



Department of Planning and Economic Development

Staff Report to the Planning Commission September 21, 2018

633 E. South Boulevard Improvements

REQUEST	Revised Site Plan Approval
APPLICANT	Joe Novitsky 3856 12 Mile Rd. Berkley, MI 48072
LOCATION	North side of South Blvd., west of John R
FILE NO.	99-032.3
PARCEL NO.	15-35-477-022
ZONING	O-1 Office Business
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct 45 additional parking spaces and add a mobile MRI unit at the rear of the existing medical office building on South Boulevard between Rochester and John R. The business owner has a large number of employees/customers and needs to incorporate additional parking onto the site. The applicant appeared before the Planning Commission in 2012 to add parking spaces as well but that plan expired before the spaces were constructed. The 36,600 square-foot office building at the site was approved as Boulevard Office Park in late 2000. At the time, the Planning Commission had considerable discussion regarding the site and the clearing of trees in the wetlands and natural features setback buffer area before agreeing to a plan that considered all of these issues. The site is not subject to the Tree Conservation Ordinance, however, there is a natural features protection easement shown on the plans. The proposed improvements do not impact the preservation areas. The maximum number of spaces required (at 125% of minimum) is 131 spaces and the applicant is proposing 218. Documentation has been provided by the applicant to explain why the additional parking is needed based on the operation of the medical facility. The Planning Commission has the ability to modify the requirements.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Landscape details to be addressed with final plans	Approval
Engineering	Minor comments to be addressed at construction plan review	Approval
Fire	No outstanding items	Approval
Building	Minor comments to be addressed at building plan review	Approval
Assessing	Minor comments	Approval

Motion to Approve Revised Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 99-032.3 (933 E. South Blvd. Improvements), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on August 16, 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 South Boulevard, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Paths have been incorporated 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 proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. 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.
6. The Planning Commission has approved modifying the parking requirements based on the applicant's explanation that more parking is needed for the operation of the medical facility.

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 \$80,063.00, 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 August 16, 2018, coordinated by JSN.

Attachments: Assessing Department memo dated 8/22/17; Building Department memo dated 8/28/18; DPS/Engineering memo dated 8/24/18; Planning Department Memo dated 8/29/18; Fire Department

memo dated 5/24/18; Applicant Parking Justification; EIS; Response Letter dated 9/10/18.

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