



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 12, 2016

Griffin Claw Brewery	
REQUEST	Tree Removal Permit Site Plan Approval
APPLICANT	ESM Properties 2273 & 2265 Crooks Rd. Rochester Hills, MI 48309
AGENT	Scott LePage
LOCATION	North side of Avon, between Livernois and Rochester Rds.
FILE NO.	16-012
PARCEL NO.	15-28-151-004
ZONING	REC-I Regional Employment Center Interchange
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The applicant has submitted a site plan to convert the former Eastside Mario’s restaurant building on 3.14 acres at the northeast corner of Crooks Rd. and M-59 and to construct a 15,876 square-foot warehousing and brewing addition resulting in a total building size of 27,252 square feet. There is an existing taproom, Clubhouse BFD, will remain for the time being, with a likely conversion to Griffin Claw at some point in the future.

Adjacent Land Uses and Zoning

The site was recently rezoned to REC-I Regional Employment Center – Interchange (Second Read was August 8th) and the permitted uses were amended which allow processing and warehousing as proposed, which is consistent with the M-59 Corridor Study and Master Plan. The entire area around the M-59 interchange is zoned and master planned Regional Employment Center. In addition to the M-59 freeway to the south, surrounding uses include miscellaneous office, light industrial, commercial and gas stations.

Site Plan Review Considerations

1. **Site Layout.** The area, setback and building requirements of the REC-I district are in compliance except for the front setback, which, at 100 feet, is an existing, legal nonconformity that is not changing. Means of screening the equipment (heating, ventilation and air conditioning mechanical) must be shown on the plans. A decorative chain link fence is proposed along the eastern façade, and staff recommends that the chain link fence to be provided in the northwest corner of the building match the fence along the eastern façade.
2. **Tree Removal.** The Tree Conservation Ordinance applies to this development. There are 20 regulated trees on site and seven are proposed to be removed to be replaced with eight new tree on site.
3. **Landscaping/Tree Replacement.** A landscape plan has been provided for review that meets all applicable requirements including frontage, buffer, and parking lot landscaping. The irrigation existing will be expanded and retrofitted as necessary. The proposed plans are in compliance with consideration of the following:
 - a. Provision of an Irrigation plan.
 - b. Posting of a landscaping and irrigation bond in the amount of \$37,800.00.
 - c. Address comments from the Parks and Forestry memo dated August 11, 2016 prior to final staff approval, which most likely will change the landscape costs.
4. **Parking.** The maximum number of spaces required for this type of development is 156 and the applicant is proposing 152. The parking, loading and access is in compliance with the exception of the side yard setbacks which, at six feet (south) and eight feet (west) are existing, legal nonconformities that are not changing that do not meet the 10 foot minimum.
5. **Access.** The site is accessed from three existing driveways that re not proposed to be changed. A sidewalk will be constructed into the site off of Crooks Rd. for pedestrian and bike travelers and the walk along Star Batt is being improved. Bike racks have been recommended for users of the Clinton River Trail.
6. **Building Design.** The proposed building is generally in accordance with the City's Architectural Design Standards, consisting primarily of concrete masonry and a translucent kal wall panel system. A colored rendering is included and staff has asked the applicant to bring sample materials to the meeting.
7. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's engineering, fire and building departments subject to conditions identified in their applicable review letters which will not impact the site layout, and which may be handled prior to final plan and construction plan approval. Please refer to the appropriate attached reviews.

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. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the restaurant, brewing and warehouse facility will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 16-012 (Griffin Claw Brewery).

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 16-012 (Griffin Claw Brewery), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on August 1, 2016, 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 seven regulated trees with eight trees 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. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 16-012 (Griffin Claw Brewery), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on August 1, 2016, 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 Crooks, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety and truck traffic will avoid the main roads coming directly off of M-59 and use the rear of the building for deliveries.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as 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.

Conditions

1. Provide a landscape bond for replacement trees, landscaping plantings and irrigation in the amount of \$37,800.00 plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. 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 August 1, 2016 (*Tree Preservation Plan, Sheet L1; Landscape Plan, Sheet L2, prepared by NF Engineers; Site Photometric Plan, Sheet 1 of 1, prepared by Gasser Bush Associates; Boundary/Topographic and Tree Survey, no sheet number; Preliminary Site Plan and Demolition Plan, Sheet SP-2; Preliminary Utility Plan, Sheet SP-3; Preliminary Paving and Grading Plan, Sheet SP-4, prepared by NF Engineers; Preliminary Floor Plan, Sheet A101; Exterior Elevations, Sheet A201, prepared by Ron and Roman Architects.*)

Attachments: Assessing Department memo dated 5/26/16; Building Department memo dated 7/22/16; Fire Department memo dated 8/10/16; Parks and Forestry memo dated 8/11/16; DPS/Engineering memo dated 8/4/16; Planning Department Memo dated 8/11/16; EIS received 8/1/16 and Tree Removal Notice.