



Department of Planning and Economic Development

Staff Report to the Planning Commission

April 13, 2022

Medical Office Building – Auburn & Crooks

REQUEST	Tree Removal Permit Site Plan Approval
APPLICANT	George B. Ghanem MD 11 Woodland Shores Grosse Pointe Shores, MI 48326
LOCATION	South side of Auburn Rd., west of Crooks Rd.
FILE NO.	JNRNB2021-0032
PARCEL NOS.	15-32-228-076 and 15-32-228-077
ZONING	B-1 Local Business District with an FB-2 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct a 6,218 sq. ft. one-story medical office building on 0.84 acres of vacant land. The plans were designed per the B-1 Local Business District requirements, and there is currently a temporary moratorium on use of the Flex Business Overlay district development. The proposed building will be located near the center of the two parcels, with parking to the north along Auburn and to the east. A detention basin will be located on the south side of the site, adjoining a residential property. The site also has frontage on Donley Ave., however no entrance is provided to this street. The two parcels of land must be combined per the City's Assessing Department.



The applicant is proposing 30 parking spaces when a maximum number of 24 spaces is permitted. The Planning Commission can approve this requested modification provided sufficient evidence for the need of the additional parking is provided (please refer to the attached narrative). Also, staff suggests that the Planning Commission consider whether the landscaping provided is sufficient for adjoining residential neighbors.

	Zoning	Existing Land Use	Future Land Use
Site	B-1 Local Business District with FB-2 Flexible Business Overlay	Vacant land	Commercial Residential Flex 2
North	B-2 General Business District with FB-2 Flexible Business Overlay	Shopping center including a nail salon and restaurants	Commercial Residential Flex 2
South	R-4 One Family Residential with FB-2 Flexible Business Overlay	Single family homes	Commercial Residential Flex 2
East	B-5 Automotive Service Business District with FB-2 Flexible Business Overlay	BP Gas Station	Commercial Residential Flex 2
West	R-4 One Family Residential with FB-1 Flexible Business Overlay	Single family homes with the City's Fire Station 3 beyond	Residential Office Flex

Staff Recommendations

All staff have recommended approval or approval with conditions. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

Department	Comments & Waivers/Modifications	Recommendation
Planning	Approved with conditions	Approval
Fire	No outstanding comments	Approval
Assessing	Parcel combination required	Approval
Engineering	Comments to be handled at construction plan review	Approval
Parks & NR	Comments to be handled at construction plan review	Approval
Building	Approved with conditions	Approval

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. JNRNB2021-0032 (Medical Office Building – Auburn & Crooks), the Planning Commission **grants a Tree Removal Permit**, based on plans received by the Planning Department on April 5, 2022 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 remove five (5) regulated trees and no specimen trees, with five (5) replacement trees required and proposed to be installed.

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. A Land Improvement Permit must be issued prior to the removal of any trees.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of File No. JNRNB2021-0032 (Medical Office Building – Auburn & Crooks the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on April 5, 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. Approval is granted for the modification to allow for 30 parking spaces when a maximum of 24 spaces is permitted, based upon the applicant's demonstration of the need for additional parking spaces.
3. The proposed project will be accessed from Auburn Rd. and not Donley Ave., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets since traffic will not disrupt the residential street.
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, including completing a parcel combination of the two existing parcels of land.
2. Provide a landscape bond in the amount of \$59,018, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

Reference: Plans dated March 18, 2022 and received by the Planning April 5, 2022

Attachments: Reviewed plans, EIS, Response email regarding parking, TRP notice
