

Huntington National Bank
Project Description & Conditional Use Justification
2975 Walton Boulevard
Rochester Hills, MI

Introduction

Huntington National Bank has the option to acquire the former Burger King restaurant at 2975 Walton Boulevard, Rochester Hills, Michigan. The property is zoned “B-2” General Business District and is within the limits of the “FB-2” Flexible Business Overlay District under the zoning jurisdiction of Rochester Hills. Huntington proposes to redevelop the former restaurant and drive-through into a new bank branch. As part of the project, Huntington is requesting Site Plan Review and Conditional Use Approval.

Project Description

Huntington proposes to raze the existing structures on the property and redevelop the site with a 2,300+/- square foot bank branch building. An attached canopy over three (3) drive-up service lanes is proposed on the southern elevation. The canopy provides two video automated tellers and an ATM. A total of 26 parking spaces are proposed for the project: 24 standard spaces and 2 ADA accessible spaces. Standard spaces are sized at 10’ x 18’ and the ADA spaces are sized at 11’ x 18’ adjacent to a 5’ wide striped aisle.

The redevelopment proposes to maintain the existing driveway configuration along Walton Boulevard. The driveways function as one-way directional drives. A continuous drive lane is proposed circulating the building. The drive lane is 15’ wide along the east and west sides of the facility and 24’ wide along the north and south sides of the facility. A 7.5’ sidewalk is proposed around the building. Additionally, a pedestrian connection is proposed to the entrance of the building from the existing sidewalk along Walton Boulevard.

Site lighting for the development consists of six (6) pole mounted light fixtures within the site. Light fixtures are proposed at 20’ tall (18’ poles on 2’ tall bases). The proposed light fixtures use LED technology and house side shields to avoid spillage onto surrounding properties and rights-of-way. Around the building, soffit and canopy lighting is proposed. Foot-candles are 0.0 – 0.2 at the property lines.

Proposed landscaping is a combination of shade trees, ornamental trees, perennials, shrubs, and grasses. A total of 19 trees, 51 shrubs and grasses, and 98 perennials are proposed on site. The existing wooded area and fence along the southern property line, between the proposed bank and the Meadowbrook Hills Community, will be maintained and additional green space will be added to this area. Areas not paved or occupied a structure will be seeded or covered with hardwood mulch. The redevelopment proposes to reduce the amount of impervious surface area on-site by 5,190 +/- square feet.

The proposed building is an approximately 18’ tall and consists of all masonry materials in cream and dark grey colors. The building utilizes cast stone and metal panel accents throughout the elevations. The main entrance to the facility includes doors located on the northern and eastern elevations of the building. A metal panel drive up canopy is proposed along the southern building elevation. The building is designed to have a flat roof. Mechanical equipment is located on the roof and will be

screened from view by horizontal louver screens coordinated to the cream brick color. From ground level, a small trash container and utility entry points are proposed to be screened by a perforated metal screen. The proposed screen will utilize the same color as the main body of the building. All window glazing is clear insulated - no obscured, heavily tinted, or spandrel glass is proposed.

Request to Exceed the Maximum Allowable Parking Spaces

The proposed development exceeds the maximum number of parking spaces allowed by the Zoning Ordinance. Huntington is proposing 26 parking spaces; the zoning ordinance allows a maximum of 10 parking spaces.

The proposed bank branch is anticipated to 5 full-time staff members and some part time employees that use the facility to meet customers for larger, more expansive transactions. The proposed branch will also offer Huntington clients include a variety of services such as, but not limited to: personal banking, auto and personal loans, business assistance, mortgages, etc. Huntington feels the additional spaces are needed for the variety of clients utilizing the branch for services that require meeting with a banker in an office.

Huntington examined the average transactions, at various times of the day, from comparable bank branches within the current district to determine parking needs for the proposed location. Based on their observations, Huntington determined an average of 10-13 parking spaces are utilized by employees and/or clients at any given time during business hours. During the peaks/rush times more spaces are utilized by customers. Furthermore, having additional parking spaces allows for transactions where two customers are present for one transaction.

While still over the maximum amount of parking spaces, the branch is also consistent with their competitors in the vicinity. The following is summary of the adjoining bank parking areas:

- Bank of America – 2950 Walton Boulevard: 37 Spaces
- Citizens Bank – 44 North Adams Road: 18 Spaces
- Comerica Bank – 3012 Walton Boulevard: 19 Spaces (mor may be shared with neighboring CVS)
- Chase – 75 North Adams: 34 Spaces
- PNC – 2015 Walton Boulevard: 40 Spaces

The existing Burger King has a total of 47 +/- parking spaces. With the redevelopment, Huntington proposes a decrease of 21 parking spaces. The redevelopment also proposes a 5,190+/- square foot impervious surface area reduction on the property.

Conditional Use Justification

The proposed redevelopment project is subject to Conditional Use review to allow a drive-through in the “B-2” zoning district, based upon the findings that the conditional use will:

- *Promote the intent and purpose of this ordinance.*
The proposed redevelopment project is consistent with the purpose of the Ordinance and the 2018 Master Plan. The redevelopment proposes to bring the property into closer conformance with the zoning regulations than what currently exists today. Updated landscaping, lighting, pedestrian access, and many other features will be provided that do not currently exist with the restaurant use. The project is also consistent with the City’s Master Land Use Plan; the

Plan identifies the property as “CRF-3” Commercial Residential Flex-3, which recommends community and regional land uses.

- *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 redevelopment proposes a modern bank branch that provides a more aesthetically pleasing development than the current vacant restaurant building. The project is similar to the commercial uses along Walton Boulevard, as uses to the north and west of the property include drive-through facilities as well.

The existing wooded area along the southern property line will be maintained, and additional green space will be added to maximize the buffer area between the proposed development and the Meadowbrook Hills community to the south. The redevelopment proposes to reduce the amount of impervious surface area on-site by 5,190 +/- square feet. The project also proposes a pedestrian connection from the existing sidewalk along Walton Boulevard to the entrance of the building.

- *Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainageways, 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 proposed redevelopment project provides adequate access to essential public facilities and services. The former restaurant user was adequately served by public utilities. The new development proposes the addition of a fire hydrant on the property to improve fire protection.

- *Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The project will not be detrimental to the economic welfare of the community. The redevelopment does not propose additional public cost for any facilities or services.

Huntington Bank feels the proposed redevelopment is consistent with the City’s Zoning Resolution, the goals of the 2018 Master Plan, as well as the character of surrounding development along Walton Boulevard. The project proposes to replace a vacant fast-food restaurant and drive-through use with a modern bank branch building and drive-through. Our team looks forward to discussing this project further with Planning Commission and City Council.