



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 15, 2019

Auburn Rd. Plaza

REQUEST	Site Plan Approval
APPLICANT	City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309
LOCATION	North of Auburn, on Emmons, and between Harrison and Eastern
FILE NO.	19-013.2
PARCEL NOS.	15-25-456-033 and 15-25-456-025
ZONING	C-I Commercial Improvement with an FB-2 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The City of Rochester Hills has acquired parcels to construct a park plaza with splash pad, bathroom and pedestrian amenities as part of the Auburn Rd. Corridor Plan improvements. The parcels are located on Emmons between Auburn and the north alley, and this part of Emmons will be incorporated into the plaza. The plans are fairly straight forward. There are no parking requirements for parks in the Ordinance, but 17 spaces are being provided nearby, plus one barrier free as part of the Auburn Road Corridor plan. A lighting plan has been provided, with a few outstanding items to be confirmed by staff. Landscaping is proposed with recommendations from our Parks and Natural Resources Dept. and will be finalized prior to final site plan submittal to staff. The front setback is greater than allowed; however, the Planning Commission can modify the requirement based on the use. All staff recommend approval and if the Planning Commission agrees, below is a motion for consideration.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments	Approval
Engineering	Comments to be addressed at construction plan review	Approval
Fire	No outstanding comments	Approval

Department	Comments & Waivers/Modifications	Recommendation
Forestry	Minor comments	Approval

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 19-013.2 (Auburn Rd. Plaza), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on August 1, 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 Auburn and the alley north of Auburn thereby promoting safety and convenience of vehicular and pedestrian traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the visitors.
4. The front yard setback maximum is waived by the Planning Commission due to the intended use of the project.
5. The proposed improvements should have a satisfactory relationship with 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.
7. The plaza is an important component of the Auburn Rd. corridor improvements to enhance the family, pedestrian and bicycle-related activities in the corridor.

Conditions

1. 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, 2019, coordinated by the City and OHM

Attachments: DPS/Engineering memo dated 8/13/19; Planning Department Memo dated 8/13/19; Fire Department memo dated 8/13/19; Parks & NR memo dated 8/5/19; EIS.

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