



Rochester Hills

1000 Rochester Hills Dr
 Rochester Hills, MI 48309
 (248) 656-4600
 Home Page:
 www.rochesterhills.org

Master

File Number: 2019-0293

File ID: 2019-0293

Type: Permit

Status: Draft

Version: 2

Reference: 19-015

Controlling Body: Planning
Commission

File Created Date : 06/19/2019

File Name: Level One Bank CU

Final Action:

Title label: Request for Conditional Use Approval to construct a drive-through associated with Level One Bank, a 2,587 square foot bank proposed for a portion of the former Outback Steakhouse at the northwest corner of Rochester and Hamlin, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Level One Bank, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 081219 Agenda Summary.pdf, Staff Report
7-16-19.pdf, Review Comments PC.pdf, Site
Plans.pdf, Colored Renderings.pdf, Minutes PC
7-16-19.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

1	Planning Commission	07/16/2019	Recommended for Approval	City Council Regular Meeting			Pass
---	---------------------	------------	-----------------------------	---------------------------------	--	--	------

Notes: (Reference: Staff Report prepared by Kristen Kapelanski, dated July 12, 2019 and site plans and elevations had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Tim McKay, Level One Bank, 32991 Hamilton Court, Farmington Hills, MI 48334 and Mark Alfonsi, ABD Architects, 2601 Wendover Rd., Bloomfield Hills, MI 48302.

Ms. Roediger outlined that the project was a creative reuse of the former Outback restaurant. She noted that a drive-through was proposed, which was a conditional use in all zoning districts. The site was zoned B-3, and it was being developed under the B-3 standards. Staff had all recommended approval with some minor comments. She said that she would be happy to answer any outstanding questions.

Mr. McKay stated that Level One was a community bank headquartered in Oakland County. They would be bringing six to eight permanent jobs and two to three part time.

Chairperson Brnabic opened the Public Hearing at 9:22 p.m. Seeing no one come forward, she closed the Public Hearing.

Mr. Kaltsounis noted the renderings in the packet where the colors appeared to fade to black. He asked for an explanation of the renderings and about the railing on the roof. Mr. Alfonsi said that it was an existing railing. Mr. Kaltsounis asked what the building would look like, as it was hard to see. Mr. Alfonsi stated that it should not be so dark. He said that the top would have a painted aluminum panel with a reveal. At the center below the logo, there would be a limestone based, thin block. The storefront would be bronze, anodized aluminum which would frame the glass. He claimed that it would be a very light palette.

Mr. Gaber asked about the block and what it would look like. He said that it looked like there was quite a bit around the windows. Mr. Alfonsi said that it would be the limestone block. Mr. Gaber asked if it would all be the same color, which Mr. Alfonsi confirmed.

Chairperson Brnabic asked if there would be only one drive-through window, which was confirmed. Mr. Alfonsi said that it would be a digital screen (camera system). Chairperson Brnabic asked if there would be four stacking spaces, and Mr. Alfonsi said that there were five proposed. Chairperson Brnabic asked the projected timetable. Mr. McKay said that they would like to open by late October. Chairperson Brnabic asked which month they would like to start, and Mr. McKay said that if they were approved, in August. Chairperson Brnabic realized that the Environmental Impact Statement had been filled out at an earlier date, but she asked if Part 3c. could be corrected. It said that construction was scheduled to start in early June of 2019 and completed by the end of August 2019. She asked if that could be corrected before the matter went to City Council.

Ms. Morita asked if someone drove up to the drive-through, if they would drive on the left side of the road. Mr. McKay said that it would be the driver's side. Ms. Morita asked if traffic would be coming south on the left side. Mr. Alfonsi said that the intent was that it would be one-way. It was two-way currently. They liked the idea of being able to bypass off to the side and loop around. Ms. Morita asked how they would keep people from going the wrong way. Mr. Alfonsi said that they would use signage and indications on the asphalt. Mr. McKay said that people would enter the parking lot from the southern part of the building. Ms. Morita considered that someone could come from the south. Mr. Alfonsi said that if someone was coming from the east, west or south, it would funnel to the drive-through. At the end of the drive, people would turn right and loop back out easily, or they could go to the left behind the building. Ms. Morita said that there would be other traffic that could be driving on the north property line. Mr. Alfonsi said that there was kind of an alley behind. Ms. Morita meant that there could be trucks making deliveries, for example. People would drive in the drive-through and be in the left lane, and there could be truck traffic coming from the west. Mr. McKay agreed that was conceivable. Mr. Alfonsi suggested that they could have turn right only signage. Ms. Roediger noted that at the corner, it could be seen through, so there was a visibility triangle. Ms. Morita

acknowledged that, but if there was a delivery at the back of the building at 7 or 8 in the morning and the truck was not expecting a car to come through, she would worry about a driver side impact.

Mr. Davis said that it was a good point. He thought that a turn right only sign with some pavement legends to indicate a right arrow would be warranted to not have someone make a left turn into the alley behind the building. He did not feel there was any need for anyone to go that way. Ms. Morita asked about signage in the alley to alert truck drivers. Mr. Davis did not think that a stop sign was necessary, but he thought signage was warranted to make it more clear.

Mr. Dettloff asked if the length of the lease was five years with renewables, to which Mr. McKay agreed. Mr. Dettloff asked who the landlord was, and Mr. McKay advised that it was the Jonnas.

Mr. Kaltsounis asked the applicants if they would agree to add signage as discussed, which they did. Hearing no further comments, he moved the following:

MOTION by Kaltsounis, seconded by Dettloff, in the matter of City File No. 19-015 (Level One Bank), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed bank on site at 1880 S. Rochester Rd., based on plans dated received by the Planning Department on May 21, 2019, with the following six (6) 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 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.

Text of Legislative File 2019-0293

Title

Request for Conditional Use Approval to construct a drive-through associated with Level One Bank, a 2,587 square foot bank proposed for a portion of the former Outback Steakhouse at the northwest corner of Rochester and Hamlin, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Level One Bank, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use to construct a drive-through associated with Level One Bank, a proposed 2,587 square foot bank proposed for 1880 S.

Rochester Rd., located at the northwest corner of Rochester and Hamlin, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Parcel No. 15-22-451-031, based on plans dated received by the Planning and Economic Development Department on May 21, 2019, Level One Bank, LLC, Applicant 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 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.