



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 9, 2022

Auburn Rd. Parking Lot

REQUEST	Site Plan Approval
APPLICANT	City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309
LOCATION	South of Auburn, on both the east and west sides of Eastern Ave.
PROJECT NO.	JREA2022-0005
PARCEL NOS.	15-36-204-029, 15-36-204-030, 15-36-226-006, 15-36-226-049, 15-36-226-062
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The City of Rochester Hills has acquired parcels that it has purchased to construct two parking lots as part of the Auburn Rd. Corridor Plan improvements. The parcels are located south of Auburn (on the alley) on the east and west sides of Eastern and total approximately 1.01 acres. The plans are fairly straight forward and comply with lighting and parking spaces (five handicap spaces to be added). Landscaping is proposed for the buffer and parking lot island requirements with recommendations from our Parks and Natural Resources Dept. There will be a decorative fence to buffer the surrounding homes. Landscaping will be finalized prior to final site plan submittal.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments	Approval
Engineering	Comments to be addressed at construction plan review	Approval
Fire	Minor comment	Approval
Building	Minor comments to be addressed at building plan review	Approval

Department	Comments & Waivers/Modifications	Recommendation
Forestry	Minor comments	Approval
Assessing	No outstanding comments	Approval

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of Project No. JREA2022-0005 (Auburn Rd. Parking Lots), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on January 27, 2022 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 Eastern Ave. and the alley located south of Auburn Rd. thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the visitors to the area.
4. The proposed improvements should have a satisfactory relationship with 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 parking lots are an important component of the Auburn Rd. corridor improvements to enhance the shopping, dining and business related activities in the corridor.

Conditions

1. 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 January 27, 2022, coordinated by the City and OHM

Attachments: Plans dated January 25, 2022, EIS.
