



Department of Planning and Economic Development

Staff Report to the Planning Commission September 11, 2015

Audi Pre-Owned Car Display	
REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	David L. Hanoute 5198 Territorial Rd. Grand Blanc, MI 48439
LOCATION	45545 and 45555 Dequindre, North of M-59
FILE NO.	00-001.2
PARCEL NOS.	15-36-426-002 & -003
ZONING	B-2, General Business
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The applicant is proposing to construct a used car sales lot on 1.2 acres (currently two parcels which will be combined) located on the west side of Dequindre, north side of Melville Dr., and north of M-59. The lot will be an extension of the existing Audi dealership which is to the south of Melville Dr. The existing homes and accessory structures on the lots will be demolished, new buildings are not proposed for the site, it will be used as vehicle display lot only. Other improvements will include landscaping and lighting. On-site storm water will be captured in an underground detention system and released to the public storm drain located in the Dequindre Rd. right-of-way. Outdoor sales of used cars are permitted in the B-2 district as conditional uses, which require a public hearing before the Planning Commission and a recommendation to City Council.

Adjacent Land Uses and Zoning

There is commercial zoning (the Audi dealership) to the south; multiple-family zoning to the north and west (Village Green Apartments); and to the east, across Dequindre, are businesses, including an auto dealership. The site is Master Planned for multiple family residential due to the proximity of the adjacent apartment complex, however because of their frontage onto Dequindre, the extension of the neighboring business use to the south is a logical land use for these sites, as the zoning reflects.

General Requirements for Conditional Uses

Per Section 138-2.302 of the Zoning Ordinance, there are five areas of consideration for the Planning Commission to regard in the discretionary decision of a conditional use. The Planning Commission shall find that the conditional use will:

1. Promote the intent and purpose of (the Ordinance).
2. Be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.
3. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
4. Not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
5. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Site Plan Review Considerations

1. **Site Layout.** All setback requirements have been met. The site will be accessed from a new drive off of Melville, eliminating two drives onto Dequindre, thereby improving traffic flow on Dequindre. Per staff's request, the applicant proposes a sidewalk and crosswalk across Melville Dr. to provide safe access between the sites. The proposed sidewalk will connect to the existing sidewalk on the south side of Melville. A pathway will be installed by the Road Commission in 2016/2017 along Dequindre Rd. as part of the street improvements planned in the area.
2. **Parking.** Parking is shown for vehicle display and although not required, three spaces were added to the lot for customer parking per staff's recommendation. Parking is shown in the required front yard setback, which is allowed when there is landscaping in accordance with perimeter landscape requirements, which is proposed.
3. **Landscaping/Tree Removal.** The site is subject to the City's Tree Conservation Ordinance for which a Tree Removal Permit is required. Any healthy tree greater than 6" in caliper removed will have to be replaced with one tree credit on site, and 12 trees are being removed and replaced. Extensive buffering is required between the development and the residential area to help minimize noise and light. Staff recommends that the Planning Commission find that the proposed plantings, combined with the existing mature evergreen trees and berm on the adjacent north and west sides of the site meet the intent of the buffer screen, which has been added as a finding, if the Commission agrees. Staff also recommends that the Planning Commission waives the interior parking requirements due to the extensive perimeter landscape requirements.

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 addition will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 00-001.2 (Audi Pre-Owned Car Display).

Conditional Use Motion

MOTION by _____, seconded by _____, in the matter of City File No. 00-001.2 (Audi Pre-Owned Car Display) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to construct a drive-through, based on plans dated received by the Planning Department on August 12, 2015 with the following findings.

Findings

1. The proposed 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.
3. The proposed lot 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 proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
5. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. 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.

Tree Removal Permit Motion

MOTION by _____, seconded by _____, in the matter of City File No. 00-001.2 (Audi Pre-Owned Car Display), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on August 12, 2015, with the following findings and subject to the following condition.

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 12 regulated trees with 12 tree replacement credits, as required by the Tree Conservation Ordinance.

Condition

1. Tree protective and silt fencing, as reviewed and approved by the City's Landscape Architect, shall be installed prior to issuance of the Land Improvement Permit.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 00-001.2 (Audi Pre-Owned Car Display), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on August 12, 2015, 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 plantings, combined with the existing mature evergreen trees and berm located on the adjacent residential site meet the intent of the buffer screen in lieu of an obscuring wall or fence.
3. The Planning Commission waives the interior parking requirements due to the extensive perimeter landscape requirements, which are more prominently visible from adjacent properties.
4. A sidewalk and crosswalk will be constructed to provide safe access between the Audi dealership and the proposed used car lot.
5. The proposed ingress and egress to the outdoor sales area will be from Melville and will be at least 60 feet from the intersection of Melville and Dequindre, 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.
6. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
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.

Conditions

1. City Council approval of the conditional use.
2. Provide a landscape bond for landscaping and replacement trees in the amount of \$24,717, as adjusted by staff if necessary, prior to issuance of a Land Improvement Permit for this development.
3. Provide an irrigation plan and cost estimate, prior to final approval by staff.
4. 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 12, 2015 (*Title Sheet, Sheet T-1; Survey/Soil Boring Plan, Sheet S-1; Soil Boring Logs, Sheet S-2, prepared by CHMP, Inc; Tree Plan, Sheet 1 of 1, prepared by Reichert Surveying, Inc.; Demolition Plan, Sheet D-1; Site Plan, Sheet C-1; Grading/Soil Erosion Plan, Sheet C-2; Stormwater Management Plan, Sheet C-3; Landscape Plan, Sheet C-4; Soil Erosion and Sedimentation Control Details, Sheet 1 of 1, from the WRC; Storm System Standard Details, Sheet 1 of 1, from the City of Rochester Hills; Lighting Fixture Schedule and Site Electrical Service Rising Diagram, Sheet E-1; Electrical Site Plan and Lighting Fixture Pole Base Detail, Sheet E-2; Electrical Site Plan Photometrics, Sheet E-2A, Electrical Specifications, Sheet E-3, prepared by CHMP, Inc.; Stormwater Chamber Specs, Sheets 1 thru 5, prepared by Advanced Drainage Systems, Inc.*)

Attachments: Assessing Department memo dated 06/17/15; Building Department memo dated 6/27/15; Fire Department memo dated 8/27/15; Parks and Forestry memo dated 8/28/15; DPS/Engineering memo dated 8/21/15; Planning Memo dated 8/26/15; EIS; Notice of Public Hearing and Notice of Tree Removal Permit.