



Department of Planning and Economic Development

Staff Report to the Planning Commission

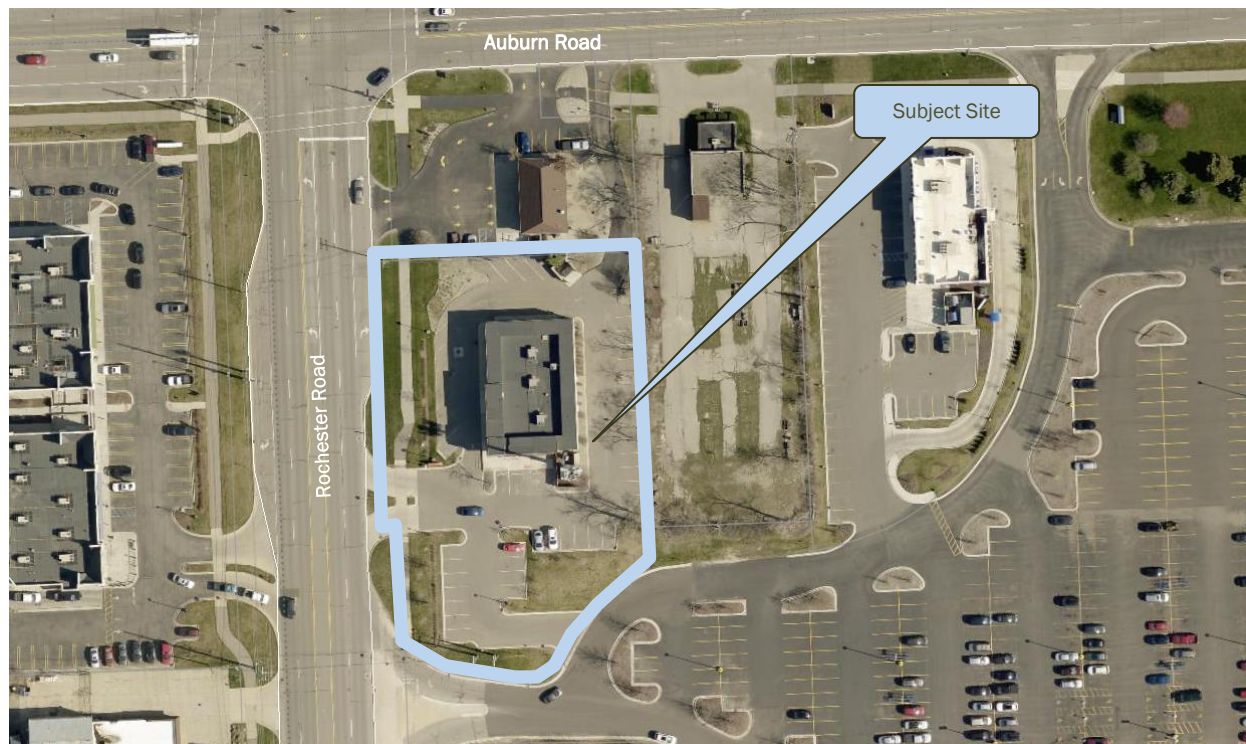
March 21, 2023

Bank of America

REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	Lauren Farrow, Project Expeditors Consulting Group 3231 S. Halstead St. #341 Chicago, IL 60608
LOCATION	East side of Rochester Road, south of Auburn Road, 3035 S. Rochester Road
PROJECT NO.	JNRNB2021-0029 (PCU2023-0001 and PSP2022-0033)
PARCEL NO.	70-15-35-100-051
ZONING	B-2 General Business District, B-3 Shopping Center Business District with an FB Flexible Business Overlay
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing the reuse of the existing urgent care for the purposes of a Bank of America with an ancillary drive-through near the southeast corner of S. Rochester Road and Auburn Road. The proposed bank itself will be approximately 5,745 square feet, one story and will largely maintain the existing façade of decorative face brick, stone and EIFS and provide composite panels over the entrance to the building. The building will be serviced by a total of approximately 29 parking spaces (modification requested – see below). Other site improvements include increased pedestrian connectivity and a substantially upgraded landscape plan, which is generally consistent with the City standards including parking lot landscaping and right of way landscaping.



