



Department of Planning and Economic Development

Staff Report to the Planning Commission September 16, 2016

Audi Dealership Renovation and Building Expansion

REQUEST	Tree Removal Permit Site Plan Approval
APPLICANT	Eitel Dahm Properties, LLC 45550 Dequindre Rd. Shelby Township, MI 49455
AGENT	Eitel Dahm
LOCATION	45441 Dequindre Rd. (SW corner of Dequindre Rd. and Melvin Dr.)
FILE NO.	00-001.3
PARCEL NO.	15-36-426-006
ZONING	B-3, Shopping Center Business with an FB 2 Flex Business Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The applicant is proposing a 25,448 square-foot building addition and parking expansion and a complete renovation of the existing 19,030 square-foot Audi Dealership constructed in 2000, resulting in a total building size of 44,478 square feet. Other site improvements include vehicular pavement modifications, an underground storm water detention system, LED site lighting and additional landscaping. The site is approximately six acres, and is located at the southwest corner of Dequindre Rd. and Melville Dr. (north of M-59). As you will recall, the Planning Commission approved an outdoor display area for used cars just north of the dealership in September of last year, and the Melville Dr. site access was improved to help minimize congestion at Dequindre.

Adjacent Land Uses and Zoning

The site is zoned B-3 Shopping Center Business which permits new cars sales and showrooms. To the north is Audi's used car display area; to the east across Dequindre are various commercial uses in Shelby Township; to the south is M-59; and to the west it is zoned and used for multiple-family (Whispering Winds Condos). The site is master planned FB 2 Flex Business Overlay.

Site Plan Review Considerations

1. **Site Layout.** The area, setback and building requirements of the B-3 district are in compliance. There are no wetlands or natural features on the property, and approximately 1.5 acres will remain undisturbed. An underground storm water detention system will replace the existing surface pond and allow the expansion of the parking and display areas.
2. **Exterior Lighting.** The lighting is being updated in accordance with the City's requirements with the condition that the intensity along the right-of-way of Dequindre must be reduced from 1.3 to 1 footcandle to meet requirements.
3. **Parking.** As outlined in the Planning Dept. memo, the Zoning Ordinance does not contain car dealership parking lot requirements; but defers to the applicant based on experience. There are 129 total parking spaces plus 68 display spaces proposed. Note that one additional handicap space must be provided.
4. **Access.** The site is currently accessed from two driveways from Melville Dr. to the north of the dealership; however as part of the addition, the westernmost driveway is proposed to be removed. In addition the site has been designed to improve pedestrian access to the used car display to the north and the multiple family development to the west through the addition of sidewalks and crosswalks.
5. **Tree Removal.** The Tree Conservation Ordinance applies to this development with removal and replacement on a one to one basis. There are 170 regulated trees on site and 70 are proposed to be removed to be replaced with five trees on site. The balance must be paid into the City's Tree Fund at \$205.50 per tree credit.
6. **Landscaping.** A landscape plan has been provided for review that meets all applicable requirements including frontage, buffer, right-of-way and parking lot landscaping. The proposed plans are in compliance with consideration of the following:
 - a. Provision of an Irrigation plan.
 - b. Posting of a landscaping and irrigation bond in the amount of \$20,893.00 plus inspection fees.
 - c. Address comment from the Parks and Forestry memo dated August 22, 2016 prior to final staff approval.
7. **Building Design.** The proposed building will consist of masonry and corrugated metal to match the existing building and it is designed to meet the intent of the Architectural Design Standards. Staff has asked the applicant to bring a colored sample of materials to the meeting.
8. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's engineering, fire and building departments subject to conditions identified in their applicable review letters which will not impact the site layout, and which may be handled prior to final plan and construction plan approval. Please refer to the appropriate attached reviews.

Site Plan Summary

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 building addition will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 00-001.3 (Audi Dealership Renovation and Building Expansion).

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 00-001.3 (Audi Dealership Building Expansion), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning Department on August 11, 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 70 regulated trees with five trees on site and pay the balance (\$13,357.50) into the City's Tree Fund.

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 number of replacement tree credits on site change, 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. 00-001.3 (Audi Dealership Building Expansion), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on August 11, 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 Melville, a private drive, thereby promoting safety and convenience of vehicular traffic both within the site and Dequindre. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote 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. Provide a landscape bond for replacement trees, landscaping plantings and irrigation in the amount of \$20,893.00 plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. Address all applicable comments from other City departments and outside agency review letters, prior to construction plan approval, building permit review and final approval by staff.

Reference: Plans dated received by the Planning Department August 11, 2016 (*Title Sheet, Sheet T-1; Boundary and Topographic Survey, Sheet TS-1, prepared by Land Specialists; Tree Survey, Sheet TS-2; Demolition Plan, Sheet C-1; Site Plan, Sheet C-2; Utility Plan, Sheet C-3; Grading Plan, Sheet C-4; Soil Erosion Control Plan, Sheet C-5; Landscape Plan, Sheet C-6; Landscape Notes and Details, Sheet C-7; Site Details, Sheet C-8; Partial (north) first Floor Plan, Sheet A-101; Partial (South) First Floor Plan, Sheet A-102; Building Elevations, Sheet A-201, prepared by CHMP, Inc.; Electrical Site Plan, Sheet SE-101; Site Plan – Lighting Point by Point Calculations, Sheet SE-102, prepared by MacMillan Associates.*

Attachments: Assessing Department memo dated 7/08/16; Building Department memo dated 8/19/16; Fire Department email/CHMP email dated 9/6/16 and 8/31/16; Parks and Forestry memo dated 8/22/16; DPS/Engineering memo dated 8/24/16; Planning Department Memo dated 8/24/16; EIS received 8/11/16; WRC letter dated 7/06/16; MDOT email dated 7/08/16 and Tree Removal Notice.

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