Rochester Hills

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Master

File Number: 2026-0425

File ID:	2026-0425	**Type:**	Project	**Status:**	To Council
Version:	2	**Reference:**	2026-0425	**Controlling Body:**	City Council Regular Meeting
				File Created Date :	10/05/2026
File Name:	Ginza Ramen CU alcohol sales			**Final Action:**	

Title label: Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Ginza Ramen, located at 6866 N. Rochester Rd., north of Tienken and west of Rochester Rd. within the Papa Joe's shopping center, zoned NB Neighborhood Business with the FB Flex Business Overlay; NAON, LLC dba Ginza Ramen, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 110926 Agenda Summary.pdf, Staff Report 100626.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Letter & Plans.pdf, Menu.pdf, Photos.pdf, Lease.pdf, Public Hearing Notice.pdf, SUPPL Staff Presentation 102026.pdf, Minutes PC 102026 (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:
2	Planning Commission	10/20/2026	Recommended for Approval	City Council			Pass

Text of Legislative File 2026-0425

Title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Ginza Ramen, located at 6866 N. Rochester Rd., north of Tienken and west of Rochester Rd. within the Papa Joe's shopping center, zoned NB Neighborhood Business with the FB Flex Business Overlay; NAON, LLC dba Ginza Ramen, 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 at Ginza Ramen, located at 6866 N. Rochester Rd., based on documents received by the Planning Department on August 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 by not increasing the size and occupancy of the existing restaurant and the relatively limited hours of operation of the restaurant use.

3. The proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within this area of the City and the proposed operators of the business have experience operating the existing restaurant.

4. The existing development and restaurant along with the proposed use of ancillary alcohol sales 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 and the overall intent of the approved PUD.

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.