



Department of Planning and Economic Development

Staff Report to the Planning Commission

May 15, 2015

2960 Bond St. Addition	
REQUEST	Site Plan Approval
APPLICANT	Engineering Design Services 2960 Bond St. Rochester Hills, MI 48309
AGENT	Rock Haas
LOCATION	Northwest corner of Bond and Auburn
FILE NO.	86-658.2
PARCEL NO.	15-29-351-014
ZONING	REC-W, Regional Employment Center - Workplace
STAFF	Sara Roediger, AICP, Manager of Planning

In this Report:

Summary.....1

Site Plan Review Considerations.....1

Site Plan Approval Motion.....2

Summary

The applicant proposes to construct an 8,790 square-foot addition on the south side of the existing 23,887 square foot building on a 2.1 acre site located at the northwest corner of Bond St. and Auburn Rd. The company is growing and needs more warehouse space for its robotics systems. The site is accessed from Bond St.

Adjacent Land Uses and Zoning

The REC-W district permits the manufacture and processing of semi-finished products which EDSI produces. The site is surrounded by REC-W zoning except across Auburn Rd. to the south, which is zoned R-4, One Family Residential and developed with homes. Surrounding businesses include Eagle Ottawa, Sehi Computer Products and Great Lakes Tape International.

Site Plan Review Considerations

1. **Site Layout.** All setbacks have been exceeded. Please refer to the table in the Planning staff review dated May 11, 2015 for required and proposed setbacks. In addition, the project is in compliance with the area and building requirements of the REC-W district, including height of the building.

2. **Building Materials.** The existing building material consists of brick facing Bond St. and Auburn Rd. and split face block along the north and west facades. The addition consists of brick veneer facing Bond St. and Auburn Rd. and split face block along the west façade, consistent with the existing building.
3. **Tree Removal.** Any healthy tree greater than 6” in caliper to be removed must be replaced with one tree credit. Five trees are proposed to be removed and are being replaced with three trees, totaling five credits.
4. **Landscaping.** A landscape and cost estimate have been provided for the tree replacement. The minimum size of the deciduous trees must be increased to 3” caliper, which will change the cost estimate. In addition, the applicant must submit an irrigation plan and cost estimate for the irrigation of all landscape areas on the site.
5. **Lighting.** Changes to the existing lighting are not proposed.
6. **Parking.** Warehouses in the REC-W district require 1 space per 500 square feet plus 1 space per 350 square feet of office. 56 total spaces, including 3 barrier free spaces, are required for the proposed site with the addition and 62 spaces including 6 barrier free spaces are proposed.

The site complies with all other ordinance requirements.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the development will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 86-658.2 (2960 Bond St. Addition).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 86-658.2 (2960 Bond St. Addition), the Planning Commission **approves** the **site plan**, based on plans dated received by the Planning Department on May 1, 2015, 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. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. 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. Adjust size of tree calipers to 3” and post landscape bond plus inspection fees, to be determined by staff, prior to final approval by staff.
2. Submit an irrigation plan and cost estimate, prior to final approval by staff.

3. The 25 ft. corner clearance/sight distance triangle needs to be shown and labeled at the intersection of the right of way lines of Auburn and Bond St. and notes need to be added on the plan per the Forestry Dept. email dated May 12, 2015.
4. Addressing all applicable comments from other city departments and outside agency review letters, prior to final approval by staff.

Attachments: *Site Plans and Engineering Plans dated received May 1, 2015: Cover Sheet; Floor Plans, Elevations, Roofing Plan, Wall Sections, Lighting Plan, Mechanical & Plumbing Plans, Sheets A-1 to A-5, E-1, M-1 and S-1, prepared by JMP Design + Build, Inc.; Sheets C1 to C7, and Landscape Plan, Sheet L1, prepared by NF Engineers.*

Assessing Department memo dated 03/30/15; Building Department memo dated 05/07/15; Fire Department memo dated 5/11/15; Public Services Department memo dated 05/01/15; Survey memo, dated 03/31/15; Parks and Forestry email dated 5/12/15; Street Committee memo dated 05/01/15; Planning Department memo dated 5/11/15; Parks & Forestry memo dated 04/14/15; Letter from EDSI dated 04/29/15 and Letter from OCWRC, dated 04/01/15

i:\pla\development reviews\1980s\1986\86-658.2 2960 bond st. addition\staff report. 05-19-15.docx