



Department of Planning and Economic Development

Staff Report to the Planning Commission

March 31, 2017

2020 Rochester Road Gas Station Rebuild

REQUEST	Site Plan Approval
APPLICANT	PEA, Inc. 2430 Rochester Court, Suite 100 Troy, MI 48083
AGENT	James P. Butler
LOCATION	Southwest corner of Rochester Rd. and Hamlin Rd.
FILE NO.	99-028.3
PARCEL NO.	15-27-226-012
ZONING	B-5 Automotive Service Business with an FB-2 Flex Business Overlay
STAFF	Sara Roediger, AICP, Director of Planning and Economic Development

In this Report:

Summary.....	1
Site Plan Review Considerations	2
Site Plan Approval Motion.....	3

Summary

The applicants are proposing to demolish the existing gas station and construct a new 2,700 square-foot gas station and convenience store with associated site improvements on .42 acre at the southwest corner of Rochester and Hamlin Roads. The site will be accessed from drives on either Hamlin or Rochester Road. Currently, Rochester Rd. has two full movement accesses in and out of the site, and those will be reconfigured to allow for a separated driveway with full access in and right out only.

In the fall of 2011, the property owner applied for a variance for ten-foot rear setbacks for the west and south property lines (normally 50 feet is required) from the Zoning Board of Appeals (ZBA). In the B-5 district, a corner lot has two front yards, which in this case would be the north and east sides, and therefore has two rear yards (west and south). The owner wished to demolish the existing, older convenience store portion of the gas station and rebuild it at about twice the size, and the required setbacks were prohibitive for such a small site. The matter went before the Planning Commission prior to the ZBA for a discussion to get input, in principal, to a willingness to reduce the rear yard setbacks from 50 to 25 feet. At the time, the Planning Commission had the ability to reduce a rear yard setback in the B-5 district to 25 feet; however, there was not a site plan to review. Please refer to the attached minutes from the Planning Commission discussion for details and a summarization for which the Commissioners were favorable to reducing the setback. Following the Planning Commission meeting, the ZBA met and approved a variance allowing 10-foot setbacks for the west and south property lines. Since that time, the Ordinance has been amended, and the Planning Commission is now allowed to reduce the rear yard setback to 10 feet in the B-5 district when abutting nonresidential districts.

Adjacent Land Uses and Zoning

The site is zoned B-5 Automotive Service Business with an FB-2 Flex Business Overlay and will be designed using the B-5 standards of the Zoning Ordinance. The site is surrounded by commercial zoning (B-2 and B-3) all with Flex Overlays. There is a shopping center to the north across Hamlin Rd. and also to the east, across Rochester Road. To the west is the parking lot for a Walgreen's and to the south is the Walgreen's.

Site Plan Review Considerations

1. **Site Layout.** The site is in compliance with all setback, area and building requirements of the B-5 district. A sidewalk connection into the site has been provided off of Hamlin and at staff's recommendation, a bike rack was added to the north side of the building.
2. **Parking.** The minimum parking requirement for the gas station is 11 spaces and 14 are proposed, including spaces at the pumps. Per *Section 138-11.202*, the Planning Commission may modify parking requirements based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic. The applicant must relay this information at the meeting or provide documentation.
3. **Landscaping/Tree Removal.** The Tree Conservation Ordinance does not apply to the site since the land was platted prior to the Ordinance. The site is deficient in required landscaping due to the size of the parcel, utilities, and spacing requirements, therefore \$2,055 will be paid into the City's Tree Fund for trees that cannot fit on the site. The applicant will be required to post a landscape bond in an amount to be determined, requirements and must be removed. As noted in the review letters, the proposed shrubs along Rochester and Hamlin do not meet spacing requirements and must be removed. Staff recommends that they be replaced with a mixture ornamental grasses where feasible, and low height perennials in areas within the sight line and corner clearance.
4. **Exterior Lighting.** A photometric plan has been provided meeting ordinance requirements.
5. **Building Design.** The proposed building will consist mainly of c-brick, limestone entrance and burnished masonry base. The building has been generally designed to meet the City's Architectural Standards. The north, south and west faces show blank brick walls, for which staff asked for the addition of architectural and/or landscaping elements as details. In addition, staff recommends wrapping the burnished masonry unit around all four facades, as they will be very visible to the public. Please refer to the attached colored elevations.

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 and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the new gas station will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 99-028.3 (2020 Rochester Rd. Gas Station).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 99-028.3 (2020 Rochester Rd. Gas Station) the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 20, 2017, 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 Hamlin and Rochester Roads (one access on each with the elimination of one each there currently), thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways 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.
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.

Conditions

1. Building elevations be updated to incorporate architectural and/or landscaping elements to help break up the north, south and particularly the west façade and the burnished masonry unit be wrapped around all four facades.
2. Replacement of the proposed shrubs along Rochester and Hamlin with a mixture ornamental grasses where feasible, and low height perennials in areas within the sight line and corner clearance areas.
3. Provide a landscape bond for landscaping/trees in an amount to be determined, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
4. Payment of \$2,055 into the City's Tree Fund for trees that cannot fit on the site (deficient), prior to temporary grade certification being issued by Engineering
5. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department March 20, 2017.

Attachments: Assessing Department memo dated 2/23/17; Building Department memo dated 2/24/17; Fire Department memo dated 3/28/17; Parks and Forestry memo dated 3/27/17; DPS/Engineering memos dated 3/30/17 and 3/3/17; Planning Memo dated 3/30/17; WRC letter dated 2/27/17; EIS dated 3/20/17; Planning Commission Minutes dated 9/6/11; and ZBA Minutes dated 9/14/11.

i:\pla\development reviews\1990s\1999\99-028.3 2020 roch rd. new\staff report 3-31-17.docx