

**City of Rochester Hills  
Department of Planning and Economic Development**

**STAFF REPORT TO THE PLANNING COMMISSION  
December 7, 2010**

<b>AutoZone Store #4319 Site Plan Approval Request</b>	
<b>APPLICANT</b>	AutoZone, Inc. 123 S. Front St., Floor 3 Memphis, TN 38103
<b>AGENT</b>	Wade Davis
<b>PARCEL NO.</b>	15-35-226-049
<b>ACREAGE</b>	.94± Acre
<b>LOCATION</b>	Auburn Road, West of John R
<b>CITY FILE NO.</b>	00-041
<b>ZONING</b>	B-2, General Business
<b>STAFF</b>	Derek L. Delacourt, Deputy Director
<b>REQUEST</b>	Site Plan Approval Rear Yard Setback Reduction

**SUMMARY**

The applicant proposes to construct a 6,846 square-foot automotive parts and supply store on .94 acre located on the south side of Auburn, west of John R. The site is zoned B-2, which is zoned correctly for the commercial use proposed.

**BACKGROUND INFORMATION**

The site is currently vacant and will be accessed from Auburn Rd. There is an existing ingress/egress easement with the adjacent southerly property (Sherwin Williams paint store) that allows access to John R. The site previously had a restaurant which was demolished in 1991, and has no other important scenic features.

The applicant is proposing a rear yard setback reduction to 28 feet. Section 138-5.101 I, Schedule of Regulations, allows the Planning Commission to reduce the rear yard setback to as little as 10 feet for parcels abutting non-residential districts, upon determination that the requested reduction will allow for better development and will be compatible with adjoining

properties. The applicant has submitted a memo outlining the need for the reduced setback. According to the memo, dated November 23, 2010, the reduction “will allow the proposed building to be positioned on the site in the best manner to allow for adequate customer parking counts, safe vehicle and pedestrian circulation, required parking space locations for customer access to the building entrance at the front of the store and for a shared ingress/egress easement with the adjoining property to the south.” In addition, the common storm water detention facilities can be maintained with the proposed building location and site layout. Staff agrees that from a planning standpoint, the reduced setback will allow the best potential layout for development.

**Specific actions requested for consideration by the Planning Commission are Approval of a Reduced Rear Yard Setback and Site Plan Approval.**

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

The property directly to the north, across Auburn, is zoned B-3 and developed with a shopping center. The property to the west is zoned B-2 and developed commercially, and the property to the south is zoned B-2 and developed with a Sherwin Williams. The property to the east is zoned B-5 and is developed with an automotive use. The City’s current Master Plan shows retail commercial zoning (B-2/Flexible Business 2) for all of the above.

### **Landscaping/Tree Removal**

The Tree Conservation Ordinance regulates the development, and the developer is saving six of the six existing trees onsite and providing additional plantings.

### **Buffer Requirements**

A Type A Buffer is required along the eastern property line, which includes a 6’ buffer width and additional plantings. Those requirements have been met. No buffers are required along the western and southern property lines, but the western property line has the existing trees. The parking lot islands and trees being provided meet or exceed the ordinance requirements.

### **Parking Calculations**

A total of 20 spaces are required according to the useable square feet of building area, and 29 are being provided, including two handicap spaces. The dumpster will be surrounded by a six-foot high masonry wall with gates. Stormwater drainage will be directed to the East Auburn Rd. storm system, and approvals for the detention system will be handled during construction plan review.

### **Lighting**

Lightpoles will be 20 feet high with fixtures shielded downward. The footcandles will measure less than 1.0 at the property lines.

### **Wetland Use Permit/Natural Features Setback Modification**

There are no regulated wetlands or natural features impacts on the site.

### **Architecture**

The building will be brick construction. The EIS states that the plan includes architectural upgrades from the prototypical AutoZone.

### **RECOMMENDATION**

**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, staff recommends approval of the following motions relative to City File No. 00-041 (AutoZone Store #4319).**

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Attachments: *Site Plans, dated received November 3, 2010, Sheets S0.0, S0.1, S1.0, S1.1, S1.2, -S1.7, prepared by Atwell; Exterior Elevations and Sheet A-1, Floor Plan, prepared by Lew Ellis, Architect. Assessing Department memo dated 11/9/10; Building Department memo dated 11/16/10; Fire Department memo dated November 18, 2010; Public Services Department memo dated 11/19/10; Parks and Forestry Department memo dated 11/19/10; Memo from Michael Motte of Atwell dated 11/23/10; "No Affected Regulated Trees" Affidavit signed 9/30/10; and Environmental Impact Statement received 10/6/10.*

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### **Rear Yard Setback Modification**

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 00-041 (AutoZone Store #4319), the Planning Commission **grants** a rear yard setback reduction of 22 feet to allow a rear yard setback of 28 feet to achieve optimal development of the site, based on plans dated received by the Planning Department on November 3, 2010 with the following findings.

#### **Findings:**

1. The building will be positioned on the site in the best manner to allow optimum development, and safe vehicle and pedestrian circulation.
2. The reduction will allow a shared ingress/egress and cross access easement with the adjoining property to the south.
3. The common storm water detention facilities can be maintained with the proposed building location and site layout.

## **Site Plan**

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 00-041 (AutoZone Store 4319), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning and Development Department on November 3, 2010, 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 development will be accessed by ingress to and egress from Auburn Road and proposes a cross access agreement with the site to the south to access John R.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. There appears to be a satisfactory and harmonious relationship with existing contiguous development and adjacent neighborhoods.
5. The proposed development should not have an unreasonably detrimental nor an injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

### **Conditions:**

1. That all off site drainage easements, stormwater agreements and calculations regarding the proposed detention system must be reviewed and approved by Engineering Services, prior to Construction Plan Approval.
2. Appropriate approvals from MDOT, if required, must be obtained prior to issuance of a Land Improvement Permit for this project.
3. Install tree protective fencing, as reviewed and approved by the City, prior to issuance of the Land Improvement Permit.
4. Provide a performance guarantee in the amount of \$13,240.00, as adjusted if necessary by the City, to ensure the proper installation of trees and other landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
5. The applicant shall obtain a Land Improvement Permit prior to starting any work on site.
6. Provide cross access agreement to adjacent property to the south, prior to Construction Plan Approval.