



Department of Planning and Economic Development

Staff Report to the Planning Commission

March 16, 2018

Candlewood Hotel @ Meijer

REQUEST	Tree Removal Permit Site Plan Approval
APPLICANT	Basim Shina Rochester Hills Property, LLC 2150-B Franklin Rd. Bloomfield Hills, MI 48302
LOCATION	Meijer Outlot at Rochester and Auburn Roads
FILE NO.	17-044
PARCEL NO.	15-35-100-056
ZONING	B-3 Shopping Center Business with an FB-3 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

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Summary

The applicant is proposing to construct a four-story, 89-room hotel with associated landscaping as an outlot on an existing parking area on the east side of the Meijer store at Rochester and Auburn. The site can be accessed from both roads. A sidewalk connection to the pathway on Auburn Rd. is being provided. Storm water drainage will go to an existing pond onsite to the south of the proposal. Since the existing site is pavement, the applicant states that “adding green areas in the lot and around the building will reduce run-off and aid in recharging the ground water.” An outdoor amenity space is being proposed to satisfy the requirement of the FB district.

The City has heard from many residents expressing concerns regarding the proposed project, however only two emails and two comments from the status of development map website have been received by the PED Department. The concerns have mostly focused on traffic and safety issues, particularly along Auburn Road.

Adjacent Land Uses and Zoning

The site is zoned FB-3 Flexible Business Overlay which permits the proposed hotel use. The site is surrounded by commercial zoning. There is a TCF Bank to the north, Meijer to the west and south, and a shopping center property directly to the east. East of that is the Wildflower Subdivision. The site is master planned Business/Flexible Use 3.

Site Plan Review Considerations

1. **Site Layout.** The proposed development is in compliance with setback, area and building requirements of the FB-3 district but does not meet the minimum building frontage build-to area, minimum façade transparency and lawn frontage regarding locating parking between the building and the street. The Planning Commission has the ability to modify the regulations upon determination that the modifications meet the intent of the FB district.
2. **Parking/Access.**
 - a. The minimum number of spaces required for nonresidential parking in the FB-3 district is one space per 400 sq. ft. or 125 spaces for this development. 98 spaces are proposed including five handicap spaces. The Planning Commission can modify the standards if the applicant provides evidence that less parking is required based on demand for a typical day.
 - b. Parking setbacks are in compliance with the exception of the northeast corner, which is an existing drive.
 - c. A cross access must be provided with the Meijer property.
 - d. A traffic study was not warranted for this size and type of development, however, the applicant has done some traffic analysis, and HRC (City's engineering consultant) has reviewed the plans and provided several recommendations to be handled at construction plan review.
 - e. Planning staff has indicated concerns with the overall circulation internal to the site in terms of vehicles accessing the site off of Rochester Rd. and potential conflicts with the vehicles and trucks accessing the existing Meijer store. At a minimum, staff has recommended the addition of directional signage or other minor improvements to aid guests entering off of Rochester Road and making their way around the back of the existing Meijer's building.
3. **Tree Removal.** The Tree Conservation Ordinance applies to this development so any healthy, regulated tree that will be removed must be replaced with one tree credit. There is 1 tree being removed and replaced with one tree on site.
4. **Lighting.** The proposed lighting plan is in compliance for fixtures, intensity (footcandles), height and wattage.
5. **Detention.** The site will drain to an existing onsite detention pond to the south of the property.
6. **Natural Features.** The site does not contain any impacts to natural features setbacks or wetland areas in the subject development area.
7. **Landscaping.** The proposed landscaping is in compliance with Sections 138-8.602 and 138-12.100-308 of the Ordinance. Please refer to 9. Landscaping in the Planning memo dated March 12, 2018 for what is required and proposed. Additional evergreens will be added to buffer the residential subdivision to the east. A performance bond will be required prior to final grade inspection by Engineering.
8. **Building Design.** The building will consist mainly of brick with stone and EIFS accents. The applicant has been encouraged to bring colored samples and building materials to the meeting. Please refer to the attached colored renderings.

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 consultants, which are attached for consideration. The site plan review for this project is considered a discretionary review by the Planning Commission because of the request for modifications from the Flex Business Overlay District regulations and the requested parking modification as noted in this report. In order to approve the requested Flex Business Overlay District modifications, the Planning Commission shall find all of the following:

1. The proposed development meets the intent of the FB district.

2. Evidence has been submitted demonstrating that compliance with the standard makes development impractical on the site and that the modifications are necessary to development in accordance with the FB district.
3. The modifications will not make future adjacent development impractical.
4. The modifications are the smallest modifications necessary.
5. The modifications will permit innovative design.

In order to approve the requested parking modification, the Planning Commission shall find that the applicant has submitted sufficient evidence that another standard would be more reasonable because of the level of current or future employment or customer traffic.

A sample motion is provided below if the Planning Commission feels that the proposed project warrants the discretionary approval of the requested modifications.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 17-044 (Candlewood Hotel @ Meijer), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on March 2, 2018, with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to replace up to 1 regulated tree with 1 tree credit on site.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. The tree replacement requirements that cannot be met on site require payment into the City's Tree Fund at a rate of \$216.75 per tree.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 17-044 (Candlewood Hotel @ Meijer), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on March 2, 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 Rochester or Auburn, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. A pathway to Auburn has been provided for the safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems.
4. The Planning Commission has waived the parking requirements, finding that the applicant has demonstrated that less parking is required due to demand on a typical day.

5. The requirement for parking between the building and the street for a building set back more than 70 feet has been waived because the applicant has demonstrated that compliance with the standards makes development impractical.
6. The Planning Commission has waived the regulations for the minimum building frontage build-to area and minimum façade transparency determining that they meet the intent of the FB district.
7. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
8. 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.
9. The proposed project is expected to bring 10 jobs and will offer another hospitality option for the City.

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 \$51,753.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department March 2, 2018 by PEA, Inc.

Attachments: Assessing Department memo dated 3/9/18; Building Department memo dated 2/9/18; DPS/Engineering memo dated 3/15/18; HRC Letter dated 3/12/18; Planning Department Memo dated 3/12/18; Fire Department memo dated 3/12/18; Parks & Natural Resources memo dated 1/17/18; WRC letter dated 11/8/17; EIS; Neighbor Outreach emails; Tree Removal Notice.

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