	Zoning	Existing Land Use	Future Land Use
Site	B-2 General Business District and B-3 Shopping Center Business District with FB Flex Business Overlay	MedPost Urgent Care	Commercial Residential Flex-3
North	B-5 Automotive Service Business District with FB Flex Business Overlay	Penzoil Quick Lube	Commercial Residential Flex-3
South	B-3 Shopping Center Business District with FB Flex Business Overlay	Panda Express, DiBella's Subs, Eyeglass World, Supercuts, Verizon	Commercial Residential Flex-3
East	B-2 General Business District and B-3 Shopping Center Business District with FB Flex Business Overlay	The Stone Shop, Culvers	Commercial Residential Flex-3
West	B-3 Shopping Center Business District with FB Flex Business Overlay (across Rochester Road)	Starbucks, T-Mobile, Aspen Dental, Mod Pizza, Xfinity, Visionworks, Qdoba (across Rochester Road)	Commercial Residential Flex-2 (across Rochester Road)

As noted, the proposed bank will fill the currently vacant MedPost Urgent Care building. The site is slightly larger than one acre in size and is currently split zoned (B-2 General Business District (north side) and B-3 Shopping Center Business District (south side) with an FB Flexible Business District Overlay) and master planned (Commercial Residential Flex-3). The bank use is a permissible use, however, the drive-through requires a conditional use in both the B-2 and B-3 districts with a public hearing and recommendation to City Council.

The proposed site plan has been reviewed and the majority of City Departments have recommended approval (or conditional approval) of the plans, with the expectation of Natural Resources and Traffic. The Natural Resources Department along with the Traffic (Engineering) Department requested modifications to the landscaping scheme relative to clear vision requirements and the location of the plantings in the right-of-way. In addition, the Traffic Department requested Michigan Department of Transportation (MDOT) review of the plans and depicting on the plans that Rochester Road is under the jurisdiction of MDOT. The

applicant upon receiving these comments has provided revised plans in an attempt to address all concerns previously raised. Those plans will be reviewed by all Departments, after Planning Commission review to ensure all comments are addressed as well as ensuring any Planning Commission comments are also addressed.

General Requirements for Conditional Uses

Per Section 138-2.302 of the Zoning Ordinance, there are five areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

1. *Will promote the intent and purpose of (the Ordinance).* The B-2 and B-3 districts along with the FB district support and promote this type of use.
2. *Will 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.* The proposed renovated building and associated site improvements will be constructed in a manner that is consistent with the other developments within the area and bring the site closer to compliance with City landscaping requirements.
3. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.* The site has been served adequately by all City services as part of the previous uses of the site. Any demands placed on the public infrastructure are either already accounted for by the previous use of this property or are being accommodated for through the proposed improvements to the site as illustrated on the site plan.
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare. The existing structure is located at a distance sufficient so as to not cause any disturbances to the residential properties to the south.
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

Specific Requirements for Drive Through Facilities

- A. *Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures separate from the primary structure are prohibited.* The drive through is designed as an integral part of the primary structure.
- B. *Drive-through uses must be located to the rear or side of the primary structure, and set back a minimum of ten feet from the front building wall of the primary structure.* The drive through is located to the rear of the primary structure.

- C. *Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use.* The drive through is oriented so that traffic utilizing the drive through face north, into the abutting automobile service center.

- D. *Unless a more intense buffer is required by [Section 138-12.300](#), a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property.* The site is not located adjacent to a residentially used or zoned property. The site abuts other commercial uses including the former Stone Shop, Culvers and Meijer.

Requested Modifications

The current site has a total of forty two (42) parking spaces. With the planned improvements, including the proposed drive through, the number of parking spaces are proposed to be reduced to twenty nine (29). Based on the size of the building, 5,745 square feet, the City requires a minimum of seventeen (17) parking spaces and a maximum of twenty two (22). Therefore, the applicant is requesting a modification for the total number of parking spaces permissible. The Planning Commission may modify the maximum number of spaces permitted based on justification provided by the applicant.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Modification for maximum number of parking spaces Provide additional islands adjacent to pedestrian connection to S. Rochester Road.	Approval
Fire	Provide three (3) foot clearance around fire hydrant location.	Approval
Building	Provide revised sheets pursuant to comment response letter.	Approval
Assessing	Revised legal description being provided.	Disapproval
Engineering	Revised legal description being provided.	Approval
Engineering (Traffic)	MDOT approval required to be shown Show Road and Pathway Sight Lines	Disapproved
Parks & NR	Revise tree locations pursuant to clear vision areas.	Disapproved

The conditional use was noticed for a public hearing, and staff has not received any comments or concerns.

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. PCU2023-0001 (Bank of America), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed bank on site at 3035 S. Rochester Road, based on plans dated received by the Planning Department on February 7, 2023, 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.
7. The site has traditionally been utilized as an urgent care facility and the proposed financial institution with ancillary drive through will be less impactful.

Conditions

1. City Council approval of the Conditional Use.
2. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2021-0028 (Huntington National Bank), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on February 7, 2023, 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 S. Rochester Road, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.
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 requested modifications to allow for a total of twenty nine (29) parking spaces is appropriate based on the supporting information provided by the applicant.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans contained within the Planning Commission packets.
 2. Provide a landscaping bond in the amount of \$26,268 based on the cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.
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