6866 N. ROCHESTER ROAD
CONDITIONAL USE
PCU2026-0006
NB NEIGHBORHOOD BUSINESS DISTRICT

City of Rochester Hills
Planning Commission
October 20, 2026

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Site

Ginza Ramen, 6866 N. Rochester Rd., located on the west side of N. Rochester Rd, and north of Tienken in the Papa Joe's Shopping Center

Request

The applicant has filed for a Conditional Use Permit to allow for alcoholic beverage sales for onsite alcoholic beverage consumption as a part of an existing restaurant located within the Papa Joe's Shopping Center.



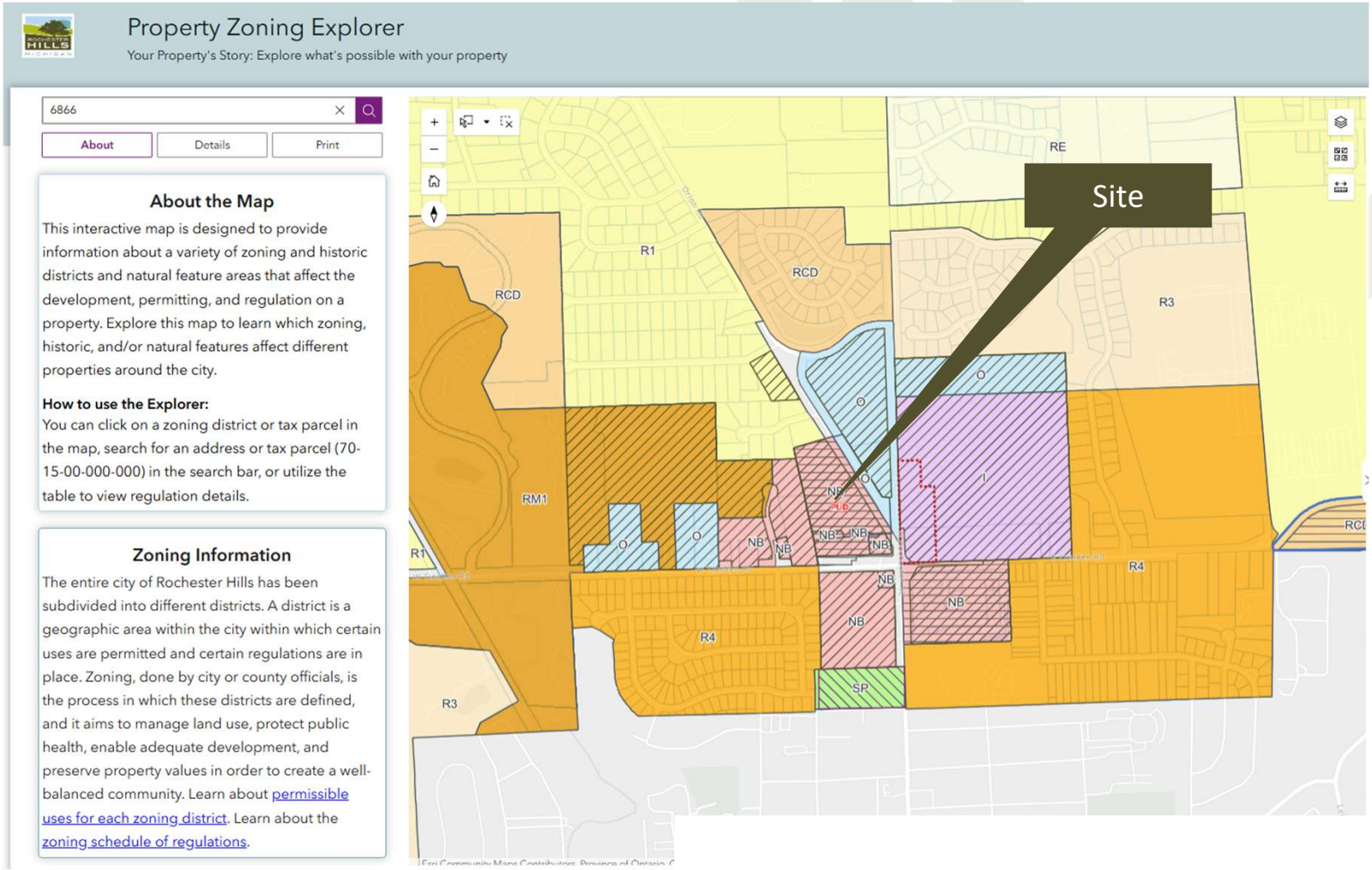
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Restaurant

- Japanese Infusion restaurant serving ramen, house prepared katsu, udon and soba dishes, donburi, katsu rolls, Korean style wings, appetizers and bento style lunch offerings.

