton Blvd.

REQUEST:

Approval of a conditional use to allow for the demolition and reconstruction of an existing gasoline service station at 2980 Walton Blvd., property is zoned NB Neighborhood Business District.

BACKGROUND:

The applicant has filed for site plan approval and a Conditional Use Permit to allow for the demolition and reconstruction of an existing gasoline service station, into a larger, more modernized facility. The site is located at the northeast corner of Adams Road and Walton Blvd. Gasoline service stations require a Conditional Use permit in the NB Neighborhood Business District, after the Planning Commission makes a recommendation and City Council approval.

The applicant is proposing to construct a new, modernized 5,312 square foot gasoline service station convenience store in place of the existing service station that is approximately 1,200 square feet in size. The building architecture provides for a modern design and the building materials include a mix of masonry brick, glazing, metal paneling and simulated wood siding.

A total of four (4) standalone pumps, providing service to eight (8) vehicles, are also proposed along with new underground storage tanks. The site will also provide two (2) dedicated EV charging stations along the west side of the building.

The vehicle circulation plan has also been modified on the proposed plans to reduce the total number of driveways to and from the site from three (3) driveways to two (2). The site currently has a single driveway access on Walton Blvd. That driveway will stay in its current general location. The two (2) driveways on Adams Road will be consolidated into a singular driveway towards the north end of the site. A cross connection will also be established between the subject site and the site to the north. This cross connection will allow vehicular access from the subject site all the way to the Village of Rochester Hills. There is proposed to be an easement for future cross connection to the site to the east; a physical connection at this time could not be negotiated. Pedestrian connections have also been provided to both Adams Road and Walton Blvd.

Currently, the site does have some landscaping along each road frontage, including some trees and low-level plantings. The proposed landscape plan provides for a total of seventeen (17) shade trees and four (4) ornamental trees. This is in addition to a variety of plants and shrubs that will also be planted throughout the site.

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 and that 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, at its March 18, 2025 meeting, recommended approval of the conditional use and approved the associated site plan, with several findings and conditions as reflected in the attached resolution. As a part of the site plan approval, the Planning Commission granted waivers to the right-of-way landscaping requirements along both Adams Road and Walton Blvd. and the perimeter landscaping requirements along Adams Road. The Planning Commission also permitted a reduction in the rear yard setback and placement of the dumpster in the side yard. There was one public speaker on this particular application and the comments were positive to the request. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow for the demolition and reconstruction of the existing gasoline service station meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Sam Beydoun, Safeway Acquisition Co. LLC., at 2980 Walton Blvd., File No. J2023-0143 (PCU2025-0001), 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