



Department of Planning and Economic Development

Staff Report to the Planning Commission

April 12, 2019

Auburn Rd. Parking Lots

REQUEST	Site Plan Approval
APPLICANT	City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309
LOCATION	North of Auburn, on Emmons, and between Harrison and Eastern
FILE NO.	19-013
PARCEL NOS.	15-25-456-033 and 15-25-458-040
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, AICP, Manager of Planning

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Summary

The City of Rochester Hills has acquired parcels that it has purchased or were donated to construct two parking lots as part of the Auburn Rd. Corridor Plan improvements. The parcels are located north of Auburn (on the alley) on Emmons and between Harrison and Eastern and total approximately 1.47 acres. The four parcels between Harrison and Eastern have been combined. The plans are fairly straight forward and comply with lighting and parking spaces (one handicap space to be added). Landscaping is proposed for the buffer and parking lot island requirements with recommendations from our Parks and Natural Resources Dept. There will be a decorative fence to buffer the surrounding homes. Landscaping will be finalized prior to final site plan submittal.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments	Approval
Engineering	Comments to be addressed at construction plan review	Approval
Fire	Minor comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	Minor comments	Approval
Assessing	No outstanding comments	Approval

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 19-013 (Auburn Rd. Parking Lots), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on March 15, 2019 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 Emmons, Harrison and the alley north of Auburn thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the school visitors.
4. The proposed improvements should have a satisfactory relationship with 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 parking lots are an important component of the Auburn Rd. corridor improvements to enhance the shopping, dining and business related activities in the corridor.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department March 15, 2019, coordinated by the City and OHM

Attachments: Assessing Department memo dated 3/18/19; Building Department memo dated 4/9/19; DPS/Engineering memo dated 3/28/19; Planning Department Memo dated 4/5/19; Fire Department memo dated 3/29/19; Parks & NR memo dated 3/20/19; WRC Letter dated 3/27/18; EIS.

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