



# Department of Planning and Economic Development

Staff Report to the Planning Commission

March 18, 2016

## JENOPTIK Automotive, N.A.

<b>REQUEST</b>	Conditional Use Recommendation Tree Removal Permit Approval Site Plan Approval
<b>APPLICANT</b>	Justin Jeris, JB Donaldson Company, Inc. 37610 Hills Tech Drive Farmington Hills, MI 48331
<b>LOCATION</b>	North side of Hamlin, between Crooks and Livernois
<b>FILE NO.</b>	16-002
<b>PARCEL NO.</b>	15-21-376-011
<b>ZONING</b>	ORT Office Research & Technology
<b>STAFF</b>	Sara Roediger, AICP, Manager of Planning

### *In this Report:*

Summary .....	1
General Requirements for Conditional Uses .....	2
Review Considerations .....	2
Motion to Recommend Conditional Use Approval .....	3
Motion to Approve Tree Removal Permit.....	4
Motion to Approve Site Plan .....	4

### Summary

The applicant is currently in the process of purchasing the City owned property and is proposing to construct a 100,000 sq. ft. office, engineering, manufacturing and warehouse building (phase 1) with a future 45,000 sq. ft. addition (phase 2) on the eastern 9.51 acres of the City-owned property on the north side of Hamlin Rd. between Crooks and Livernois. The applicant also plans to construct a future phase 3 for up to another 60,000 sq. ft. building on the neighboring 6.13 acres of the property, but that parcel is not included as part of this review. There will be three acres of private open space, with a connection to the Clinton River Trail to the north, along with a picnic area and bike racks. The new facility is expected to bring 175 jobs initially with the second phase bringing another 225. Access to the site will be off of Hamlin Rd. via a cross access easement with the western parcel where phase 3 is planned.

### **Adjacent Land Uses and Zoning**

The site is zoned ORT Office Research & Technology which permits processional office and research and development (R&D). Assembly and machining operations, which will also be conducted at the site in conjunction with the R&D uses are permitted as a Conditional Use, subject to the requirements of *Section 138-4427*, which requires a public hearing and recommendation to City Council. The proposed use, operational and activity levels of the business, site layout, traffic generation, pedestrian and vehicular access, building design, landscaping, drainage, etc. all comply with the requirements of *Section 138-4427* which apply to all uses in

the ORT district to ensure quality development with minimal impacts on surrounding properties. As such, it is staff's recommendation that the Planning Commission waive the special submission requirements listed in *Section 138-427.C* as they are adequately addressed in the site plan and EIS submittal. To the north of the site is the Clinton River Trail which is zoned Industrial; to the south it is zoned REC-W Workplace and developed with various professional offices, auto repair and R&D uses; to the east it is zoned REC-W Workplace and developed with KOSTAL Kontakt and the Rochester Community Schools bus garage; and to the west it is zoned ORT and is developed with Charity Funding. With the exception of the Trail and park open space to the north, the areas are Master Planned Regional Employment Center.

## General Requirements for Conditional Uses

---

Per *Section 138-2.302* of the Zoning Ordinance, there are five areas of consideration for the Planning Commission to regard in the discretionary decision of a Conditional Use. The Planning Commission shall find that the conditional land use will:

1. Will promote the intent and purpose of (the Ordinance).
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.

## Review Considerations

---

1. **Site Layout.** The proposed project meets or exceeds all regulations regarding the area, setback and building requirements for the ORT district.
2. **Parking.** For the type of use proposed for phase 1, a total of 169 spaces are required, and 204 are proposed, including ten barrier free spaces. An additional 36 spaces will be constructed as part of phase 2, bringing the parking to a total of 240 spaces. Three loading spaces at 10 x 40 ft. are proposed. The project meets the parking, loading and barrier free space requirements.
3. **Exterior Lighting.** A photometric plan showing the location and intensity of exterior lighting has been provided that meets ordinance requirements.
4. **Lighting.** The applicant has provided an updated lighting plan that meets ordinance requirements. Cut sheets have also been provided to ensure that all fixtures incorporate measures to prevent off-site glare.
5. **Tree Removal.** The Tree Conservation Ordinance applies to this development, since the land is unplatted. There are four regulated trees on-site, and the applicant is proposing to remove and replace all four trees with four tree credits. At its February 16, 2016 meeting, the Planning Commission approved a Tree Removal Permit to remove 100 trees. This amount was done in advance of receiving a site plan and knowing that a permit for the removal of additional trees could be possible. During the site plan review, it was determined that an additional 22 trees would need to be removed for the development, requiring another Tree Removal Permit and if approved, 22 additional tree credits to be provided. Two 3" caliper deciduous trees and nine 10 ft. evergreen trees (2 credits each) are being proposed meeting this requirement.

