



Department of Planning and Economic Development

Staff Report to the Planning Commission

April 25, 2013

Fifth Third Bank ATM at Rochester Hills Plaza

REQUEST	Conditional Land Use Recommendation Site Plan Approval
APPLICANT	Gerald G. Weber for Fifth Third Bank 13711 Madison Avenue Lakewood, Ohio 44107
LOCATION	1370 Walton Boulevard
FILE NO.	13-002
PARCEL NO.	15-09-476-033
ZONING	B-3 Shopping Center Business with FB-2 Flexible Business Overlay
STAFF	Jim Breuckman, AICP, Manager of Planning

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Summary

The applicant proposes to construct a new freestanding ATM in front of the existing Rochester Hills Plaza. The ATM would be located in the front bank of parking next to Walton, and may be permitted as an accessory use to the principal shopping center use. As an accessory structure, the ATM is not subject to the setbacks applicable to buildings. Any drive-up or drive-through use requires conditional use and site plan approvals.

Requested Actions

Specific actions are Site Plan Approval and a Recommendation of Conditional Land Use Approval to City Council.

General Requirements for Conditional Land Uses (Section 138-2.302)

There are five areas of consideration for the Planning Commission to regard in the discretionary decision of a Conditional Land Use. They are:

1. Will promote the intent and purpose of (the Ordinance).
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.
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.
4. Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
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.

Site Plan Review Considerations

1. **Parking.** The proposed ATM would reduce parking at the shopping center by 8 spaces, however, the shopping center currently has excess parking of 188 spaces, and so the center will still meet the minimum parking requirement if the ATM is approved.
2. **Canopy Structure.** The canopy structure is fairly small in size, with a height of a little over 7 feet.
3. **Landscaping.** The applicant is proposing to plant shrubs along the edge of the impacted area to supplement the existing site landscaping. The shrubs will be planted approximately 28 inches on center, which will provide a continuous hedge to buffer the ATM area from the street.

The site complies with all other ordinance requirements, and there are no conditions of approval by other departments.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. The ATM is proposed for an area already used for parking, and so the major impact would be the appearance of an ATM in the parking area. If the Planning Commission finds that the ATM would be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 13-002 (Fifth Third Bank ATM at Rochester Hills Plaza).

Conditional Land Use Motion

MOTION by _____, seconded by _____, in the matter of City File No. 13-002 (Fifth Third Bank ATM at Rochester Hills Plaza) the Planning Commission **Recommends** to City Council **Approval** of the **Conditional Land Use**, based on plans dated received by the Planning Department on April 25, 2013, with the following findings.

Findings

1. The proposed structure and landscaping meet or exceed the standards of the Zoning Ordinance.

2. The new structure will promote the intent and purpose of the Zoning Ordinance.
3. The proposed structure has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the hospital, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the land use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by expanding the options for banking services.
5. The proposed ATM should generate no net impact on public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. 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.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of 13-002 (Fifth Third Bank ATM at Rochester Hills Plaza), the Planning Commission **Approves** the **Site Plan**, based on plans dated received by the Planning Department on April 25, 2013, 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. Circulation and off-street parking areas have been designed to avoid common traffic problems and promote safety.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. 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.

Conditions

1. City Council approval of the Conditional Land Use.
2. Provide a landscape bond for proposed landscaping in an amount to be determined by Planning Staff.
3. Add "Not to be used as Construction Drawings" to all sheets, prior to Final Approval by Staff.

Attachments: *Site Plans, dated received February 26, 2013 (resubmitted for PC meeting April 25, 2013): Title Sheet, Sheet T-1; Site Location Plan, Sheet C-1.0; Site Zoning Plan, Sheet C-1.1; Site Parking Plan, Sheet C-1.2; Site Plan, Sheet C-2; Enlarged Site Plan, Sheet C-3; Landscape Plan, Sheet L-1; Floor Plan, Sheet A-1; Bollard Plan, Sheet A-2; Sections, Sheet A-3; Electrical Site Plan, Sheet E-1; Electrical Plan, Sheet E-2; ATM Power Diagram, Sketch E-3, prepared by Denk Associates, Inc.; Building/Canopy Documents, Sheets 1-8; prepared by Couvrette Building Systems, Lighting Detail, prepared by Ruud Lighting; Structural, Sheet S-1; and Elevations, prepared by Gerald G. Weber Architecture.*

Fire Department memo dated 03/13/13; Public Services Department memo dated 03/14/13; and PHN
