



Department of Planning and Economic Development

Staff Report to the Planning Commission

June 8, 2026

PCU2026-0006

Ginza Ramen Conditional Use

6866 N. Rochester Rd.

REQUEST	Conditional Use Recommendation
APPLICANT	NAON, LLC dba Ginza Ramen Jun Hyup Yoon 6866 N. Rochester Rd. Rochester Hills, MI 48306
LOCATION	Located at 6866 N. Rochester Road, within the Papa Joe's Shopping complex, on the west side of N. Rochester Road, north of Tienken Road.
FILE NO.	PCU2026-0006
PARCEL NO.	15-03-477-035
ZONING	NB Neighborhood Business with the FB Flex Business Overlay (site was developed pursuant to a Planned Unit Development)
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant has filed for a Conditional Use Permit to allow for alcoholic beverage sales for onsite alcoholic beverage consumption for an existing restaurant located within the Papa Joe's shopping complex, located on the west side of N. Rochester Road, north of Tienken Road.

Ginza Ramen has been open since January 19, 2022. The applicant (Jun Hyup Yoon), owns and operates Ginza Ramen (Naon, LLC). The applicant is now seeking to add alcohol sales to the existing operation. The application information indicates this request is designed to provide a more complete dining experience, respond to customer demand and support the restaurant's long term sustainability, potentially adding several new jobs and taxable revenue.

The information provided indicates intended alcohol sales will include cuisine compatible beer, sake, soju and other products permitted by the applicable license (Class C license) and will not change the principal use of the site. In the executive summary document provided by the applicant's representative, it notes that the "initial beverage program" will be modest and cuisine oriented. This does raise the question as to whether there is a subsequent or future beverage program, and this should be noted as a part of the applicant's presentation to the Planning Commission.

The existing tenant space is located to the north of the Papa Joe's use (northern half of the shopping complex) and is approximately 1,887 square feet in size. The approved occupancy for the restaurant is 47 persons. The applicant has indicated that there are no planned expansions for floor area, occupancy or outdoor seating.

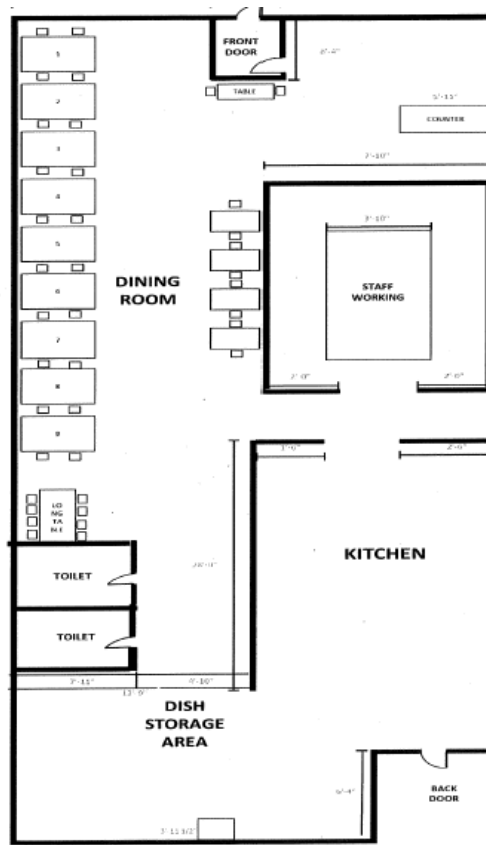
The applicant has provided their menu to the Planning Commission to consider, showing the dishes offered through the Japanese fusion restaurant. It includes a variety of Katsu dishes, Korean style wings, Udon noodle and soba dishes, ramen dishes, Bento boxes and dessert options. Alcohol offerings are proposed to include bottled Japanese beer brands, a small selection of sake offerings, and Korean soju. There is no anticipated cocktail program or separate bar operation.

The site is currently zoned NB Neighborhood Business District. The site also includes the FB Flex Business Overlay District; however, the Overlay District is not applicable since the site was not developed pursuant to that Ordinance. The site was actually developed pursuant to a Planned Unit Development approval. Restaurants in the Neighborhood Business District that include alcoholic beverage sales for on premises consumption require a Conditional Use permit, after the Planning Commission makes a recommendation and City Council approval. The PUD approval is consistent with this requirement. The applicant is seeking a quota license from the City. The applicant has also submitted their information to the City Council for the liquor license application. The City Council will take up the issue of the liquor license and the conditional use recommendation once the Liquor License Committee convenes on the liquor license itself. It is important to note that the conditional use decision is not dependent on whether a quota license is granted or not, it is based on the overall land use and its compatibility with the surrounding uses and potential impacts.

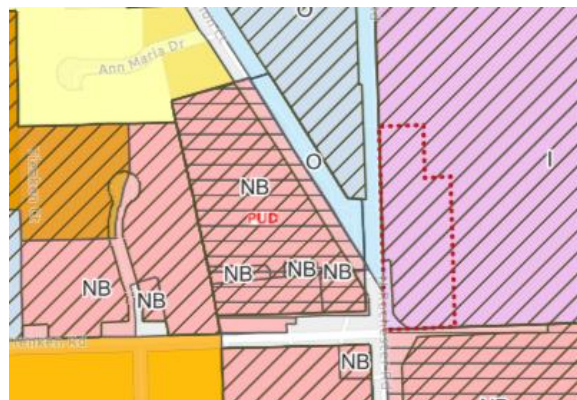
The applicant has noted that the restaurant is open from 11:00 a.m. to 9:00 p.m., Monday through Saturday and 12:00 p.m. to 9:00 p.m. on Sunday.