Hours of Operation

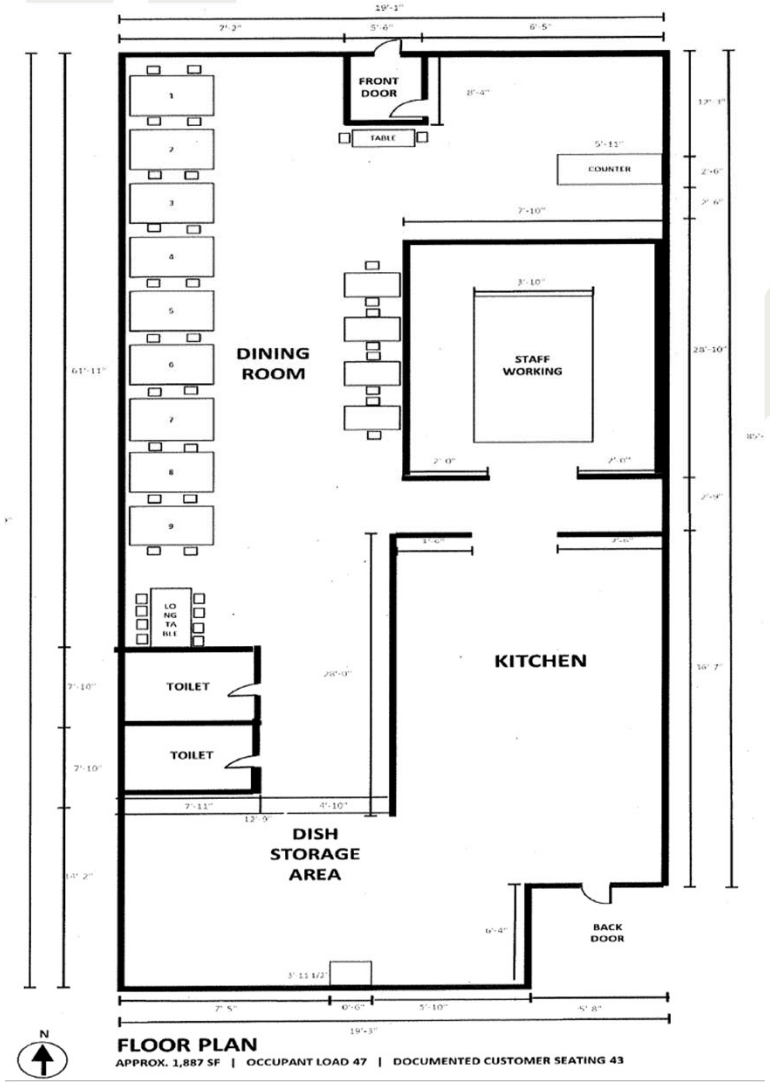
- The applicant has noted that the subject location is open from 11:00 a.m. to 9:00 p.m., Monday through Saturday and 12:00 p.m. to 9:00 p.m. on Sunday.

Size/Seating

- Tenant space is somewhat central to the overall center and is approximately 1,887 square feet in size.
- Seating currently is for approximately 47 persons in a mix of 2 and 4 person tables.
- No outdoor seating noted

Experience

- The applicant has owned and operated the existing Ginza Ramen restaurant since January 2022.



