



Department of Planning and Economic Development

Staff Report to the Planning Commission

March 11, 2016

Fox Automotive Addition and Renovation

REQUEST	Tree Removal Permit Site Plan Approval
APPLICANT	John Fox, Fox Automotive 755 S. Rochester Rd. Rochester Hills, MI 48307
LOCATION	Southeast corner of Rochester Rd. and Arlington Dr. (north of Avon)
FILE NO.	99-027.2
PARCEL NO.	15-14-351-060
ZONING	B-3 Shopping Center Business with an FB-3 Flex Business Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

At the request of the corporate office, the applicant is proposing to construct a two-story, 25,697 square-foot building addition to create a joint Toyota and VW car dealership on 5.1 acres located at the southeast corner of Rochester Rd. and Arlington Dr. There are two buildings on the existing site, including a Toyota dealership, which will be demolished and the VW dealership, which will be enlarged. The new consolidated facility will be 39,035 square feet. New car sales are not permitted in the FB-3 district, so the project will be developed using the B-3 standards. Access to the site will be from the existing driveways on Rochester Rd. and Arlington Dr. Traffic is not anticipated to increase as a result of the new plans, and according to the applicant's EIS, "The demand for utilities will be reduced by combining two dealerships under one roof." Drainage will be directed to an underground storm water retention system. At staff's request, a sidewalk has been added along Arlington Dr. and the existing trees along this road will be preserved. Hours of operation will be from 8:00 a.m. until 8:00 p.m. Monday through Saturday and 8:00 a.m. to 6:00 p.m. on Sunday.

Adjacent Land Uses and Zoning

The site is zoned B-3 Shopping Center Business and master planned FB-3 Flex Business Overlay. New car sales are permitted uses in the B-3 district. To the north is the Bill Fox Chevrolet dealership, zoned B-3; to the south is the Shelton Buick GMC dealership, zoned B-3; to the east is the Heatherwood Village Subdivision, zoned R-4 One Family Residential; and to the west, across Rochester Rd. there are various retail business and restaurants, including a McDonald's, Arby's and a Midas auto service, all zoned B-2.

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. **Parking**
 - a. The Zoning Ordinance does not contain car dealership parking lot requirements, therefore staff relied on the applicant to provide the appropriate amount of parking to run the dealership based on experience. The applicant is proposing 112 parking spaces for both employees and customers with 281 display spaces. One loading space is also being provided.
 - b. The existing parking lot currently does not meet the setback requirement along Rochester Rd. and the proposed parking lot is being moved further into the right-of-way. The applicant was granted a variance of up to 22.8 feet by the Zoning Board of Appeals on March 9, 2016. The ZBA found that an existing non-conforming building would be demolished thereby decreasing the nonconformity and that visibility would be increased with the removal of the building.
 - c. Side yard setbacks are not proposed along the north and south property lines. Parking lots may occupy space within the required side yard if a waiver is granted by the Planning Commission, which the applicant is requesting, and if the Planning Commission agrees, it is listed as a finding in the motion. Staff recommends approval of the waivers due to the compatibility with the adjacent properties, which are also dealerships and as the applicant has worked with staff to provide a sidewalk along Arlington Dr. and to keep the existing mature trees along this roadway.
3. **Exterior Lighting.** A photometric plan showing the location and intensity of exterior lighting has been provided that meets ordinance requirements, with the exception of one pole mounted C fixture along the south property line that must be adjusted to reduce footcandles along the property line.
4. **Tree Removal.** The Tree Conservation Ordinance applies to the site, so any healthy trees greater than 6" in caliper removed must be replaced with one tree credit. A Tree Removal Permit is required to remove seven regulated trees, and the applicant proposes a payment of \$200 per tree into the City's tree fund in lieu of (\$1,400).
5. **Landscaping.** New landscaping is proposed to beef up the existing buffer to the homes along the west property line. The existing street trees will be preserved along Arlington Dr. and because of their size, staff recommends that those are ample to cover the intent of the street tree requirements. The Planning Commission may waive or reduce landscape requirements and to be consistent with the other dealerships along this portion of Rochester Rd. staff recommends that the Planning Commission waive the parking lot and right of way landscape requirements as discussed in the planning review, provided the applicant provide some low perennials and/or shrubs in clusters along Rochester Rd. to provide some visual interest along this roadway.
6. **Building Design.** The proposed addition consists of CMU, stucco finish and metal panel veneer to match the existing building. It has been designed to meet the City's Architectural Standards.

Site Plan Recommendation

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 dealership building will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 99-027.2 (Fox Automotive Addition and Renovation).

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 99-027.2 (Fox Automotive Addition and Renovation), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on February 22, 2016, 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 Tree Conservation Ordinance.
2. The applicant is proposing to replace seven regulated trees with seven tree credits.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 99-027.2 (Fox Automotive Addition and Renovation), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on February 22, 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 existing driveways on Rochester Rd. and Arlington Dr., thereby promoting safety and convenience of vehicular traffic on adjoining streets. The addition of a sidewalk along Arlington Dr. improves non-motorized access in the area.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The Zoning Board of Appeals granted a variance on March 9, 2016 to allow parking in the right-of-way front yard setback along Rochester Rd.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. 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.
7. The Planning Commission waives the parking lot landscape requirements along Rochester Rd., finding that the proposed landscape plan, including the preservation of existing trees along Arlington Dr., protects the character of the residential neighborhood and ensures compatibility with the surrounding and nearby land uses.
8. The Planning Commission waives the setbacks along the south and north sides of the property upon determining that the setbacks are not needed due to the compatibility with the adjacent property and the fact that the applicant plans to install a sidewalk to connect to the existing residential neighborhood and to preserve existing trees along Arlington.

Conditions

1. Provide a landscape bond in the amount of \$7,400 plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit for this development.
2. Provide payment into the City's Tree Fund for trees that cannot be replaced on site in the amount of \$1,400, prior to issuance of a Land Improvement Permit.
3. Provide an irrigation plan cost estimate, prior to issuance of a Land Improvement Permit.
4. Add low perennials and/or shrubs along Rochester Rd. to provide some visual interest along this roadway, to be approved by staff prior to final approval.
5. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department February 22, 2016 (*Title Sheet and Index, Sheet G001; Reference & Code Information, Sheet G002, prepared by Designhaus; Topographic Survey, Sheet T1; Overall Site Plan, Sheet SP1; Demolition Plan, Sheet SP2; Paving & Grading Plan, Sheet SP3; Utility Plan, Sheet SP4; Tree Preservation Plan, Sheet LA; Landscape Plan, Sheet L2, prepared by NF Engineers; Ground Floor Plan, Sheet A100; Mezzanine Plan, Sheet A101; Elevations & Dumpster Details, Sheet A200; Elevations & Light Specifications, Sheet A201, prepared by Designhaus; Photometric Plan, Sheet 1 of 1, prepared by Gasser Bush Associates.*)

Attachments: Assessing Department memo dated 11/17/15; Building Department memo dated 1/25/16; Fire Department memo dated 3/8/16; Parks and Forestry memo dated 3/1/16; DPS/Engineering memos (2) dated 2/29/16 and 11/6/15; Planning Department Memo dated 3/7/16; WRC Letter dated 9/21/15; EIS dated received 10/23/15;

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