Aerial Photograph

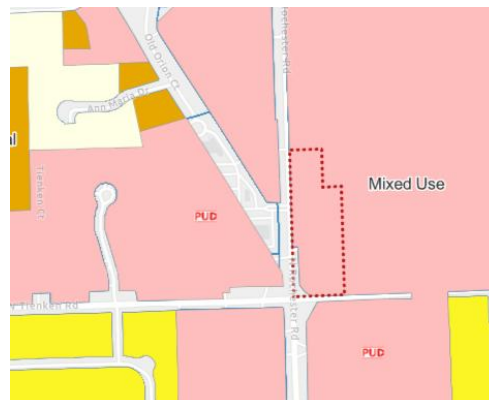




Zoning Map	Master Land Use Plan
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| <ul style="list-style-type: none"> RE One-Family Residential District R-1 One-Family Residential District R-2 One-Family Residential District R-3 One-Family Residential District R-4 One-Family Residential District RCD One-Family Residential Cluster District RM-1 Multiple-Family Residential District RMH Manufactured Housing Park District | <ul style="list-style-type: none"> NB Neighborhood Business District CB Community Business District HB Highway Business District BD Brooklands District O Office District I Industrial District SP Special Purpose District EC Employment Center District FB Flex Business Overlay District MR Mixed Residential Overlay District PUD Overlay |
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| <ul style="list-style-type: none"> Open Space Residential Suburban Residential Neighborhood Residential Multiple Family Residential Mixed Use Regional Commercial | <ul style="list-style-type: none"> Light Industrial/Research & Development Hybrid Industrial Institutional/Campus Parks and Public Open Space Conservation Open Space |
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	Zoning	Existing Land Use	Future Land Use
Site	NB Neighborhood Business District with FB Flex Business Overlay District	Papa Joe's shopping center	Mixed Use
North	R-1 One Family Residential	Single family homes	Multiple Family Residential
South (across Tienken Rd.)	NB Neighborhood Business with FB Flex Business Overlay District	North Hill shopping center including Meijer, gas station, etc.	Mixed Use
East	O Office Business District with FB Flex Business Overlay District	Medical office building and Bank of America	Mixed Use
West	NB Neighborhood Business District with FB Flex Business Overlay District	Avon North Hill Lanes, office building	Mixed Use

General Requirements for Conditional Uses

Per Section 138-2.302 of the Zoning Ordinance, there are five (5) areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in *italics*, followed by staff comments on the proposed conditional use's compliance with each.

Criterion:	Staff Comment:
1 <i>Will promote the intent and purpose of (the Ordinance).</i>	The NB Neighborhood Business District does support and promote this type of use when ancillary to a permissible use such as a restaurant.
2 <i>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.</i>	The proposed tenant space is towards the northern end of the overall center. There are currently multiple restaurant uses within the commercial center, including La Collina Ristorante Italiano, the former Dime Store which is slated to become a sushi restaurant, the former Bigalora, which is slated to become a new steakhouse. The other users include Papa Joes Market, The DripBar, goGLOW, European Wax Center, the Godfather Cigar and Martini Bar, amongst others. The abutting primary land uses to the west are 1130 Tienken Ct. which offices a series of small offices and Avon North Hill Lanes (bowling alley). In front of the center is the standalone Starbucks Coffee Shop and the currently vacant Rite Aid Building. Given the proposed hours of operation (generally opening at 11:00 a.m. and closing at 9:00 p.m., the conditional use for alcohol consumption onsite should not have a significant impact on adjoining properties since there will be no significant outdoor usage. Further, there are a number of other similar uses already located within the complex.
3 <i>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.</i>	The Papa Joes shopping complex has been in existence since approximately 2008. The building has been reviewed and approved by all City Departments to ensure compliance with City standards, therefore the Building should be served adequately by all City services. In addition, the applicant has been operating the existing restaurant use for approximately 2 years, albeit not with alcohol sales. Any demands placed on the public infrastructure should already be accounted for by the

		current use of the site. Parking for the use is provided largely in front of the building. In addition, parking is also provided to the west (behind the building). It is not anticipated that the addition of ancillary alcohol sales would significantly increase the parking demand for the use, particularly given the limited capacity of the tenant space (47 persons based on the approved Certificate of Occupancy).
4	<i>Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.</i>	In regard to the proposed use, there should be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, surrounding properties, or to the public welfare given the limited size of the tenant space, the fact that there is no outdoor seating, and the limited hours of the use as described in the application. In addition, there are no single-family residential homes proximate to the site (the nearest residential structure is approximately 200 feet to the west/northwest) and the two uses are separated by a privacy fence and some limited mature landscaping.
5	<i>Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.</i>	There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community. The restaurant is already existing at this location and the addition of alcohol sales will be ancillary to the existing use and offerings of the restaurant use.

Staff Recommendations

The conditional use was noticed for a public hearing. Staff has not received any comments regarding the proposed use. Based on the application provided, staff recommends approval of the proposed conditional use request. If the Planning Commission agrees that allowing alcoholic beverage sales for on premises consumption will be harmonious and compatible with the surroundings, below is a motion for consideration:

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of File No. PCU2026-0006 (Ginza Ramen), located at 6866 N. Rochester Rd., the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow sales for on premises alcoholic beverage consumption associated with a restaurant use, 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. City Council approval of the Conditional Use.
2. 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.