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From: Ed Anzek  
To: Planning Commission  
Date: December 11, 2015  
Re: Proposed (Re)Development of NW corner of Rochester Road and M-59

Planning Commissioners:

Staff has been working with Kenny Koza, Vice-President of Group 10 Management, regarding the redevelopment/development of the gas station/convenience store to a gas station/convenience/drive through Dunkin' Donuts and hotel operation for over a year and half. Mr. Koza first started his discussions with Jim Breuckman, the previous Planning Manager.

This project is still in the concept stage and staff has suggested Mr. Koza meet with the Planning Commission to discuss his proposal and to gain your insights. Our first recommendation that he request a discussion with the Planning Commission dates back to April 28th.

The company he is with has purchased 2 homes/parcels on Cherry Road (first street to the west) that abuts 2 of the 3 parcels that were previously held by the gas station. The area directly south is the on-ramp to westbound M-59. An aerial and a parcel map with the zoning designation are attached along with the concept and a rendering of the proposed Fairfield Inn and Suites (Marriott).

Staff has reviewed numerous concepts with suggestions to rotate the hotel to create as "small as wall as possible that neighbors would view". This concept has not been reviewed by any other Departments. There are 5 lots; 1 zoned B-5 and 4 zoned R-3. The area zoned B-5 also has a FB-2 overlay along with the portion immediately south that is currently zoned R-3. The zoning does not allow the development as proposed.

The proposed hotel is a 4-story, 98 room Fairfield Inn and Suites owned by Marriott. The gas station that is currently there has had its service bays converted to a convenience store long ago. As you can see from the concept, the combined gas/convenience and Dunkin' Donuts adds up to 5800 s.f. of retail with both being generators of high traffic counts. The hotel on the other hand would generate little traffic and that traffic would be in the morning and late afternoon into the evening.

Staff has held discussions with Mr. Koza offering that this might be too dense or too much for this site. Mr. Koza stated he has met with the occupants of the 3 remaining homes on Cherry Road and advised that none of them had and issues with his proposal. We asked Mr. Koza if he could bring a letter from the three residents showing their support or ask them to sign the concept plan as a display of support.

Suggested areas for the Planning Commission to consider include on site circulation, traffic impacts, exterior of hotel (materials), adequate buffering, and whatever else you may have concerns with.

The only means to accomplish this is through the use of a PUD and we've asked Mr. Koza to offer how this proposal meets the criteria for Qualification.

Thank you.