



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2023-0502 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: December 4, 2023

SUBJECT: Request for conditional use approval for The Hamlin Road Storage Facility (by CDK Development, LLC) to allow for an indoor storage facility to be constructed at 1575 E. Hamlin Road, located on the north side of E. Hamlin Road, west of Dequindre Road.

REQUEST:

Approval of a conditional use to allow for an indoor storage facility (CDK Development, LLC), located at 1575 E. Hamlin Road, zoned I Industrial District.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to construct an indoor storage facility. The site would be utilized solely for indoor storage purposes, with no outdoor storage proposed. Materials to be stored within the building will be limited to those that are nonhazardous and nonflammable. The building is proposed to be three (3) stories in height and would contain approximately 550 leasable storage units. The building materials include several different colors of brick, metal paneling, glazing, and metal accent materials. Finally, the site will have a singular access to E. Hamlin Road.

The applicants, CDK Development, have several similar types of facilities at locations in Taylor, Warren and Chesterfield Township. The 550 units will generally be leased on a month-to-month basis. It is anticipated that the site will usually have a single employee staffing the office, however, depending on busy times, an additional employee may also staff the site.

The proposed site is located on the north side of E. Hamlin Road, west of Dequindre Road. The site contains an existing residential dwelling near the north property line that will be demolished. Staff research has determined that the site has been zoned for industrial purposes since approximately 1999. The majority of the surrounding properties on the north side of the E. Hamlin are similarly zoned/planned, however, the two small properties located immediately to the west are zoned for residential purposes and occupied by homes. One of these owners attended the Planning Commission meeting (see the public comment portion of the attached minutes) There are several other outdoor storage facilities that are either in operation or currently being constructed in the vicinity. This area of the City is impacted by a number of historical landfills that are no longer in use, however, based on information within the City's Environmental Concerns Inventory, the subject site does not appear to be an actual landfill site.

The hours of operation proposed by the applicant will consist of office hours from 9:00 a.m. to 5:30 p.m., seven (7) days a week. Access to the facility for those leasing units will also follow the same general hours and the facility is not intended to be accessed twenty-four (24) hours a day. During the Planning Commission's review of the conditional use, the Planning Commission discussed illumination from the building potentially impacting the resident to the west and the residents to the south, across Hamlin Road. The applicant agreed that the lights within the building, particularly those near the southward facing windows, could be placed on motion sensors. The lights in staircases would likely remain on for safety purposes. The exterior lighting will be limited and mounted on the building itself at a height of fifteen (15) feet based on the architectural elevations provided. Based on the site's location and overall intensity of the surrounding

development, the revised hours of operation should not be impactful to any neighboring properties.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 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.*

The Planning Commission recommended by an 8-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its November 14, 2023 meeting. The applicant was also granted a tree removal permit and site plan approval contingent on a number of conditions. The Planning Commission's conditions included the limiting of illumination on the site and within the building, and the landscaping plan being modified to provide revised locations for a number of shrubs to the front of the site to help with buffering purposes to the residents to the south. The applicant has provided revised site plans (included in the City Council packets) addressing the applicable Planning Commission conditions. Those plans will be reviewed as a part of the City's administrative conditions review.

In addition, the Planning Commission granted a modification to allow the required screening wall along the west property line to be relocated approximately 50 feet onto the site to avoid a number of existing trees and a small wetland at the rear of the site that will remain undisturbed. Finally, a modification was granted for tree plantings along the Hamlin Road frontage due to the presence of significant utilities and easements.

Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow for the development of an indoor storage facility meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for the Hamlin Road Storage Facility, located at 1575 E. Hamlin Road, File No. PCU2023-0011, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Clerk		

Contract Reviewed by City Attorney Yes N/A