



Department of Planning and Economic Development

Staff Report to the Planning Commission February 14, 2024

PSP2023-0025/PTP2023-0014

North Hill Shopping Center Retail Building

REQUEST	Site Plan Approval Tree Removal Permit
APPLICANT	Doraid Markus, Markus Management Group, 251 E. Merrill, Ste. 205, Birmingham, MI 48009
LOCATION	1467 N. Rochester Rd., located within the North Hill shopping center, on the west side of Rochester Rd. and south of Tienken
PROJECT NO.	J2023-0071 (PSP2023-0014 and PTP2023-0014)
PARCEL NO.	70-15-10-226-041
ZONING	NB Neighborhood Business with the FB Flex Business Overlay
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to demolish the existing building along the Rochester Road frontage that is



occupied by the Verizon store and construct a new building that is approximately 11,025 square feet in size. The site is located on the west side of Rochester Road, south of Tienken Road. The site is located in the NB neighborhood Business District and also includes the City’s FB Overlay District. The site is actually being developed pursuant to the FB District. Below is the summarization of the abutting zoning, future land use categories and existing land uses

	Zoning	Existing Land Use	Future Land Use
Site	NB Neighborhood Business District with FB Flex Business Overlay	Vacant	Commercial Residential Flex-2
North	NB Neighborhood Business District with FB Flex Business Overlay	Utility corridor and Fifth Third Bank	Commercial Residential Flex-2
South	SP Special Purpose District with MR Mixed Residential Overlay	Waltonwood Senior Housing	Commercial Residential Flex-2
East	NB Neighborhood Business District with FB Flex Business Overlay (across Rochester Road)	City Walk Mixed Use Development (across Rochester Road)	Commercial Residential Flex-3 (across Rochester Road)
West	R-4 One Family Residential District	Single Family Residential	Residential 4

As noted, the building is proposed to be a single-story retail building. The building facades will be constructed primarily of C Brick and burnished block of several different colors. The front façade (the façade that faces Rochester Road) will also include extensive glass, compliant with FB District requirements. The facades will also include deviations between each potential tenant space which include small fenestration of the front façade, material variations, columns, metal canopies, etc.

In regards to site development, the existing building is proposed to be demolished along with five (5) of the existing trees around the building itself. The new building construction will allow for minor modifications to the entrance drives that service this site as well as the larger shopping center by eliminating the old drive through lane that is located behind the current building. Parking spaces will be provided immediately behind the building, similar to the current configuration and parking islands will be installed at the end of each parking row to help further define traffic for the overall center.

The landscape plan shows approximately ten (10) trees along the building frontage, between the two (2) existing driveways. In addition, parking lot landscaping within the islands that are being created has also been provided. In total 18 new trees will be provided onsite in addition to the five (5) replacement trees being provided. The site will also include low level landscaping in the form of foundation plantings along a majority of the front façade, as well as low level plantings in the islands and along the newly created pedestrian connection the west. The subject site (specifically the new building) does not impact any surrounding residents and therefore no screening or buffering was provided for the site.

