



Department of Planning and Economic Development

Staff Report to the Planning Commission

July 12, 2019

Level One Bank

REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	Jennifer Riddell Level One Bank 32991 Hamilton Court Farmington Hills, MI 48334
LOCATION	Northwest corner of Rochester and Hamlin Roads
FILE NO.	19-015
PARCEL NO.	15-22-451-030
ZONING	B-3 Shopping Center Business with an FB-3 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant proposes a bank with drive-through using a portion of the site of the former Outback Steakhouse near the northwest corner of Rochester and Hamlin. The remodeled bank will take about half of the space of the former restaurant. The site is zoned and master planned for the subject use.

A drive-through requires a conditional use in the B-3 and FB-3 districts with a public hearing and recommendation to City Council. Please see the requirements for a drive-through listed in the Planning memo dated June 4, 2019. Parking, landscaping and lighting are in compliance with the exception that footcandles need to be lowered and minor landscaping notes need to be added. All departments have recommended approval. If the Planning Commission agrees that the drive-through and other improvements will be harmonious with the site and the surrounding development, motions for consideration are provided below.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Lighting level to be modified, landscaping notes	Approval

Department	Comments & Waivers/Modifications	Recommendation
Fire	No outstanding comments	Approval
Building	Comments to be handled at building plan review	Approval
Assessing	No outstanding items	Approval
Engineering	Comments to be handled at construction plan review	Approval
Parks & NR	No outstanding items	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, 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 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.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 19-015 (Level One Bank), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on May 21 2019, 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 Rds., 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.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$5,875.00, and posting of bond prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department May 21, 2019.

Attachments: Assessing Department memo dated 4/16/19; Building Department memo dated 5/28/19; DPS/Engineering memo dated 5/6/19; Planning Department Memo dated 6/4/19; Fire Department memo dated 5/2/19; Parks & Natural Resources memo dated 4/25/19; EIS; WRC Letter dated 4/17/19; Public Hearing Notice

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