



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 10, 2021

Zeenat Plaza

REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	Hashim Turk 1412 E. 11 Mile Rd., #2 Madison Heights, MI 48071
LOCATION	Southwest Corner of Auburn and Gerald Ave.
FILE NO.	20-022
PARCEL NO.	15-36-226-068
ZONING	BD Brooklands District
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

The matter was before the Planning Commission at its January 19, 2021 meeting for a discussion. The meeting had been advertised as a Public Hearing, but the required signage had not been posted for 15 days. No formal action was taken. Several Commissioners asked for information regarding the pricing (sale and rental) for the units and asked that the applicant speak directly to the neighbor at 2976 Gerald Ave. Also requested was a picture of the material board and a colored rendering showing the nine entrances in the rear. Email correspondence between the applicant and the neighbor at 2976 Gerald Ave. is attached. The applicant has provided the requested information, along with an updated EIS reflecting the rental and sale pricing and financial information about rental and sale prices. The rendering has been updated and a material board has been provided. The plans remain the same.



The applicant is proposing the first new project in the Brooklands District. It proposes construction of a 29,808 s.f., mixed-use building with general retail on the first floor and multi-family on the second and third floors on .49 acres on the south side of Auburn Rd. The stepped back third floor is a conditional use in the district and will require a recommendation of approval; however, the proposal was envisioned for the new district. The retail space will be 8,387 sq. ft. and there will be ten two and three bedroom units above. About half of the units are intended for sale and half for lease. Sale price is shown in the EIS at \$299k. All site requirements are in compliance except for parking, which can be modified by the Planning Commission down to nine feet as proposed for the lower usage spaces. Fire requested a change to the landscaping by the alley. Colored renderings have been provided. Please refer to the attached rendering of the building. Materials include stone veneer with lime stone cap, brick veneer, composite panel system and metal roofing system. The applicant's EIS points out there will be a positive economic impact and the addition of jobs, but the number of employees to be added will be determined by the tenant mix, which is unknown at this time. The applicant will be present at the meeting to discuss the project further.

If the Commissioners agree that the proposed addition will be harmonious and compatible, below are motions

for consideration.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments/Parking Space Size Waiver	Approval
Engineering	Minor comments	Approval
Fire	Minor comment	Approval
Building	No outstanding comments	Approval
Forestry	No outstanding comments	Approval
Assessing	No outstanding comments	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 20-022 (Zeenat Plaza), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a stepped back, third-story on a mixed-use retail and residential building in the BD Brooklands district, based on plans dated received by the Planning Department on December 11, 2020 and February 4, 2021, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance for the recently adopted BD district.
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 will 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.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 20-022 (Zeenat Plaza), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on December 11, 2020 and February 4, 2021, with the following findings and recommended 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 Gerald Ave., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. 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.
5. The Planning Commission modifies parking spaces low usage spaces to nine feet.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters.
2. Provide a bond for landscaping and irrigation in the amount of \$9,050.00, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department on December 11, 2020 and February 4, 2021

Attachments: Assessing Department memo dated 9/1/20; Building Department memo dated 12/28/20; DPS/Engineering memo dated 12/16/20; Planning Department Memo dated 12/28/20; Parks & NR memo dated 10/22/20; WRC Letter dated 8/18/20; EIS; PHN CU

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