



Department of Planning and Economic Development

Staff Report to the Planning Commission

May 31, 2012

Rochester Hills Automotive Building Addition

REQUEST	Sketch Plan Approval
APPLICANT	Rochester Hills Automotive 1015 East Auburn Road
LOCATION	North east corner of John R and Auburn
FILE NO.	93-382.3
PARCEL NO.	15-25-351-041
ZONING	B-5, Automotive Business
STAFF	Jim Breuckman, AICP, Manager of Planning

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Summary

The applicant is proposing to construct an addition to the existing building at 1015 East Auburn Road. The addition is in support of an existing use and will be used for an expanded walk-in cooler.

Sketch Plan Approval

The site requires sketch plan approval as an addition to an existing building, which is a lower standard of review. Only applicable ordinance standards need to be complied with, and improvements to existing portions of the site are expected in reasonable proportion to the proposed activity.

Adjacent Land Uses and Zoning

The adjacent land to the north and east is zoned B-2 while land to the west across John R is zoned B-3 and land to the south across Auburn is zoned B-1.

Site Plan Review Considerations

- Engineering/DPS.** The engineering department conducted a preliminary review of the plans and determined that the proposed site improvements do not require formal engineering review.
- Setbacks.** The proposed addition is in compliance with setback requirements due to the recent adoption of the reduced setback requirements for the B-5 district.
- Landscaping/Tree Removal.** The site is well-landscaped, and no landscaping will be removed as a result of the addition. No additional landscaping is required to be planted.

4. **Building Design.** The proposed addition is intended to accommodate a beer cave and is utilitarian in design. The addition does incorporate materials from the existing building but does not incorporate design elements such as the pitched roof or façade elements.
5. **Fire Department Comments.** The fire department has reviewed the plans and had three notes that needed to be added to the plans. The applicant has revised the plans and added the required notes and so the plans. The revised plans were not submitted in time for a fire department re-review, so fire department approval of the revised plans should remain as a condition of sketch plan approval.

Sketch 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 staff recommends approval of the following motion.

Sketch Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 93-382.3 (1015 East Auburn Road), the Planning Commission **approves** the **Sketch Plan**, based on plans dated received by the Planning Department on May 30, 2012, with the following findings and subject to the following conditions.

Findings

1. The sketch plan and supporting documents demonstrate that 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 addition will be accessed by existing driveways, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements will have a satisfactory and harmonious relationship with existing development in the area relative to alternative site designs.
4. 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. Fire Department approval of the final site plan including revisions noted in the memo dated May 15, 2012 prior to building permit approval.

Reference: Plans dated received by the Planning Department May 30, 2012 *Proposed Site Plan (Sheet 1)*, *Proposed Addition (Sheet A1 of 2)*, *Proposed Addition (Sheet A2 of 2)*

Attachments: Fire Department memo dated 5/31/12
