



Department of Planning and Economic Development

Staff Report to the Planning Commission November 14, 2023

Hamlin Road Storage Conditional Use, Site Plan, and Tree Removal Permit

REQUESTS	Conditional Use Recommendation Site Plan Approval Tree Removal Permit
APPLICANT	CDK Development LLC 10570 Savannah Court Huntley, IL 60142
LOCATION	1575 E. Hamlin Rd., Parcel No. 15-24-401-006, located on the north side of Hamlin and between John R and Dequindre Rd.,
FILE NO.	J2023-0002, PCU2023-0011, PSP2023-0014, PTP2023-0013
PARCEL NO.	15-24-401-006
ZONING	I Industrial
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant has filed for Site Plan Approval, including a Tree Removal Permit along with a request for a Conditional Use Permit to allow for an indoor storage building (mini-warehousing) in the I Industrial District. The proposed location is 1575 E. Hamlin Road, located on the north side of E. Hamlin, west of Dequindre Road.



Background

As a conditional use, the City must review the proposed use against the Conditional Use standards contained within Section 138-3.202. These standards allow for a case-by-case review of each application to determine that the proposed use is appropriate for the requested area.

	Zoning	Existing Land Use	Future Land Use
Site	I Industrial	Single Family Residential	Industrial
North	I Industrial	Vacant	Industrial
South	R-4 One Family Residential	Single Family Residential (across Hamlin Road)	Residential 4 (across Hamlin Road)
East	I Industrial	Michigan Outdoor Storage of Rochester Hills	Industrial
West	R-4 One Family Residential	Single Family Residential	Industrial

Proposal/Review

General – CDK Development LLC of Huntley, Illinois is proposing to construct a three (3) story, 550-unit indoor storage facility on the existing industrially zoned property. The property currently is occupied by a single-family residential home along with a detached garage. The existing structures would be demolished and the new facility would be constructed. A wetland on an adjoining property extends onto a small portion of the northwest corner of the site. The plans show no encroachment into the wetland or the required 25 ft. natural features setback. The proposed site would be accessed by a singular driveway to E. Hamlin Road. The site would also have a full maneuvering lane around the entire site/building to provide adequate fire access.

Building Design and Materials – The proposed building is three (3) stories, equal to approximately 34 feet in height and totaling approximately 87,000 square feet in area. A total of approximately 550 leasable storage units will be available within the building.

The building façade will be largely masonry utility brick in light and dark greys. Portions of the façade will also be accented with metal PBU panels. Finally, other portions of the façade will include additional metal panels, in a white, grey, and dark grey color palette in a “mosaic” fashion. The south façade, which fronts along Hamlin, will include significant glass areas at the corners of the building along with three (3) windows on the third floor of the building. The building design and architecture appear to be generally consistent with City’s other recent industrial developments.

Use Patterns – The proposed hours of operation would be seven (7) days a week, generally being open from 9:00 a.m. to 5:30 p.m. In speaking with the applicant, it does not appear that the units would be accessible 24 hours a day, even with a keycode.

Parking - The site proposes a total of five (5) parking spaces, in addition to the two (2) loading/unloading spaces being provided within the building itself. As an indoor storage use, traffic generation is limited and the need for parking is limited. Based on the ordinance requirements (Three (3) spaces plus one (1) space per employee), the site plan shows the required amount of parking spaces for the use.

Landscaping – The site plan proposes extensive landscape along the west side of the site, adjacent to the existing residential use that remains to the west. In addition to the buffering landscape along the west side of the site, the plan proposes trees and plantings along the north and a significant portion of the east façade. Along the front façade of the building, the landscape plan proposes foundation plantings along the base of the building; the required hedgerow to the south side of the front maneuvering lane; and a total of fourteen (14) trees in front of the building (frontage greenbelt) specifically. Requested landscape requirement modifications are discussed in detail below.

