

## Leader Dogs For The Blind Parking Addition

<b>REQUEST</b>	Revised Site Plan Approval
<b>APPLICANT</b>	Chris Bearup Leader Dogs for the Blind 1039 S. Rochester Rd. Rochester Hills, MI 48307
<b>LOCATION</b>	Southeast corner of Rochester and Avon
<b>FILE NO.</b>	90-262.4
<b>PARCEL NO.</b>	15-23-101-028
<b>ZONING</b>	SP Special Purpose
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

### Summary

The applicant is proposing to construct 102 additional parking spaces over an existing gravel parking area at the Leader Dogs facility at the southeast corner of Rochester and Avon. The applicant states that the lot will make it easier to manage onsite parking needs and avoid conflict. Existing vegetation is proposed to remain, and rain gardens and landscaping are proposed. Operations of the non-profit have increased along with the additions to the facility, which warrants the need for additional parking. Lighting is in compliance with City standards, and the applicant states that the existing trees will mitigate a lot of the light. The total new parking is below the City's requirements; however, the applicant has provided the explanation that maximum building capacity for the campus is 1,383 persons when accounting for office, training, kennel and kitchen and feels that one space per six persons is a reasonable standard for their needs given the nature of the facility. The Planning Commission has the ability to modify the parking requirements.

The site is zoned Special Purpose, which permits the intended use. It is surrounded by commercial and industrial zoning to the west, north and



south and residential to the east. All staff have recommended approval as noted in the attached review memos. Below is a motion for consideration.

## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Planning Commission parking modification required Minor landscape detail to be addressed with final plans	Approval
Engineering	Minor comments to be addressed at construction plan review	Approval
Fire	Approved with minor conditions	Approval
Building	Minor comments to be addressed at building plan review	Approval
Assessing	Approved	Approved

## Motion to Approve Revised Site Plan

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 90-262.4 (Leader Dogs for the Blind Parking Addition), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on September 20, 2018, 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 from Avon and Rainier, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Paths have been incorporated to promote safety and convenience of pedestrian traffic.
3. The off-street parking area has been designed to avoid common traffic problems and promote safety for the visitors.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site.
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 Planning Commission has approved modifying the parking requirements based on the applicant's explanation that less parking is needed for the operation of the facility and that additional parking is being add bringing the site closer to compliance with the requirements.

### Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape performance bond for replacement trees, landscaping and irrigation in the amount of \$53,085.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.

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Reference: Plans dated received by the Planning Department September 20, 2018, coordinated by Giffels Webster.

Attachments: Assessing Department memo dated 10/8/18; Building Department memo dated 10/3/18; DPS/Engineering memo dated 9/27/18; Planning Department Memo dated 10/4/18; Fire Department memo dated 6/11/18; Parks and NR Resources memo dated 9/24/18; WRC letter dated 6/8/18; RCOC letter dated 6/18/18; EIS.

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