



Department of Planning and Economic Development

Staff Report to the Planning Commission

July 13, 2018

Hayden Storage Building	
REQUEST	Site Plan Approval
APPLICANT	Joe Vani CMA Design Services 8183 Rhode Dr. Shelby Township, MI 48317
LOCATION	2653 Leach Rd., east of Adams, north of Auburn
FILE NO.	18-011
PARCEL NO.	15-30-452-013
ZONING	REC-W Regional Employment Center - Workplace
STAFF	Kristen Kapelanski, AICP, Manager of Planning

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Summary

The applicant is proposing to construct a 3,500 s.f. storage building on a .43-acre parcel on Leach Rd. Leach is part of the Auburn Highlands Subdivision where the homes have mostly been converted into or used for businesses. It is located between two industrial parks. The storage building will hold RVs, trailers and trucks, and all storage will be contained within the building. There is a house on the property that will remain and be used for an office, where there will be one employee.

Adjacent Land Uses and Zoning

The site is zoned REC-W Regional Employment Center – Workplace which permits the intended use. It is surrounded by REC-W zoning with homes and industrial-type businesses. The future land use is Regional Employment Center.

Site Plan Review Considerations

- Site Layout.** The proposed development is in compliance with all setback, area and building requirements of the REC-W district.
- Parking/Access.** The number of spaces required for warehousing is one space per 1,700 s.f. plus one space per 350 s.f. of office area. The applicant is requesting a Planning Commission modification of the parking standards to allow for two spaces instead of the required five based on the number of employees (1) and visitors anticipated on site.
- Tree Removal.** The Tree Conservation Ordinance does not apply to this development.

4. **Lighting.** Minimal building lighting is proposed which will be in compliance with the City's lighting ordinance.
5. **Detention.** Per the memo from Engineering, the storm sewer design must be altered slightly, which can be handled during construction plan review.
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 landscape requirement per Section 138-12.100-308 is in compliance for right-of-way plantings. A performance bond will be required prior to final grade inspection by Engineering.
8. **Architecture.** The elevations show a metal storage building, which generally matches the other industrial use buildings along Leach Rd. Please refer to the attached colored rendering.
9. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's building department and the engineering comments can be handled during 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 that the development areas will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 18-011 (Hayden Storage Building).

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 18-011 (Hayden Storage Building), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on June 25, 2018, with the following findings and subject to the following conditions.

Findings

1. Planning Commission modification to allow for reduced parking based on the information presented by the applicant indicating a lesser parking need on this site.
2. 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.
3. The proposed project will be accessed from Leach Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
4. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the school visitors.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. 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 cost estimate for landscaping and irrigation plus inspection fees, as adjusted as necessary by staff for bonding purposes, prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department June 25, 2018, coordinated by CMA Design Services

Attachments: Assessing Department memo dated 5/23/18; Building Department memo dated 7/10/18;
DPS/Engineering memo dated 7/6/18; Planning Department Memo dated 7/10/18; Fire Department
memo dated 6/11/18; EIS.

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