

Chairperson Brnabic opened Public Ccomment at 7:05 p.m. Seeing no one come forward, she closed Public Comment.

UNFINISHED BUSINESS

- 2019-0065** Request for Preliminary Planned Unit Development and Conceptual Site Plan Recommendation - City File No. 18-016 - Rochester Hills Trio, a proposed mixed use development consisting of residential units, office and retail space on 5.77 acres located at the northeast corner of Auburn and Livernois Rds., zoned B-1 Local Business with an FB-2 Flexible Business Overlay and RM-1 Multiple Family Residential with an FB-1 Flexible Business Overlay, Parcel No. 15-27-351-009, Designhaus Architecture, Applicant

NEW BUSINESS

- 2019-0216** Public Hearing and request for Conditional Use Recommendation - City File No. 19-017 - Varishy Senior Living, to allow an existing, in-home adult foster care to go up to 12 adults, located on a one-acre parcel at 1527 John R Rd., located on the east side of John R, south of School Rd., zoned R-4 One Family Residential, Parcel No. 15-24-301-081, Varishy Properties, Applicant
- 2019-0214** Public Hearing and request for Conditional Use Recommendation - City File No. 18-002 - to add a drive-through to a new 8,154 s.f. retail/restaurant outlet building at Hampton Plaza, located at the southeast corner of Rochester Rd. and Hamlin Rd., zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-26-100-007, Kevin Biddison, Biddison Architecture + Design, Applicant
- 2019-0215** Request for Site Plan Approval - City File No. 18-002 - a new, 8,154 s.f. retail/restaurant outlet building at Hampton Plaza, Kevin Biddison, Biddison Architecture + Design, Applicant
- 2019-0212** Public Hearing and request for Conditional Use Recommendation - City File No. 18-001 - to add a drive-through at a new 8,154 s.f. outlet retail/restaurant building at Campus Corners Shopping Center, located at the southeast corner of Walton Blvd. and Livernois, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-15-101-014, Kevin Biddison, Biddison Architecture + Design, Applicant
(Reference: Staff Report prepared by Kristen Kapelanski, dated May 17, 2019 and site plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Kevin Biddison, Biddison Architecture + Design, 320 Martin St., Suite 10, Birmingham, MI 48009 and Stuart Frankel, Stuart Frankel Development Company, 1334 Maplelawn, Troy, MI

Ms. Kapelanski outlined that an outlot retail/restaurant building was proposed at Campus Corners at Walton and Livernois. The property was zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, and the applicant had elected to develop using the FB-3 provisions. She noted that drive-throughs were a conditional use in the FB district, and the applicant was requesting recommendation of the conditional use approval and site plan approval. The plan was generally in compliance with ordinance requirements, but several modifications were being requested as part of the FB Overlay. One was for a deficient building setback. 63 feet had been provided, and the ordinance permitted a 25-foot or an optional 70-foot setback. The minimum façade transparency and the ratio of primary to accent building materials was not met on all of the elevations, which would also need modifications. Staff recommended that some consideration be given to providing more color variation or other means to break up the building façade as well as including at least a minimal amount of the primary building materials. The parking setbacks in the side and rear yards were not in compliance, as the proposed building is part of a larger shopping area. Other than those requested modifications, the applicant had generally met the requirements of the ordinance. There were some minor items to be addressed in additional staff reviews. One of the provisions of the FB Overlay was the inclusion of an outdoor amenity space, and an outdoor plaza was being provided on Livernois.

Mr. Biddison felt that the stacking worked very well, coming in the main drive taking a left and going around the building. There had been a former bank building on the site, and they were basically within the same footprint. Originally, the drive that went behind the building where the stacking space was went straight through to the drive to the north, and staff asked them to consider closing that off to help with the traffic flow. The traffic would continue around the building as people went through the drive through, and there would be a double wide lane for the standard traffic beside it as well. He noted that Mr. Frankel had agreed to provide some community artwork for the amenity space. Mr. Frankel and his wife were very tied in with the Cranbrook Art Academy, and there were conversations about working with them to provide something. They did not see the area as a big pedestrian route. There was a sidewalk on Livernois, and he did not think people would stop and have picnics, but

he thought that a piece of artwork and some green space would give some interest to the parking lot. He pointed out that the building would mirror the building to the south of it in terms of the materials and higher glass. The signage would be on the north and south ends above the windows. There would be a double line between the upper and lower windows and three central bays, which would be a mounting for signage. They had talked about whether there was a need for additional trees and the ability to put them somewhere else on the site as determined by staff. He said that he would be happy to answer questions.

