



## Department of Planning and Economic Development

Staff Report to the Planning Commission November 13, 2015

### South Hill Retail Plaza Façade Renovations

<b>REQUEST</b>	Revised Site Plan Approval
<b>APPLICANT</b>	Young & Young Architects, Inc. 1133 W. Long Lake Rd., Suite 100 Bloomfield Hills, MI 48302
<b>AGENT</b>	Roger Young
<b>LOCATION</b>	West side of Rochester Rd., North of Avon
<b>FILE NO.</b>	84-465.2
<b>PARCEL NO.</b>	15-15-476-026
<b>ZONING</b>	B-2 General Business
<b>STAFF</b>	Sara Roediger, AICP, Manager of Planning

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### Summary

The applicant for the South Hill Plaza is proposing to renovate and update the exterior façade of the plaza. Minor façade changes that do not significantly alter the appearance of the building or increase height can be administratively approved; however, staff felt that since the renovations covered the entire retail center that the Planning Commission should be the approving body. All interior spaces will remain the same. New four foot parapet walls will be constructed four feet lower than the existing building ridge line with veneer of cement plaster. New storefront parapets with visible shingles on the south and east elevations will be coated/stained black. Roofing materials located on the south and west (alley) will remain. Existing faux brick and column framing will be moved and replaced with new steel columns with cement board. The existing pole mounted parking area lights will remain and the only site improvements proposed by the applicant include a possible resurfacing and restriping of the parking lot after construction.

### Site Plan Review Considerations

- 1. Site Layout.** The layout is not being changed; there will be some minor changes to the height of the parapets.
- 2. Parking.** The parking is not being changed. In the future if the parking lot is resurfaced and restriped, the overall lot will need to be reviewed for overall compliance.
- 3. Landscaping/Tree Removal.** No landscaping is planned. In the future, if the parking lot is resurfaced and restriped, staff would require that landscape islands be installed to meet current requirements for interior parking lot landscaping. At this time, staff recommends that some landscaping be installed in the existing islands and that additional street trees be installed along Rochester Rd. Please see the staff report for specific recommendations.

4. **Building Materials.** Please refer to elevation sheets of the architectural drawings for complete details.
5. **Lighting.** The only changes to the exterior lighting will be new wall mounted light fixtures. The existing parking lot lighting fixtures are angled upwards, and staff recommends that they be adjusted to point downward. If the parking lot is re-stripped, the light poles will need to be brought into compliance with the current ordinance requirements.
6. **Dumpster Enclosures.** There are a number of dumpsters located behind the building along the south property line that are highly visible from Rochester Rd. and the Tim Horton's to the south. Staff recommends that these be removed or screened with an enclosure of masonry material that matches the building with wood gates.

### **Site Plan Summary**

The review was conducted by planning staff for conformance to the city's zoning ordinance and architectural standards. If the Planning Commission agrees the renovations will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 85-465.2 (South Hill Retail Plaza Façade Renovations).

### **Site Plan Approval Motion**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 84-465.2 (South Hill Retail Plaza Façade Renovations), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on November 2, 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. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
3. 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.
4. The renovations should enhance the retail center and help fill vacant spaces.

### **Conditions**

1. Addressing all applicable comments from planning dept. memo dated November 9, 2015 prior to final approval by staff.

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Reference: Plans dated received by the Planning Department November 2, 2015 (*Cover Sheet, Floor Plan, Sheet A2.1; Floor Plan, Sheet A2.2; Floor Plan, Sheet A2.3; Elevations, Sheet A3.1; Elevations, Sheet A3.2; Elevations, Sheet A3.3; Elevations, Sheet A3.4, and Colored Renderings, prepared by Young & Young Architects, Inc.*)

Attachments: Planning Dept. memo dated 11/9/15.

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