



## Department of Planning and Economic Development

Staff Report to the Planning Commission

July 13, 2018

### KLM Bike & Fitness Renovation

<b>REQUEST</b>	Site Plan Approval
<b>APPLICANT</b>	Frank Marciniak KLM Bike & fitness 2680 S. Rochester Rd. Rochester Hills, MI 48307
<b>LOCATION</b>	2680 S. Rochester Rd., north of Auburn Rd.
<b>FILE NO.</b>	16-023
<b>PARCEL NO.</b>	15-27-477-020
<b>ZONING</b>	B-2 General Business with an FB-3 Flexible Business Overlay
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

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### Summary

The applicant is proposing to construct a 2,280 s.f. addition to the existing 2,800 s.f. building on .92 acre located on the west side of Rochester Rd., south of Wabash, north of Auburn. Plans include an updated façade, increased landscaping and a detention basin to accommodate the increased impervious surface including a pedestrian connection to the pathway on Rochester. Of course, bike racks will be provided to accommodate pedestrians! A gated, emergency access is being provided behind the building, and a signed and recorded cross access agreement with the property to the north will be requested prior to issuance of a Land Improvement Permit.

### **Adjacent Land Uses and Zoning**

The site is zoned B-2 General Business with an FB-3 Flexible Business Overlay which permits general commercial uses. To the north, south and east it is zoned the same and developed with the Hawthorne Shopping Center, the Rochester Medical Plaza and Hampton Village (which is actually zoned B-3), and to the west it is zoned R-3 One Family Residential and developed with the Eyster’s Avon Gardens Subdivision. The site is master planned Business/Flexible Use 3. The applicant is developing using the FB-3 zoning regulations.

### Site Plan Review Considerations

1. **Site Layout.** The proposed development meets several of the area, setback and building requirements but will need some modifications from the FB regulations. Specifically, the front yard arterial setback (25 feet maximum required and 43 feet proposed to the existing right-of-way), the minimum building frontage build-to area (40% required and 0% proposed), the minimum façade transparency (70% required and 66% proposed). The Planning Commission can modify the regulations upon a determination that they meet the

intent of the FB district; that evidence has been submitted demonstrating that compliance with the standard makes development impractical; that it will not make future adjacent development impractical; that it is the smallest modification necessary or it will permit innovative design. The building is being designed in accordance with the building frontage standards in Section 138-85.00 for a shopfront frontage. Please refer to the Planning memo dated July 6, 2018 for the requirements and what is being provided.

2. **Parking/Access.** The number of spaces required for this type of use is one space per 400 sq. ft. or 14 spaces. The maximum number of parking spaces allowed is 17 (125% of the minimum), and 19 spaces are proposed. The Planning Commission can modify this requirement if the applicant provides evidence that additional parking is needed based on demand on a typical day. All other parking requirements are in compliance. A loading space is not required, however one is proposed in the rear of the building. As required for FB, the parking is being moved to the rear of the building.
3. **Tree Removal.** The Tree Conservation Ordinance applies to this development, however the 13 trees identified on site are not being impacted, and a Permit is not being requested.
4. **Lighting.** The proposed lighting plan is in compliance with fixtures, intensity and wattage.
5. **Outdoor Amenity Space.** For this development, 802 s.f. is required, and approximately 1,000 s.f. of landscaped area is proposed in front of the store. Staff recommends adding a seating area in this space to further meet the intent of FB.
6. **Detention.** One new detention area to store and filter storm water and handle runoff from the increased impervious area is proposed.
7. **Natural Features.** The site does not contain any impacts to natural features setbacks or wetland areas in the subject development area.
8. **Landscaping.** All landscaping requirements of Section 138-12.100-308 are in compliance. Please refer to 9. Landscaping in the Planning memo dated July 6, 2018 for what is required and proposed. A performance bond will be required prior to final grade inspection by Engineering.
9. **Architecture.** The building is being updated and elevations show a high quality building consisting primarily of glass with Nichiha panels on the front façade with painted/pigmented CMU on the other facades to generally meet the intent of the City's Architectural Design Standards. Please refer to the attached colored renderings.
10. **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, 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 as noted in this report. In order to approve the requested 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.

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 Site Plan

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 16-023 (KLM Bike & Fitness Renovations), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on June 22, 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, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. A sidewalk will connect to Rochester to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the school visitors.
4. The Planning Commission has approved a modification for an increase in the number of parking spaces determining that applicant's statement of why more parking is needed is valid.
5. The Planning Commission has modified the front yard arterial setback, minimum building frontage build-to area and minimum façade transparency, finding that they meet the criteria to modify the FB-3 regulations.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
7. 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 performance bond for replacement trees, landscaping and irrigation in the amount of \$13,600.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.

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Reference: Plans dated received by the Planning Department June 22, 2018.

Attachments: Assessing Department memo dated 10/3/16; Building Department memo dated 3/20/18; DPS/Engineering memo dated 7/5/18; Planning Department Memo dated 7/6/18; Fire Department memo dated 7/5/18; Parks & Natural Resources memo dated 6/25/18; WRC letter dated 10/26/16; EIS

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