City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2026-0427 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 29, 2026

SUBJECT: Request for conditional use approval for Don Armando's (The Two Amigos Group LLC) to allow for on premises alcoholic beverage consumption as a part of an existing restaurant located at 1431 N. Rochester Road at North Hill shopping center, on the west side of N. Rochester Road, south of Tienken Road.

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 North Hills Shopping Center, located on the west side of Rochester Road, south of Tienken Road. The property is zoned NB Neighborhood Business District with the FB Flex Business Overlay District.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to serve and consume alcohol for an existing restaurant establishment, Don Armando's. The menu for Don Armando's includes a variety of street tacos and taco dinners, burritos, gorditas, quesadillas, enchiladas, fajitas, and bowls/soups. The requested liquor license is intended to complement the existing menu and enhance the overall dining experience. Don Armando's provides dine in, carryout as well as catering services.

Alcoholic beverage sales for on premises consumption, accessory to a permitted use, requires a conditional use permit in the NB Neighborhood Business District. The applicant is seeking a quota license. The applicant appeared before the Liquor License Technical Review Committee on October 28, 2026.

The existing tenant space has an occupant load of 45 persons based on the Certificate of Occupancy that was granted in 2025. The applicant has indicated in their submittal materials that if the license is secured, the restaurant space will be expanded into the adjacent tenant space. The proposed tenant space is the third tenant space (existing restaurant) and the second (proposed expansion if the conditional use and liquor license is granted) from the western side of the building and is approximately 2,225 square feet in size. The floor plan provided includes seating for approximately 100 persons as a mix of tables, casual seating areas and bar seating. The applicant has indicated that there would be no outdoor seating at the proposed location.

The applicant has noted that the subject location is intended to be open from 11:00 a.m. to 9:00 p.m., Sunday through Thursday and 11:00 a.m. to 10:00 p.m. on Friday and Saturday. As a part of the applicant's EIS, the applicant has noted that the anticipated trade areas are Rochester Hills, Oakland Township and the larger Oakland County area dues to its existing operation and the nature of the food. In the applicant's EIS, the applicant specifically notes other similar Mexican restaurants proximate to

the subject site, including The Taco Cartel on N. Rochester Road, Los Gato's Tacos on Walton and Miguel's Cantina on S. Rochester.

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, which 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 recommended by a 9-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its October 20, 2026 meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow sales for on premises alcoholic beverage consumption meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Don Armando's, to allow on premises alcoholic beverage consumption, located at 1431 N. Rochester Road, located within the North Hill shopping center, on the west side of N. Rochester Road, south of Tienken Road, zoned NB Neighborhood Business District with the Flex Business Overlay District, 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