Chairperson Brnabic asked Mr. Frankel if he had an indication of who might go in the building. Mr. Frankel advised that Panera would relocate from the north side of the shopping center, and they would occupy the northerly 4,400 s.f. of the building. Oxford Bank would occupy the southerly 1,800 s.f. It would not have a drive through; it would be in-house banking.

Mr. Gaber asked if the materials used would be the same as those proposed for Hampton Plaza's outlot. Mr. Biddison agreed that the palette was generally the same. There was brick and burnished block, but the proportions would be a little different. They added more glass on the subject building. Mr. Gaber read that staff had asked for more color variation. Ms. Kapelanski said that it was just a recommendation, but she would like to see more brick, stone and masonry-type materials as part of the FB requirements. Mr. Gaber asked the breakdown. Ms. Kapelanski believed that the front elevation did not have any primary materials. Mr. Biddison responded that the front elevation had brick below the glass, glass in the three middle areas, a smooth metal panel above the glass in the middle and an additional metal panel on either side for the signs. Mr. Gaber asked if there was a deficiency on the other three sides or just the front. Ms. Kapelanski believed that there was also a deficiency on the other sides, but it was a deficiency in the transparency on the other sides. Mr. Biddison said that for the transparency on the south side, the glass wrapped around about 25 feet of the front portion of the retail center. On the north end, because of the current layout for Panera, they closed off a portion of that glass because they needed some additional kitchen and bathroom functions in that location based on where the door was on the southern end of their space. They were taking the north half of the building, so their entrance door was in the middle of the building. They were putting some more back door functions on the north end of the building so the glass was shrunk down a little on the drive-through side. Mr. Gaber asked if there would still be glass on the front façade all the way to the north. Mr. Biddison agreed. He said that nothing was changing on

the front façade; they just shifted a door location for Panera. Ms. Kapelanski said that the east, north and south elevations referenced quite a bit of burnished block, and she asked if it would be on a majority of the elevations. Mr. Biddison said that it was for the back side of the building and the south side. Ms. Kapelanski explained that staff did not consider burnished block a primary material. If the Planning Commission wanted to consider that similar to masonry for part of the primary material, she advised that there would then not be deficiencies.

Mr. Gaber said that it would make sense to him to break up the facades. It would appear as one long wall instead of being broken up with some color bands or other materials or colors of the same material. He asked the applicants if that was something they could look at doing, which was confirmed. Mr. Gaber brought up the location of the building. He said that if they were starting with a clean slate, they would move the building back to the east so there would be a double row of parking in front of the building and the drives behind would line up with the outlot building to the south. There would be better traffic flow and more consistency between the two buildings. He asked if they used the current configuration because they were building on the former building pad. Mr. Biddison said that just east of the drive-through and drive lane behind the building, the area above that was owned by someone other than Mr. Frankel. Mr. Frankel added that there was also a significant grade change. Mr. Gaber said that made sense; it just seemed to him to be a little out of alignment going from north to south behind the buildings.

Chairperson Brnabic opened the Public Hearing at 10:17 p.m. Seeing no one come forward, she closed the Public Hearing.

Mr. Kaltsounis thanked Mr. Frankel for investing in the City. He drove by the center a lot, and he was looking forward to the update. Hearing no further discussion, he moved the following, seconded by Mr. Schultz.

MOTION by Kaltsounis, seconded by Schultz, in the matter of City File No. 18-001 (Campus Corners Outlot) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through in the FB-3 district, based on plans dated received by the Planning Department on April 23, 2019, with the following seven (7) findings.

