



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 18, 2022

Huntington National Bank

REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	Laura Trendler, McBride Dale Clinton 5721 Dragon Way, Suite 300 Cincinnati, OH 45227
LOCATION	South side of Walton Blvd., east of Adams Road, 2975 Walton Blvd.
PROJECT NO.	JNRNB2021-0029 (PCU2021-0008 and PSP2021-0028)
PARCEL NO.	70-15-17-102-033
ZONING	B-2 General Business District with an FB Flexible Business Overlay
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing an approximate 2,500 square foot bank with an ancillary drive-through near the southeast corner of Adams Road and Walton Blvd. The bank itself will be one story and constructed largely of decorative face brick (2 colors), metal panel system (2 colors) along with several other building materials and will be serviced by a total of 26 parking spaces (modification requested – see below). Other site improvements include increased pedestrian connectivity, all new paving onsite, a substantially upgraded landscape plan, which is largely consistent with the City standards (modification requested – see below) including parking lot landscaping, right of way landscaping and foundation plantings, and stormwater water improvements at the rear of the site.



	Zoning	Existing Land Use	Future Land Use
Site	B-2 General Business District with FB Flex Business Overlay	Vacant Burger King (to be demolished)	Commercial Residential Flex-2
North	B-2 General Business District and B-3 Shopping Center Business District with FB Flex Business Overlay	The Village of Rochester Hills (across Walton Blvd.)	Commercial Residential Flex-3
South	RM-1 Multiple Family Residential District	Meadowbrook Hills Condominium of Avon	Multiple Family
East	B-2 General Business District with FB Flex Business Overlay	Springhill Plaza	Commercial Residential Flex-2
West	B-2 General Business District with FB Flex Business Overlay	McDonalds	Commercial Residential Flex-3

The newly constructed bank will replace the former Burger King restaurant that will be demolished. The site is slightly over one acre in size and is currently zoned (B-2 General Business District with an FB Flexible Business District Overlay) and master planned (Commercial Residential Flex-2) for the subject use. A drive-through requires a conditional use in the B-2 and FB districts with a public hearing and recommendation to City Council. The proposed site plan has been reviewed and all City Departments have recommended approval (or conditional approval) of the plans. If the Planning Commission agrees that the drive-through and other improvements will be harmonious with the site and the surrounding development, motions for consideration are provided below.

General Requirements for Conditional Uses

Per Section 138-2.302 of the Zoning Ordinance, there are five areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

- Will promote the intent and purpose of (the Ordinance).* The B-2 and FB districts do support and promote this type of use.
- Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.* The proposed new building and associated site improvements will be constructed in a manner that is consistent with the other developments within the area.
- Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.* The site has been served adequately by all City services as part of the previous use of the site. Any demands placed on the public infrastructure are either already accounted for by the previous use of this property or are being accommodated for through the proposed improvements to the site as illustrated on the site plan.
- Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare. The bank is located at a distance sufficient so as to not cause any disturbances to the residential properties to the south.
- Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

Specific Requirements for Drive Through Facilities

- A. *Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures separate from the primary structure are prohibited. The drive through is designed as an integral part of the primary structure.*
- B. *Drive-through uses must be located to the rear or side of the primary structure, and set back a minimum of ten feet from the front building wall of the primary structure. The drive through is located to the rear of the primary structure.*
- C. *Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use. The drive through is orientated so that traffic utilizing the drive through face east, into the abutting shopping center.*
- D. *Unless a more intense buffer is required by [Section 138-12.300](#), a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property. The applicant is requesting a modification to the buffer requirement as noted below, and it should be noted that the remainder of property lines do not abut residentially zoned property.*

Requested Modifications

- A. The building size as proposed requires a minimum of eight and maximum of ten parking spaces based on parking calculations in the FB Overlay District. The Planning Commission may modify the maximum number of spaces permitted with justification provided by the applicant. The applicant has provided a justification statement that indicates based on the number of employees (minimum of five), additional employees, patrons, the amount of parking at other financial institutions in the area and that the existing site has 47 parking spaces; that a modification to allow 26 parking spaces (16 parking spaces more than permissible) is justified and constitutes an overall reduction in the amount of on-site parking.
- B. A Type C landscape buffer is required along the southern property line when a B-2 General Business District abuts an RM-1 District. The Planning Commission may waive or reduce the landscaping requirements if compliance cannot be met or it creates practical difficulty. The applicant has provided a justification statement that indicates that the fencing along the southern property line and the existing mature hedge row along Meadowbrook Drive (in the City right-of-way) exceeds the buffering requirements required onsite. In addition, the parking area is approximately 85 feet and the drive through is approximately 130 feet from the southern property line where the screening would normally be planted.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Photometric plan to be provided Modification for maximum number of parking spaces Modification for Type C landscape buffer along Stormwater management basin landscaping be provided	Approval
Fire	No outstanding comments	Approval
Building	Comments (square footage calculations for sprinklers) to be handled at building plan review	Approval
Assessing	No outstanding items	Approval
Engineering	Comments (showing stormwater inlet/outlet of neighboring parcel) to be handled at construction plan review	Approval
Parks & NR	Comments (showing appropriate corner clearances) to be handled as part of conditions review	Approval

The conditional use was noticed for a public hearing, and staff has not received any comments or concerns.

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. PCU2021-0008 (Huntington National Bank), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a drive-through at a proposed bank on site at 2975 Walton Blvd., based on plans dated received by the Planning Department on August 22, 2022, 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 another financial institution.
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.
7. The site has traditionally been utilized as a drive through fast food restaurant and the proposed drive through bank will be less impactful.

Conditions

1. City Council approval of the Conditional Use.
2. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2021-0028 (Huntington National Bank), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on August 22, 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 Walton Blvd., 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 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.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide the required stormwater management pond landscaping pursuant to Section 138-12.303.
3. Screen the transformer and all ground mounted appliances.
4. Provide an updated landscape cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff and posting of bond prior to temporary grade certification being issued by Engineering.

Reference: Reviewed plans received May 6, 2022 by the Planning Department, WRC letter dated 8-13-22.
