



## Department of Planning and Economic Development

Staff Report to the Planning Commission

February 21, 2014

### Campus Corners Outlot Retail Building

<b>REQUEST</b>	Site Plan Approval Conditional Land Use Recommendation
<b>APPLICANT</b>	Campus Corners Associates 1334 Maplelawn Troy, MI 48084
<b>AGENT</b>	Stuart Frankel
<b>LOCATION</b>	East side of Livernois, between Walton and Avon
<b>FILE NO.</b>	13-012
<b>PARCEL NO.</b>	15-15-101-024
<b>ZONING</b>	B-3, Shopping Center Business
<b>STAFF</b>	Jim Breuckman, AICP, Manager of Planning

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#### **Summary**

The proposed outlot development at the Campus Corners shopping center is the former location of the Big Boy restaurant, which was recently demolished. The applicant is proposing to replace it with an 8,095 square-foot, retail building with two drive-thru restaurants with outdoor seating and associated site improvements. The site will change the layout of the parking lot surrounding the building, but it proposes to maintain existing curb cuts and circulation patterns within the larger Campus Corners site.

#### *Adjacent Land Uses and Zoning*

Drive-thru restaurants may be permitted in the B-3 district following conditional land use (CLU) approval which requires a Planning Commission recommendation and City Council approval. Adjacent uses and zoning include the remainder of the Campus Corners shopping center to the north, zoned B-3, Shopping Center Business; a senior apartment complex to the south and Crittenton Hospital to the east, both zoned SP Special Purpose; and Rochester High School to the west, zoned R-1, One Family Residential. Adjacent uses are commercial, senior apartment living (Avon Towers) and Rochester High School.

## General Requirements for Conditional Land Uses (Section 138-2.302)

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There are five areas of consideration for the Planning Commission to regard in the discretionary decision of a conditional land use. They are:

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.

## Site Plan Review Considerations

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1. **Site Layout.** The site has been maximized to accommodate the two drive-throughs, which require conditional use approval by City Council following a Planning Commission recommendation.
2. **Parking Layout.** Please dimension the parking and circulation aisle on the west side of the building. These dimensions are not noted currently. The parking spaces must be 18 feet deep with a 24 foot wide circulation aisle.
3. **Landscaping.**
  - a. Cost estimates for each plant material and a total cost estimate must be provided. This will serve as the basis for the landscape bond. Honey locust trees and daylilies are proposed to supplement existing landscaping.
  - b. All landscape areas must be irrigated, and an irrigation plan must be submitted with the final site plans.
4. **Buildings.** Building plans have been provided for Planning Commission review. Colors are not noted on the plans. The applicant should also clarify the appearance of the rectangular elements behind the sign band and above the storefront glass system.
5. **Traffic.** A traffic impact study was completed to determine the effects of adding restaurant uses and drive-throughs. The results are included in the packet and are discussed in the Engineering review memo.
6. **Engineering Comments.** The Engineering review dated February 4, 2014 does not recommend approval of the site. However, the remaining underground engineering comments can be addressed without impacting the site design and can be resolved during the engineering review process. For that reason, we have forwarded this item to the Planning Commission for consideration for site plan approval and a recommendation on the conditional use to City Council.

### *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 and the plans are technically compliant with Zoning Ordinance requirements for site plan approval and can be technically compliant with engineering utility requirements. Following are sample motions for your use should the Planning Commission find that the proposed development also meets the criteria for conditional land use approval.

## **Conditional Land Use Motion**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 13-012 (Campus Corners Outlot Retail Building) the Planning Commission **recommends** to City Council **approval** of the **conditional land use** to permit two drive-through facilities based on plans dated received by the Planning Department on February 20, 2014, with the following findings.

### *Findings*

1. The traffic generated by the proposed development is not expected to be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
2. The proposed building and other necessary site improvements meet the standards 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 hospital, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the land use.
4. 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.
5. 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*

*Add any applicable conditions.*

## Site Plan Approval Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 13-024 (Campus Corners Outlot Retail Building), the Planning Commission **approves** the **site plan**, based on plans dated received by the Planning Department on February 20, 2014, with the following findings and subject to the following conditions.

### Findings

1. The site plan and supporting documents demonstrate that 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 development meets the intent and standards of the B-3 Shopping Center district.
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.
6. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and other dining options.

### Conditions

1. City Council approval of the conditional land use.
2. Addition of dimensions for parking and circulation aisles to demonstrate compliance with ordinance minimums.
3. Addition of landscape cost estimates on the landscape plans.
4. Submittal of an irrigation plan, including irrigation of the Livernois Road right of way.
5. Address all applicable comments from other City departments and outside agency review letters, including Engineering, Fire, and Building department reviews referenced in the attachments below.

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Attachments: *Site Plans, dated received February 20, 2014: Site Plan, sheet SP.101; Floor Plan, Sheet A.101; and Elevations, prepared by Biddison Architecture.*

*Building Department memo dated 02/04/14; Fire Department memo dated 01/27/14; Public Services Department memo dated 02/04/14; Letter from OCWRC, dated 09/18/13; Traffic Impact Study dated January 2014 and PHN*

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