Tree Removal Permit

The tree survey included as a part of the site plan indicates there are a total of seventy-two (72) trees onsite, forty-five (45) of which are located outside of the building envelope. Based on a total of forty-five (45) trees being located outside the building envelope; eighteen (18) total trees are required to be preserved. The applicant is proposing to remove a total of 49 regulated trees as well as a total of 3 specimen trees. In all, the applicant is required to plant a total of sixty-one (61) replacement trees. Based on the site plan, the applicant is proposing to plant a total of thirteen (13) trees onsite and is proposing to pay the equivalent of a total of forty-eight (48) trees into the City’s tree fund.

Requested Modifications

Right of way landscaping modification – The applicant is required the following planting materials pursuant to the City’s right-of-way landscaping requirements.

Total Linear Feet of Frontage/Landscape Requirement	Required	Provided
One (1) canopy tree per 25'	9	4
One (1) ornamental tree per 35'	7	1
One (1) shrub per 2.5' (<i>hedge requirement for parking within 30 feet of front property line</i>)	90	90

The applicant is preserving five (5) existing trees along the Hamlin Road frontage. In addition, the applicant is providing ten (10) red maple trees along the maneuvering lane that traverses the front of the building. An additional tree is provided at the southeast corner of the entrance drive, and three (3) trees are being provided in the southwest corner of the site. The proposed trees are being counted towards parking lot perimeter landscaping and interior parking lot landscaping and not toward the right-of-way requirements. The front greenbelt of the site, between the road right-of-way and the front maneuvering lane, consists of a number of utility easements and the pathway along Hamlin Road which make planting the required trees difficult. In addition, the clear vision triangles for both the entrance way as well as the pathway further limits the ability to plant in this area. In all, a total of eleven (11) trees are being requested to be waived based on the calculations provided on the site plan.

Greenbelt (western property line) modification – The applicant is proposing to place the required zoning district separation wall between the site and the adjoining residential property approximately 45 ft. onto the site instead of along the mutual property line. This would allow for additional existing trees to be maintained between the wall and the property line to the west. In addition, as previously mentioned, small wetland area exists at the northwest corner of the site. This wetland and associated natural features setback would not be encroached upon or disturbed in any manner with the zoning district wall as proposed. If the wall were required to be located on the property line as required, the wetland and natural feature setback would be significantly impacted. The location of the wall as proposed does not appear to impact any of the abutting properties and has been fully integrated into the reviewed site plan for the site, and therefore, Staff does not object to the zoning district wall being moved to the proposed location. It will need to be ensured that the remaining forty-five (45) feet of property between the proposed wall and the western property line are maintained by the owner of the storage facility, in the long term, in a manner acceptable to the City. The wetland area has been reviewed and verified by ASTI as a part of the site plan review process. ASTI did include one condition as a part of their review letter and that was to ensure the grading around the wetland area was limited and therefore did not impact the wetland.

General Requirements for Conditional Uses – 138-2.302

Per *Section 138-2.302* of the Zoning Ordinance, there are five (5) areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use’s compliance with each.

- 1. Will promote the intent and purpose of (the Ordinance)*** - The I Industrial District does support this type of use as a conditional use and can be approved based upon a thorough review of the Ordinance and surrounding environment and a finding that the use is appropriate in the space proposed.
- 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*** - The City has seen two other storage type uses proposed along the north side of Hamlin Road in recent years. Both of these uses are more specifically outdoor storage uses for recreational vehicles, including RVs, boats, trailers, etc. The proposed indoor storage facility would be situated between the Michigan Outdoor Storage of Rochester Hills (already operational) and the outdoor storage facility

located slightly to the west which is currently under construction. Immediately to the west, the property is still zoned for single family residential purposes; hence the requirement for the zoning district wall and landscape screening. The City’s Master Land Use Plan generally shows this entire area as eventually being utilized for industrial purposes, including the residential property immediately to the west.

