



September 16, 2026

The Two Amigos Group LLC
Dba Don Armando's Mexican Cuisine
1431 N Rochester Rd
Rochester Hills, MI 48307

City of Rochester Hills
Planning Commission
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**RE: Conditional Use Request – Alcoholic Beverage Sales for On-Premises Consumption
Don Armando's Mexican Restaurant - 1431 N. Rochester Road, Rochester Hills, MI 48307**

Dear Members of the Planning Commission:

On behalf of Don Armando's Mexican Restaurant, we respectfully submit this letter in support of the request for Conditional Use Approval to permit the sale of alcoholic beverages for on-premises consumption as an accessory to the restaurant's existing permitted use.

Don Armando's is an established, locally operated Mexican restaurant located at 1431 N. Rochester Road. The requested alcoholic beverage service is intended to complement the restaurant's food service and enhance the overall dining experience for its customers. The restaurant will remain principally a food-service establishment, with alcoholic beverage sales being ancillary to the restaurant operation.

In accordance with Section 138-2.302 of the City of Rochester Hills Zoning Ordinance, the applicant respectfully addresses the five standards for Conditional Use Approval as follows:

1. The proposed conditional use will promote the intent and purpose of the Zoning Ordinance.

The requested use is consistent with the intent and purpose of the Zoning Ordinance because alcoholic beverage sales for on-premises consumption are specifically contemplated by the Ordinance as a conditional use when accessory to an otherwise permitted use.

Don Armando's is already operating as a restaurant at this location. The addition of alcoholic beverage service will not fundamentally change the nature of the establishment, but rather will provide a customary amenity associated with a full-service restaurant. The requested approval will allow Don Armando's to provide a more complete dining experience while continuing to operate as a neighborhood-oriented restaurant serving Rochester Hills residents and visitors.

2. The proposed conditional use will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate with the existing and planned character of the area, adjacent uses, public services, and the community as a whole.

The proposed alcoholic beverage service will occur within an existing restaurant operation and will be compatible with the commercial character of the surrounding area. The request does not introduce a new or incompatible primary use to the property.

Don Armando's has established itself as a family-oriented Mexican restaurant offering dine-in, carryout, and catering services. The addition of alcoholic beverages is intended to complement meals and the dining experience rather than convert the establishment into a bar, nightclub, or entertainment venue.

The applicant has also demonstrated a long-term commitment to Rochester Hills. If the liquor license is granted, the applicant has secured the adjacent space with the intention of expanding the restaurant and improving its ability to serve customers. This additional investment demonstrates the applicant's intent to establish a permanent and growing presence within the community.

The restaurant will continue to be professionally operated and maintained, and all alcoholic beverage service will be conducted in accordance with applicable City requirements and Michigan Liquor Control Commission regulations.

3. The proposed conditional use will be adequately served by essential public facilities and services.

The restaurant is located within an established commercial area already served by existing streets, utilities, police and fire protection, refuse disposal, water, sewer, and other municipal services.

The addition of alcoholic beverage service as an accessory component of the existing restaurant is not anticipated to materially increase demand upon these services. Customers are already visiting the premises for food and dining purposes, and the proposed alcoholic beverage service will occur as part of the same restaurant operation.

Existing access, parking, utilities, and public infrastructure serving the property are therefore expected to continue to adequately accommodate the restaurant and the proposed conditional use.

4. The proposed conditional use will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.

The requested alcoholic beverage service will remain accessory and subordinate to the restaurant use. Don Armando's is not proposing to operate as a nightclub, tavern, or primarily alcohol-oriented establishment.

Alcoholic beverages will be offered in connection with the restaurant's food-service operation and managed responsibly by the applicant and its employees. Employees involved in alcoholic beverage service will be expected to comply with all applicable laws and regulations concerning the sale and service of alcohol.

Because the underlying restaurant use already exists and the requested activity will occur principally within the restaurant, the conditional use is not expected to generate unreasonable noise, traffic, lighting, congestion, or other impacts upon surrounding properties.

The applicant intends to continue operating Don Armando's as a welcoming, family-oriented establishment and good neighbor within the Rochester Hills community.

5. The proposed conditional use will not create additional requirements at public cost for facilities or services that would be detrimental to the economic welfare of the community.

The proposed conditional use will utilize an existing commercial restaurant and the public infrastructure and services already serving the property. No extraordinary public improvements or additional City facilities are anticipated to be necessary as a result of the requested alcoholic beverage service.

Rather, approval will assist an existing local restaurant in strengthening and expanding its business, making additional private investment in its Rochester Hills location, and maintaining a long-term presence within the community.

Conclusion

Don Armando's respectfully submits that the proposed on-premises alcoholic beverage sales satisfy each of the five standards contained in Section 138-2.302 of the Rochester Hills Zoning Ordinance.

The requested use is accessory to an established restaurant, is compatible with the surrounding commercial area, can be adequately served by existing infrastructure and public services, is not anticipated to create detrimental impacts upon neighboring properties or the public welfare, and will not require additional public expenditures.

Most importantly, the request represents a continued investment in an existing Rochester Hills business. The applicant's commitment to expand into the adjacent space upon approval further demonstrates Don Armando's intention to remain, grow, and invest in the Rochester Hills community for years to come.

For these reasons, Don Armando's Mexican Restaurant respectfully requests that the Planning Commission recommend approval of the Conditional Use request for alcoholic beverage sales for on-premises consumption.

Respectfully submitted,

Armando Heredia Rodriguez
Owner & Chef
Don Armando's Mexican Cuisine