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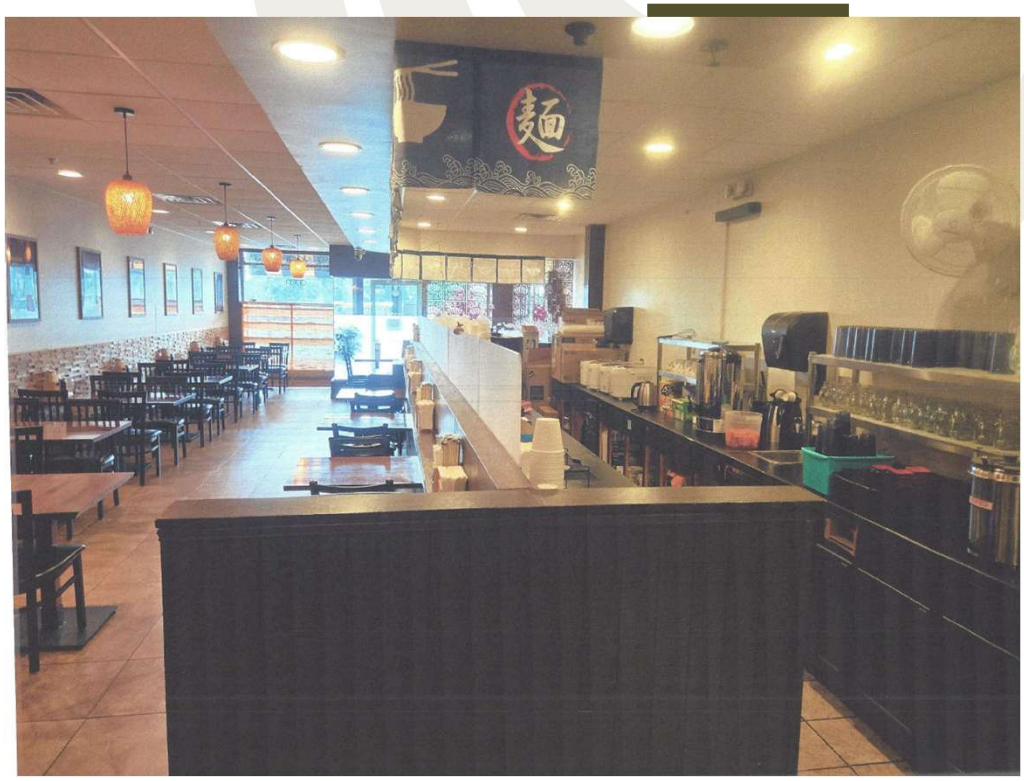
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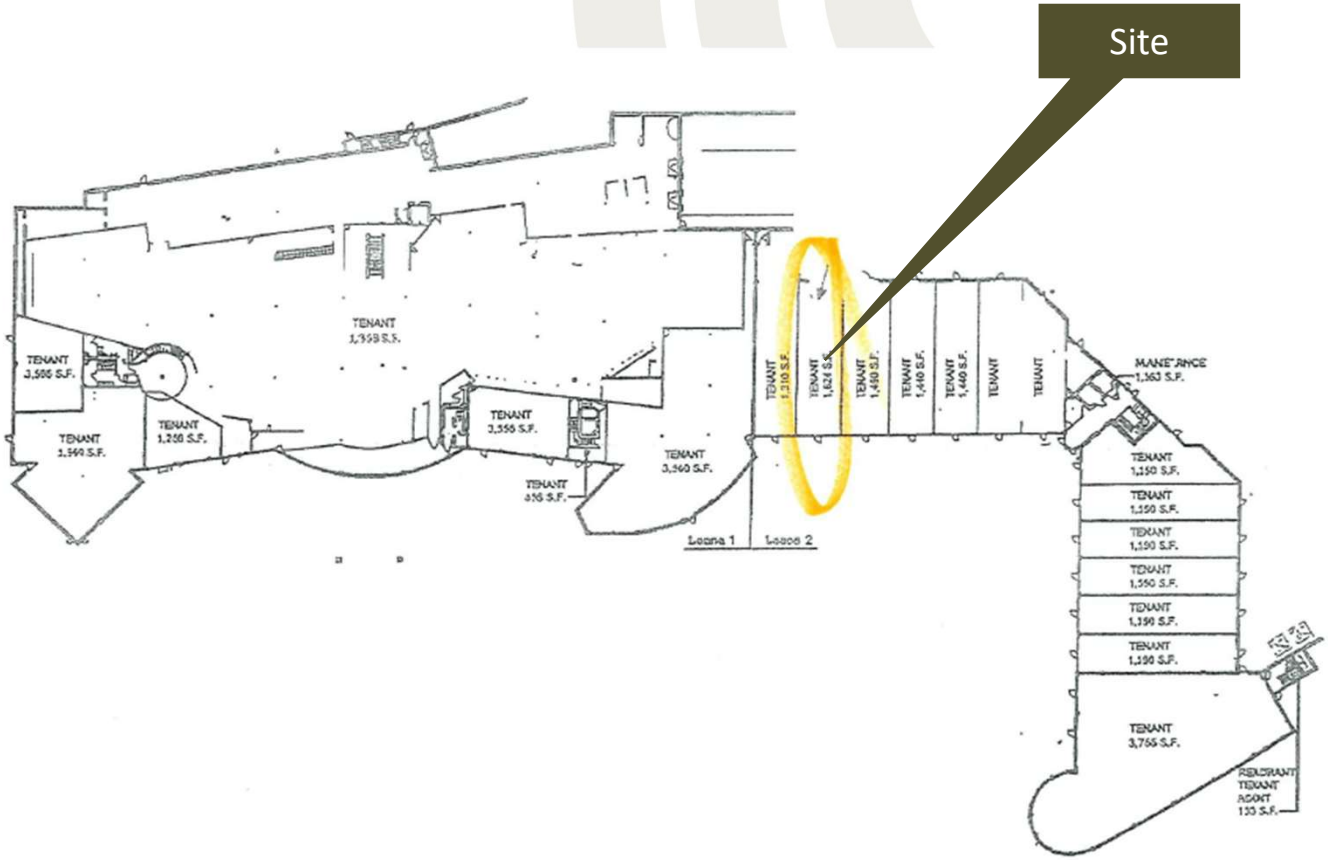
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SECTION 138-2.302 - Standards for Conditional Use Approval and Other Discretionary Decisions

For decisions on conditional uses referred to in subsection (a) of this section and in all other instances in this ordinance where discretionary decisions must be made by a board, commission or official, including decisions on site plans, the requirements and standards as particularly set forth in this ordinance concerning the matter for decision shall be followed, and such discretionary decision shall also be based upon the findings that the conditional use will:

A. Promote the intent and purpose of this ordinance.
B. 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.
C. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainageways, 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.
D. Not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
E. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.