

**ADDENDUM TO
DEVELOPMENT APPLICATION
CITY OF ROCHESTER HILLS, MICHIGAN**

**APPLICANT'S COMPLIANCE WITH
CONDITIONAL USE STANDARDS**

**Applicant – Project Expeditors Consulting Corp. on behalf of CBRE c/o Bank of America,
N.A. _____**

Parcel ID No. - 70-15-35-100-051

Property Address: 3035 S. Rochester Road

Applicant proposes to repurpose the Property to a Bank of America branch office. Applicant will remodel the existing building on the Property, and add a drive-up ATM facility on the east side, which requires Conditional Use Approval in the B-2 General Business District. Applicant submits this Addendum in support of its request for Conditional Use Approval to use the subject property (“Property”) for such purpose. Section 138-2.302 of the City’s Zoning Ordinance sets for the review standards for the Planning Commission and City Council to consider in reviewing the request for Conditional Use Approval. Applicant believes it meets these review standards for the following reasons:

- A. Promote the intent and purpose of this ordinance.

RESPONSE:

The SE corner of Rochester and Auburn is both master planned and zoned for commercial uses, so the proposed use would further the purposes of the zoning ordinance by repurposing a site zoned B-2 for a permitted commercial use (bank). The drive-through facility is a Conditional Use. The Property is located near a major intersection that has consistently been used for non-residential purposes. The Property is adjacent to a Pennzoil Oil Change facility to the north, the closed stone shop parcel, Culver’s, Meijer, Lowe’s, Panda Express and Verizon to the south and east. The repurposing of the Property as a bank branch would continue the use of the Property for commercial purposes, with a renovated building, and the addition of the drive-up ATM facility.

- B. Be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole.

RESPONSE:

The current building on the Property consists primarily of masonry with other accent materials which will undergo minor upgrades, to include Bank of America’s signage.

The updated building will be compatible and harmonious in appearance with the surrounding commercial buildings. The parking and parking islands along the eastern property line are to be removed, and landscaping is to be updated. The drive-up ATM facility will consist of a canopy on the east side of the property, facing away from Rochester Road into the center, and should have very minimal impact aesthetically or operationally on the Property or the adjacent commercial center. The site will also comply with the setback, buffer and landscape requirements of the zoning ordinance.

The Property also has right-in, right-out only traffic movements to and from Rochester Road, enhancing the safety of the site by not impeding traffic with any left turns near the intersection. The site also shares cross-access to the internal Meijer ring road, thereby further minimizing ingress and egress from Rochester Road. The circulation around the building will mostly be one-way traffic, with the exception of the south end of the building/site, which will be two-way.

There are sufficient public services and facilities to service the site, so new public services or facilities are not required.

- C. Not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.

RESPONSE:

Bank branches are traditionally low-intensity land uses, because they do not generate significant amounts of traffic, noise or other adverse impacts. The proposed bank branch is compatible with the neighboring uses, as a commercial use which will complement the products and services offered by the neighboring properties. One attractive feature is that a consumer can shop at Meijer or Lowe's, eat at Culvers or Panda Express and conduct banking, all without traveling along public roads, as these businesses can all be accessed by the internal cross access easements among such businesses. Further, the ATM's will not have speakers which generate additional noise, as with many other drive-through facilities.

- D. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

RESPONSE:

The Property is already developed and connected to public utility service, so sufficient public services are located at the site so as not to burden the community with any additional cost. There should be no other public facilities required to support this commercial development. As mentioned above, vehicular access will be right-in, right-out on Rochester Road, with many customers entering from and existing onto the Meijer ring road.