Findings

- 1. The proposed drive-through and other necessary site improvements meet or exceed the standards of the zoning ordinance.*
- 2. The expanded use will promote the intent and purpose of the zoning*

ordinance and Master Plan.

3. *The proposed drive-through 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 general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.*
4. *The proposal should have a positive impact on the community as a whole and the surrounding area by offering other dining experiences as well as supplying jobs.*
5. *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.*
6. *The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
7. *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.*

A motion was made by Kaltsounis, seconded by Schultz, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion PASSED by an unanimous vote.

2019-0213

Request for Site Plan Approval - City File No. 18-001 - a proposed new, 8,154 s.f. retail/restaurant outlot building with drive-through at Campus Corners Shopping Plaza, Kevin Biddison, Biddison Architecture + Design, Applicant
Mr. Kaltsounis mentioned the Hampton Plaza, which they had reviewed prior to Campus Corners (same owner), which he said had challenges relating to the drive-through. The subject development was away from the residents and in the middle of a large parking lot and was much different.

MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 18-001 (Campus Corners Outlot), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on April 23, 2019, with the following nine (9) findings and subject to the following four (4) 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 Livernois or Walton Blvd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Sidewalks and a bike rack have been incorporated to promote safety and convenience of pedestrian traffic.*
- 3. The Planning Commission has determined that parking may be located between the building and the street with a building setback of 63 feet as a modification of the FB district intent.*
- 4. The Planning Commission has waived the minimum façade transparency, finding that the modification meets the intent of the FB district.*
- 5. The Planning Commission has waived the requirement for primary and accent building materials, finding that the modification meets the intent of the FB district.*
- 6. The Planning Commission has waived the minimum parking setback, finding that it will not impede future development.*
- 7. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety*
- 8. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the vicinity.*
- 9. 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.*

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 bond for landscaping and irrigation in the amount of \$21,220.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.*
- 3. Payment into the City's Tree Fund for any trees that are not replaced onsite in the amount of \$216.75 per tree.*
- 4. That the applicant submits updated façade drawings, including varied material colors, based on the Planning Commission's recommendation at the May 21, 2019 meeting, prior to final approval by staff.*

Mr. Hooper asked about the proposed artwork. Mr. Frankel said that there

were a couple of options. They could give the City money to pursue a commission piece or students' work or his wife is Chair of the Cranbrook Art Academy, and they could work with them. He indicated that whatever the community was more comfortable with he would do.

Mr. Schultz referred to the aerial of the site which showed red mulch everywhere in the right-of-way and landscape areas shown. The plans said that the disturbed sod would be replaced with mulch, and he asked if they were planning to put sod back. Mr. Biddison believed that there was still mulch on the right-of-way area, and they would have to add a sprinkler system. Mr. Shultz said that he appreciated that there was new mulch there every year, although he was not a fan of red, but he would prefer green lawn.

A motion was made by Kaltsounis, seconded by Schroeder, that this matter be Approved. The motion PASSED by an unanimous vote.

Chairperson Brnabic stated for the record that the motions had passed unanimously.

2018-0173 Request for Final Site Condominium Plan Recommendation - Cumberland Village, a proposed 57-unit site condo development on approximately 23 acres, located on the east side of Livernois, south of Hamlin, zoned R-3 One Family Residential with a MR Mixed Residential Overlay; Various Parcels, Lombardo Homes, Applicant

DISCUSSION

2019-0211 Proposed 20 unit, two-story, multi-family residential development on 2.08 acres located at 6780 Old Orion Ct., west of Rochester, north of Tienken, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Parcel No. 15-03-476-016, Jeff Klatt, Krieger Klatt Architects, Applicant

ANY OTHER BUSINESS

NEXT MEETING DATE

ADJOURNMENT

Hearing no further business to come before the Planning Commission and upon motion by Mr. Kaltsounis, seconded by Mr. Gaber, Chairperson Brnabic adjourned the Regular Meeting at 11:05 p.m.