



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 10, 2021

Action One Auto Addition

REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	Vito Pampalona Pampalona Companies, LLC 850 W. University, Suite D Rochester, MI 48307
LOCATION	Southwest Corner of Auburn Rd. and John R. Rd.
FILE NO.	20-011
PARCEL NO.	15-35-226-006
ZONING	B-5, Automotive Service Business with an FB-2 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

The matter was before the Planning Commission at its January 19, 2021 meeting. The meeting had been advertised as a Public Hearing, but the required signage had not been posted for 15 days. No formal action was taken, and there was discussion only. There were several recommendations from the Commission, including showing renderings of all sides of the building, adding windows on the overhead doors, adding some trees in the rear, and extending a two tone paint band all the way around the building. An email from the owner of the Sherwin Williams building next door came in after the meeting, which is included, as is the response email from Action One. It concerned parking vehicles on the neighbor's lot. The requested additions, including showing the two-tone painting, windows in the overhead doors and additional landscaping have been included. The applicant has decided not to restripe the lot, which would require a parking modification, and the site plan remains the same.



The applicant is proposing to construct a 1,205 s.f. addition (three bays) to the existing 1,221 s.f. automotive repair business at the southwest corner of Auburn and John R Roads. Staff feels that the improvements and added landscaping will greatly enhance this visible corner. According to the applicant's EIS, hours of operation will be 8:00 a.m. to 6:00 p.m. Monday through Saturday, and the business will be closed during construction. All site requirements are in compliance except for the rear yard setback (15 feet, 50 required) and added parking as requested, which can be modified by the Planning Commission. Please refer to the attached rendering of the building. The applicant will be present at the meeting to discuss the project further.

If the Commissioners agree that the proposed addition will be harmonious and compatible, below are motions for consideration.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments/Rear Yard Setback Waiver	Approval
Engineering	Minor comments	Approval
Fire	Minor comment	Approval
Building	Comments to be addressed at Building Permit review	Approval
Forestry	No outstanding comments	Approval
Assessing	No outstanding comments	Approval

Motion to Recommend Revised Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 20-011 (Action One Auto Addition), the Planning Commission **recommends** to City Council **Approval** of the **Revised Conditional Use** to allow an addition to an existing auto repair facility in the B-5 Automotive Service Business district, based on plans dated received by the Planning Department on November 17, 2020 and February 3, 2021, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and expanded auto repair opportunities.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Revised Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 20-011 (Action One Auto Addition), the Planning Commission **approves** the **Revised Site Plan**, based on plans dated received by the Planning Department on November 17, 2020 and February 3, 2021, with the following findings and recommended 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 Auburn Rd. and John R Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
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.
5. The Planning Commission modifies the rear yard setback to 15 feet.
6. The Planning Commission modifies the parking spaces to allow more than required to keep the vehicles organized in the parking lot. Past observation has always shown more than ten vehicles in the lot.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters.
2. Provide a bond for landscaping and irrigation in the amount of \$18,950.00, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department on November 17, 2020 and February 3, 2021.

Attachments: Assessing Department memo dated 6/3/20; Building Department memo dated 12/2/20; DPS/Engineering memo dated 12/10/20; Planning Department Memo dated 12/3/20; Parks & NR memo dated 11/24/20; Street Committee memo dated 6/4/20; WRC Letter dated 5/22/20; EIS; PHN CU

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