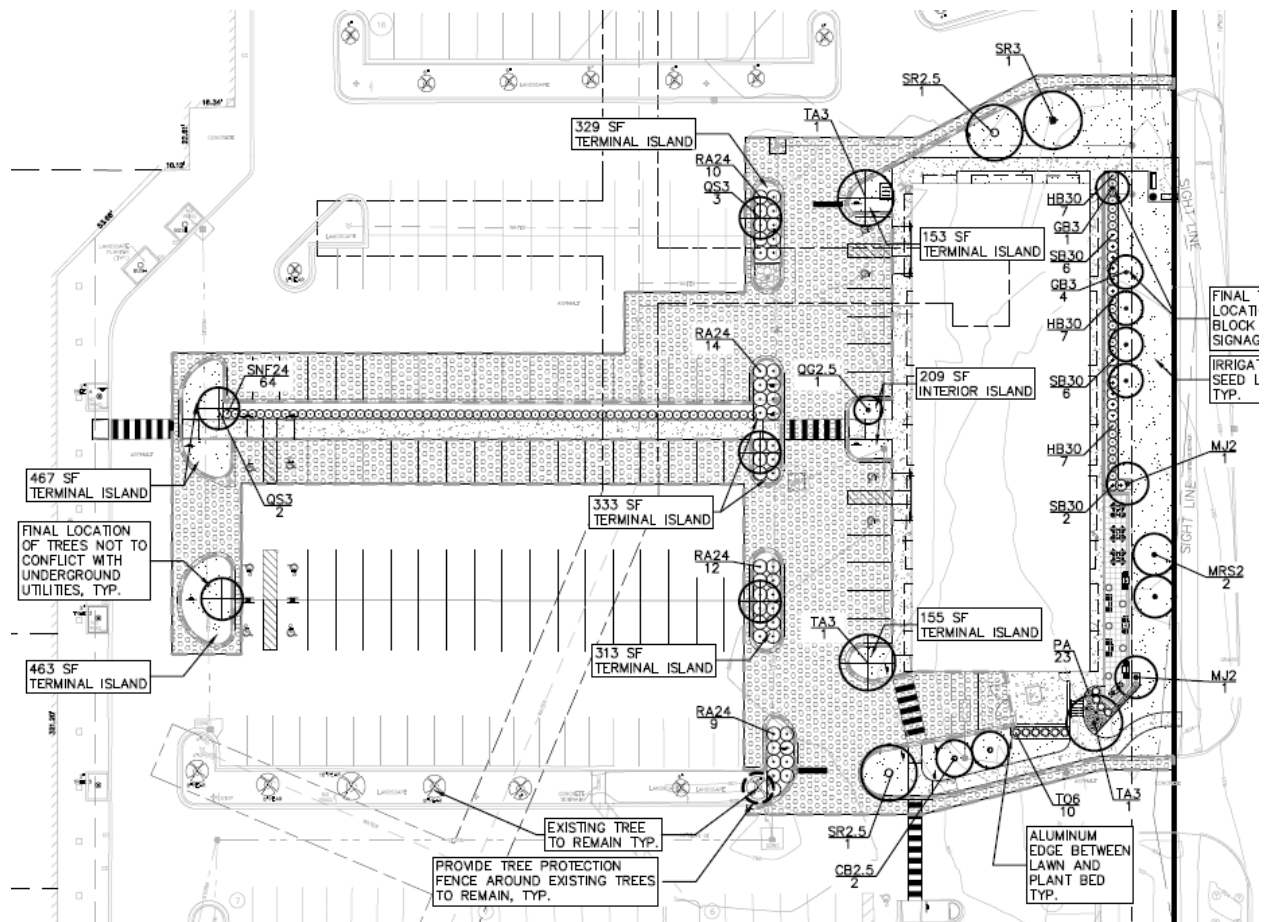
In terms of site amenities, the applicant is proposed a small pedestrian plaza space along the Rochester Road frontage. Site plan review comments remain relative to this space in that additional landscaping and amenities, such as a bike fixing station should be provided to increase the vitality of the space. The site plan also proposes a formal sidewalk connection between the proposed building and the overall shopping center to the west through the parking lot area. A pedestrian connection is also being maintained to the portion of the shopping center to the south. These connections should allow greater pedestrian connections between the two buildings consistent with the ideals of the FB District. The front of the building along Rochester Road, will also include an outdoor seating area. This area will be somewhat below the established grade along Rochester Road and include a retaining wall system.

The applicant is requesting additional Planning Commission consideration to allow for the loading area, including the dumpster to be located in the side yard of the building as well as to have a total number of parking spaces that exceeds the maximum 125 percent of the minimum parking required.