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** - Typically, an indoor storage use is a very low traffic generating use. Office hours have been noted as 9:00 a.m. to 5:30 p.m. Hours of operation for the use do not appear to create any conflicts with the surrounding industrial uses to the west and east. The applicant has provided in an email correspondence that the typical lease agreement required for each unit will include language prohibiting the storage of flammable or explosive materials. The proposed site plan does not propose any outdoor storage and the loading and unloading of contents to be stored will occur within the building itself. It is noted that the building will be fully equipped with an automatic sprinkler system.

4. **Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare** - As noted above, the use is permissible, via a conditional use review within the Industrial District. In addition, the properties to the west, north, and east are also zoned for industrial purposes. The front of the building that faces residential housing to the south, across Hamlin Road, does not have any significant traffic, parking, loading/unloading, etc. that would likely cause impacts. In addition, while not a directly impacted property, this site is located within one section of the City that has a number of landfills and properties that are impacted by landfills. These properties, if and when they are developed in the future, will also likely be developed in an “industrial” manner due to the cleanup requirements associated with nonresidential use versus residential use.

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** - From a Planning perspective, there do not appear to be any additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

Specific Requirements for Conditional Uses – Indoor Storage Facilities

There are no specific requirements for indoor storage facilities within the I Industrial District.

Staff Recommendations

The site plan has been reviewed by City Staff for completeness and for compliance with City codes, ordinances and regulations. The latest iteration of the site plan, submitted September 20, 2023, obtained approvals from all of the reviewing departments as noted below:

Department	Approved	Comments
Assessing	Yes	
Building	Yes	
Engineering – Utilities	Yes	
Engineering – Legal	Yes	
Fire	Yes	
Natural Resources	Yes	
Planning	Yes	<ul style="list-style-type: none"> • Modification for Right of Way Landscaping • Modification for placement of Zoning District Wall
Traffic	Yes	

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of File No. PCU2023-0011 (Hamlin Road Storage Facility), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** for an indoor storage facility to be constructed in the I Industrial District at 1575 E. Hamlin Road, based on documents received by the Planning Department on September 20, 2023 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The proposed building and conditional use have 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 proposed indoor storage facility should have a positive impact on the community as a whole and the surrounding area by providing additional storage opportunities within the I Industrial District.
4. The proposed building and use will be 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 building and use should 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.

Conditions

1. City Council approval of the Conditional Use.
2. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing (as may be amended by this motion).
3. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2023-0014 (Hamlin Road Storage Building), the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on September 20, 2023, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that applicable requirements of the Zoning Ordinance, with the modifications noted in #6 and #7, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project is a low intensity, low traffic generating use and will be accessed from E. Hamlin Road with a singular access drive, thereby promoting safety and convenience of vehicular traffic.
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.
6. The requested modification to the required right-of-way landscaping is appropriate due to the presence of extensive utility easements and required clear vision areas along the front of the property.

7. The requested modification to the location of the required zoning district boundary wall is appropriate due to the presence of the existing wetland and associated natural features setback which will be fully preserved with the proposed location.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans and staff reports contained within the Planning Commission packets, including the condition of ASTI as a part of their September 5, 2023 review (as may be amended by this motion).
2. Provide a landscaping bond in the amount of \$80,645 based on the cost estimate for landscaping and irrigation, plus inspection fees, as further adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.
3. That no flammable or combustible materials be stored within the building or onsite.
4. That the applicant (and future land owner(s)) maintains the landscape area to the west of the proposed zoning district boundary wall consistent with City ordinances.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PSP2023-0014 (Hamlin Road Storage) the Planning Commission **grants** a **Tree Removal Permit (PTP2023-0013)**, based on plans received by the Planning Department on September 20, 2023, with the following findings and subject to the following conditions:

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove forty-nine (49) regulated trees and three (3) specimen trees with 61 replacement trees required. The applicant is proposing to provide thirteen (13) trees onsite with the remaining forty-eight (48) trees to be paid into the City's Tree Fund.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Provide payment, equal to the current required fee for replacement trees and as approved by Staff, along with any additional fees associated with such, into the City's Tree Fund for the remaining 48 trees identified on the site plan.