



Department of Planning and Economic Development

Staff Report to the Planning Commission

July 12, 2019

Genisys Credit Union

REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	Thomas Alter Genisys Credit Union 2100 Executive Hills Boulevard Dr. Auburn Hills, MI 48326
LOCATION	Southeast corner of Rochester and Eddington Blvd.
FILE NO.	19-018
PARCEL NO.	15-23-300-041
ZONING	R-4 One Family Residential with an FB-2 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant proposes a 3,528 s.f., one-story credit union with drive-through on 1.74 acres at the southeast corner of Rochester and Eddington Blvd. The site is zoned and master planned for the subject use. The site will be developed according to the FB standards, and some modifications are being requested as outlined in the Planning memo dated June 11, 2019. In accordance with FB, an outdoor amenity space in the form of a permanent park like area with benches is being provided on the east portion of the site. The applicant states that this area is not proposed for future development, and the park will be for the enjoyment of employees and area residents. There are no regulated wetlands on site being impacted, but a natural features setback modification is being requested for temporary impacts from grading. Per the ASTI Environmental letter of May 30, 2019, the area is of poor floristic quality and offers minimal buffer quality to the wetland. A tree removal permit is also being requested. 20 regulated trees will be removed and replaced on site. The applicant is requesting a modification of the parking to have more than required. The Planning Commission has the ability to waive the requirements if the applicant can provide sufficient information that more parking is necessary. An updated Sheet L-1 has been provided to show evergreen screening along the berm east of the proposed Eddington extension.



A drive-through requires a conditional use in the FB-2 district with a public hearing and recommendation to City Council. Please see the requirements for a drive-through listed in the Planning memo dated June 11, 2019. Landscaping and lighting are in compliance. All departments have recommended approval. If the Planning Commission agrees that the drive-through and other improvements will be harmonious with the site and the surrounding development, motions for consideration are provided below.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments/Waivers requested	Approval
Fire	Minor comment	Approval
Building	Comments to be handled at building plan review	Approval
Assessing	Comments regarding land division	Approval
Engineering	Comments to be handled at construction plan review	Approval
Parks & NR	Comment about the condition of the trees	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 19-018 (Genisys Credit Union), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed credit union on site at the southeast corner of Rochester and Eddington Blvd., based on plans dated received by the Planning Department on July 9, 2019, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be 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.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, 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.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 19-018 (Genisys Credit Union), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning Department on July 9, 2019, 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 remove 20 regulated trees and replace 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 at a rate of \$216.75 per tree.

Motion to Approve a Natural Features Setback Modification

MOTION by _____, seconded by _____, in the matter of City File No. 19-018 (Genisys Credit Union), the Planning Commission **grants a temporary natural features setback modification** for 300 linear feet for impacts from grading in the southern portion of the site and near the southwest corner of the site, based on plans dated received by the Planning and Economic Development Department on July 9, 2019 with the following findings and conditions:

Findings

1. The temporary impact to the Natural Features Setback area is necessary for grading portions of the site.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated May 30, 2019

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Show natural features setback areas in linear feet, not square feet, prior to final approval by staff.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 19-018 (Genisys Credit Union), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on July 9, 2019, 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 Eddington Blvd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.
4. The minimum building frontage build-to area (Rochester Rd. and Eddington), minimum facade transparency and building materials have been modified upon determination by the Planning Commission that the proposed requirements meet the intent of the FB district.

5. The maximum number of parking spaces has been modified upon determination by the Planning Commission that evidence has been submitted by the applicant showing that additional parking is required due to the number of employees.
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 cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$64,185.00, and posting of bond prior to temporary grade certification being issued by Engineering.
3. A land division must be obtained prior to the plans being stamped approved.

Reference: Plans dated received by the Planning Department July 9, 2019.

Attachments: Assessing Department memo dated 4/16/19; Building Department memo dated 4/29/19; DPS/Engineering memo dated 7/9/19; Planning Department Memo dated 6/11/19; Fire Department memo dated 6/13/19; Parks & Natural Resources memo dated 6/4/19; EIS; WRC Letter dated 4/17/19; ASTI letter dated 5/30/19; Stacking Requirements Memo; PEA Wetland Report; Tree Removal Notice; Public Hearing Notice

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