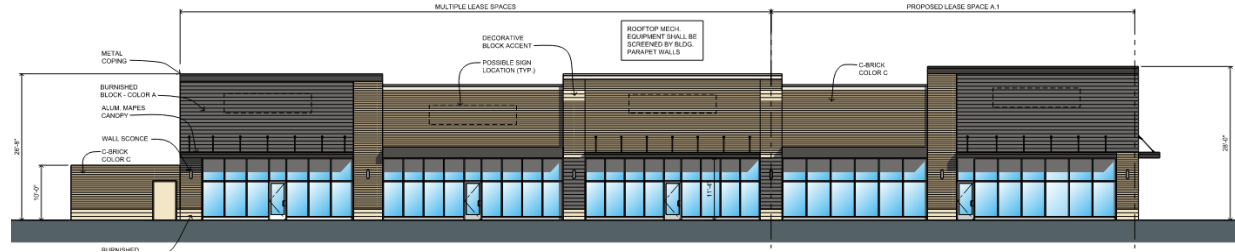
In regards to the loading and unloading zoned and dumpster location, the applicant is proposing a dumpster enclosure that is integral to the building itself. The dumpster location and loading and unloading area will be located on the south side of the building, adjacent to the entrance drive. As designed the enclosure will essentially be an extension of the building, including utilizing the same building materials and colors. The drive accessing the dumpster location will also serve as the loading and unloading area. The island between the entrance drive and the loading and unloading area will include pedestrian sidewalk, several trees and Arborvitae to help screen the area.

Also, as noted above the proposed site plan when reviewed as a part of the overall shopping center exceeds the maximum allowable parking for the site. Based on total square footages and the parking requirements in the Zoning Ordinance, a total of 281 parking spaces are required for the site. At 125 percent of the minimum parking required, the site should not exceed approximately 351 parking spaces. The site as proposed includes 498 parking spaces. Most of these spaces are existing. In addition, the proposed building is actually larger than the current building that is being demolished. Therefore the parking ratio, while not meeting ordinance requirements is actually proposed to come closer to compliance than the current site.

North Hill Retail Shopping Center Retail Building Site Plan/Landscape Plan



North Hill Shopping Center Retail Building Rochester Road Front Elevation



Tree Removal Permit

The applicant has provided a tree survey that indicates a total of 5 regulated trees will need to be removed as a part of the site development. The removal of these trees requires replacement at a rate of 1:1. The applicant is proposed to plant the five (5) required replacement trees and is not proposing to pay any replacement costs into the City Tree Fund.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	<p>Site amenities being consistent with adopted City Gateways and Streetscape Master Plan</p> <p>Additional amenities landscaping being provided for amenity space along Rochester Road.</p> <p>Compliance with City site illumination requirements.</p>	Approval
Fire		Approval
Building	<p>Appropriate crosswalk slopes of 2%</p> <p>All accessible parking spaces being van accessible</p>	Approval
Assessing		Approval
Engineering	Land improvement permit will be necessary.	Approval
Engineering (Traffic)		Approval
Engineering (Legal)	Revised benchmark required on construction plans	Approval

Department	Comments & Waivers/Modifications	Recommendation
Parks & NR		Approval

Review Process

The site plan review and Tree Removal Permit require Planning Commission action. After Site Plan and Tree Removal Permit approval, full engineering and construction plans are reviewed administratively.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2023-0025 (North Hill Shopping Center Retail Building), the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on January 8, 2024, 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 the two (2) existing driveways to Rochester Road as well as the existing drives for the overall shopping center to Tienken Road, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. The proposed site will remain fully integrated into the overall shopping center complex as it was previously.
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. That the location of the loading and unloading zone and dumpster in the side yard (south side) as shown on the site plan is appropriate given the proposed use of the site, the manner in which the enclosure is integrated into the building design and the landscaping being provided.
7. The total number of parking spaces on site (498) is appropriate given that the site is largely an existing site, the proposed new building is actually larger than the building being replaced and the parking ratio is coming closer to compliance with City regulations.

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 contained within the Planning Commission packets.
2. Provide a landscaping bond in the amount of \$31,363 based on the cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PSP2023-0025 (North Hill Shopping Center Retail Building) the Planning Commission **grants** a **Tree Removal Permit (PTP2023-0014)**, based on plans received by the Planning Department on January 8, 2024, 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 5 regulated trees, and provide 5 replacement trees, and plant an overall total of 23 trees (replacement plus required trees) onsite.

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. The applicant is not proposing to pay into the City's Tree Fund.
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