6. **Landscaping.** The plans comply with the landscaping requirements with the exception that they are deficient in three deciduous trees, four ornamental trees and eight shrubs, but over by three evergreen trees. Staff recommends the addition of the ornamental trees and shrubs along the path into the site near the rain garden.
7. **Building Design.** The proposed building is generally designed to meet the intent of the Architectural Design Standards. The proposed building entrance will feature a primarily glass wall with solar screen, smooth metal panel entry canopy, CMU knee wall and vertical insulated metal panel. The glass wall wraps around the southwest corner of the building facing Hamlin and it is complemented with a horizontal insulated metal panel, which then wraps around the southeast corner to meet up with the vertical insulated metal panel, all containing CMU along the base of the building. Staff has requested that the applicant brings samples of the building materials and colors to the meeting.
8. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's engineering, fire and building departments subject to conditions identified in their applicable review letters which will not impact the site layout, and which may be handled prior to final site condo and construction plan approval. Please refer to the appropriate attached reviews.

### **Site Plan Summary**

The applicant has submitted a response letter addressing the review comments; please refer to the PEA letter dated March 14, 2016. As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable City departments and consultants. Based on the review comments in this and other reports, and if the Planning Commission agrees the addition will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 16-002 (JENOPTIK Automotive N.A.).

### **Motion to Recommend Conditional Use Approval**

---

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 16-002 (JENOPTIK Automotive N.A.) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to construct a 145,000 square-foot office, engineering, manufacturing and warehouse building on 9.5 acres based on plans dated received by the Planning Department on March 2, 2016, with the following findings and subject to the following conditions, if any:

#### **Findings**

1. The proposed building and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.
2. The proposed use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed building has been designed and is proposed to be constructed, 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.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The Planning Commission waives the special submission requirements listed in *Section 138-4.427.C.* as they are adequately addressed in the site plan and EIS submittal.
7. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.

8. 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.

## **Motion to Approve a Tree Removal Permit**

---

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 16-002 (JENOPTIK Automotive N.A.), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on March 2, 2016, with the following findings and subject to the following conditions.

### **Findings**

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to replace 22 regulated trees with 22 tree credits.

### **Conditions**

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at a rate of \$200 per tree.

## **Motion to Approve Site Plan**

---

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 16-002 (JENOPTIK Automotive N.A.), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 2, 2016, with the following findings and subject to the following conditions.

### **Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards and requirements can be met subject to the conditions noted below.
2. The proposed project will be accessed by Hamlin, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic to Hamlin and to the Clinton River Trail.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

### **Conditions**

1. City Council approval of the Conditional Use.
2. Provide a landscape bond for replacement trees in the amount of \$173,076.00, plus inspection fees, to be adjusted as necessary by staff, prior to issuance of a Land Improvement Permit for this development.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

---

Reference: Plans dated received by the Planning Department on March 2, 2016 (*Cover Sheet, Sheet C-1.0; Overall Topographic Survey, Sheet C-2.0; Topographic Survey (2), Sheet C-2.1; Topographic Survey (n), Sheet C-2.2; Topographic Survey (2), Sheet C-2.3; Overall Preliminary Site Plan Sheet C-3.0; Preliminary Site Plan (S), Sheet C-3.1; Preliminary Site Plan (N), Sheet C-3.2; Truck Access Plan, Sheet C-3.3; Preliminary Grading Plan (S), Sheet C-4.1; Preliminary Grading Plan (N), Sheet C-4.2; Preliminary Grading Plan (W), Sheet C-4.3; Preliminary Utility Plan (S), Sheet C-5.1; Preliminary Utility Plan (N), Sheet .52; Preliminary Drainage Plan, Sheet 6.0; Preliminary Detail Sheet, Sheet C-7.1, Tree Preservation Plan (S), Sheet Tree 1.1; Tree Preservation Plan (N), Sheet Tree-1.2; Tree Preservation Plan (W), Sheet Tree-1.3; Landscape Plan (S), Sheet L-1; Landscape Plan (N), Sheet L-1.2; Landscape Plan (W), Sheet L-1.3, prepared by PEA, Inc.; Photometric Plan, Sheet 1 of 1, prepared by Gasser Bush Associates; Architectural Plans, Title Sheet, Sheet AG-01; Code Summary, Sheet AG-21; First Floor & Mezzanine Plan, Sheet AP-01; Exterior Building Elevations, Sheet A2-01, prepared by HED.*

Attachments: Assessing Department memo dated 3/2/16; Building Department memo dated 3/3/16; Fire Department memo dated 3/3/16; Parks and Forestry memo dated 3/8/16; DPS/Engineering memo s (2) dated 3/9/16 and 3/3/16; Planning Dept. Memo dated 3/9/16; EIS dated received 3/2/16; and Notice of Public Hearings (2).

---

i:\pla\development reviews\2016\16-002 jenoptik\staff report 3-22-16.docx