



# Department of Planning and Economic Development

Staff Report to the Planning Commission

March 11, 2016

<b>Star Batt Buildings</b>	
<b>REQUEST</b>	Site Plan Approval
<b>APPLICANT</b>	Steve Stolaruk, Star Batt, Inc. 1928 Star Batt Rochester Hills, MI 48309
<b>LOCATION</b>	South of Avon Industrial, west of Crooks
<b>FILE NO.</b>	15-016
<b>PARCEL NO.</b>	15-29-276-011 and -013
<b>ZONING</b>	B-3 Shopping Center Business
<b>STAFF</b>	Sara Roediger, AICP, Manager of Planning

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## Summary

The applicant is proposing to construct two single-story commercial/office buildings. Building “A” is 11,999 sq. ft. and Building “B” is 16,539 sq. ft. for a total of 28,538 sq. ft. The site is located on 3.54 acres between Avon Industrial Drive and M-59, west of Crooks and is part of the Star-Batt Condominium. Access to the site will be from Avon Industrial. The applicant advises that the buildings will be speculative, so the tenant-mix, number of employees, hours of operation, etc., are unknown at this time. Detention will be directed to the existing retention basin north of Avon Industrial Dr. There are no wetlands, steep slopes or natural features on the site.

### **Adjacent Land Uses and Zoning**

The site is zoned B-3 Shopping Center Business and is master planned REC-W Regional Employment Center Workplace. There is I Industrial zoning to the north, developed with various industrial and office business; the M-59 right-of-way is to the south; to the east it is zoned B-3 and developed with a new Taco Bell and Al’s Car Wash; and to the west is the Classic Lanes Bowling Alley.

## Review Considerations

1. **Site Design and Layout.** The proposed project meets or exceeds all regulations regarding the area, setback and building requirements for the B-3 district.
2. **Access**
  - a. The Road Commission has restricted access to the Crooks Rd. curb cut to only the existing Taco Bell site. Staff would prefer that the site is coordinated and that access is provided to connect throughout the site however, the RCOC maintains that the only way to safely provide cross access would be to

convert the access on Crooks to a right-in, right-out only turning movement.

- b. Engineering has recommended that cross access be established with to the site to the east (car wash) and west (bowling alley) but the applicant does not wish to grant cross access. Planning staff has spoken with the applicant and the property owner to the east and neither wish to make the connection. Because of the nature of the existing and proposed uses, it seems that cross access in this situation would provide only minimal benefit.
  - c. In an effort to improve pedestrian access, a sidewalk into the site has previously been proposed but now has been removed off of the Avon Industrial Dr. pathway to connect to the sidewalk at the Taco Bell development. Staff continues to recommend that this pedestrian connection be made.
3. **Parking.** The minimum parking requirement for a retail use as proposed is 89 spaces and 92 are being provided, in addition to five handicap spaces. This does not include the proposed building site to the southeast. There will be a loading area behind each building. The project meets the parking, loading and barrier free space requirements.
  4. **Exterior Lighting.** A photometric plan showing the location and intensity of exterior lighting has been provided that meets ordinance requirements.
  5. **Landscaping.** Revised landscaping plans addressing the comments of the Planning memo dated February 3, 2016 have been provided, however staff has not had time to properly review them. Staff will continue to work with the applicant to ensure that landscaping requirements are met either through appropriate plantings or through a payment in lieu of plantings to be made to the City's Tree Fund at a rate of \$200 per tree. The applicant will be required to provide a cost estimate for the landscape bond and irrigation prior to final approval by staff.
  6. **Building Design.** The proposed buildings will consist of mainly brick veneer with stone veneer around the base and two EIFS accent bands. They have been designed to meet the City's Architectural Standards.

### **Site 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, and if the Planning Commission agrees the new commercial buildings will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 15-016 (Star Batt Buildings).

### **Motion to Approve Site Plan**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 15-016 (Star Batt Buildings), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on February 12, 2016, 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 Avon Industrial, thereby promoting safety and convenience of vehicular traffic on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote 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. Addition of a sidewalk into the site off of the Avon Industrial Dr. pathway to connect to the sidewalk at the Taco Bell development.
2. Work with staff to finalize the landscape plan in accordance with ordinance requirements.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
4. Provide a cost estimate for the landscaping, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit for this development.
5. Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.

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Reference: Plans dated received by the Planning Department February 12, 2016 (*Site Plan, Sheet SP1, prepared by D'Anna Associates; Photometric Plan, Sheet 1 of 1, prepared by Gasser Bush Associates; General Plan and Utility Plan, Sheet 1 and Grading Plan, Sheet 2, prepared by JJ Associates, Inc; Landscape Plan, Sheet L-1 and Notes and Details, Sheet L-2 prepared by Conroy and Associates.*

Attachments: Assessing Department memo dated 10/20/15; Building Department memo dated 10/27/15; Fire Department memo dated 2/22/16; Parks and Forestry memo dated 2/19/16; DPS/Engineering memos (2) dated 2/24/16; Planning Memo dated 2/23/16; WRC Letter dated 9/21/15; EIS dated received 3/10/16; Road Commission email dated 9/30/15; and Star-Batt, Inc. letter dated 6/4/14.

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