Rochester Hills

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File Number: 2026-0427

File ID:	2026-0427	**Type:**	Project	**Status:**	To Council
Version:	2	**Reference:**	2026-0427	**Controlling Body:**	City Council Regular Meeting
				File Created Date :	10/05/2026
File Name:	Don Armando's CU alcohol sales			**Final Action:**	

Title label: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Don Armando's Mexican Cuisine, located at 1431 N. Rochester Rd., on the west side of Rochester Rd and south of Tienken in an outlot within the North Hill shopping center, zoned NB Neighborhood Business with the FB Flex Business Overlay; The Two Amigos Group LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 110926 Agenda Summary.pdf, Staff Report 100626.pdf, Development Application.pdf, Applicant's Letter 091626.pdf, Environmental Impact Statement.pdf, Site Plan.pdf, Floor Plan.pdf, Rendering.pdf, Menu.pdf, Pubic Hearing Notice.pdf, Public Comment.pdf, SUPPL Staff Presentation 102026.pdf, Minutes PC 102026 (Draft).pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/20/2026	Recommended for Approval	City Council			Pass

Text of Legislative File 2026-0427

Title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Don Armando's Mexican Cuisine, located at 1431 N. Rochester Rd., on the west side of Rochester Rd and south of Tienken in an outlot within the North Hill shopping center, zoned NB Neighborhood Business with the FB Flex Business Overlay; The Two Amigos Group LLC, Applicant

Body

Resolved, the Rochester Hills City Council hereby Approves the Conditional Use to allow sales for on

premises alcoholic beverage consumption associated with a restaurant use for Don Armando's Mexican Cuisine located at 1431 N. Rochester Rd., based on documents received by the Planning Department on September 13, 2026 with the following findings:

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 existing restaurant use with the proposed conditional use should continue to have a positive impact on the community as a whole and the surrounding area by providing additional / modified eating and gathering opportunities within this area of the City and the proposed operators of the business have extensive experience operating restaurant businesses within the City.

4. The existing restaurant use and the proposed conditional 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. In addition, a use of this nature falls in line with the Neighborhood Business District.

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 use changes or increases, in terms of traffic, 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.