



Legislation Details (With Text)

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Title: Request for Site Plan Approval - File No. JNRNB2022-0010 - a new auto dealership located on approximately seven acres located northwest of Rochester and Auburn roads, Parcel No. 15-27-477-073, currently zoned B-2 General Business with an FB-3 Flexible Business Overlay with requested rezoning of B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Joseph Serra, Serra Works of Rochester Hills, LLC, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report Site Plan 092022.pdf, 2. Reviewed plans Pt1.pdf, 3. Reviewed plans Pt2.pdf, 4. Floor plans & elevations.pdf, 5. WRC review 040522.pdf

Date	Ver.	Action By	Action	Result
9/20/2022	1	Planning Commission	Approved	Pass

Request for Site Plan Approval - File No. JNRNB2022-0010 - a new auto dealership located on approximately seven acres located northwest of Rochester and Auburn roads, Parcel No. 15-27-477-073, currently zoned B-2 General Business with an FB-3 Flexible Business Overlay with requested rezoning of B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, Joseph Serra, Serra Works of Rochester Hills, LLC, Applicant

Resolved, in the matter of File No. JNRNB2021-0034 (Serra Ford) the Planning Commission approves the Site Plan, based on plans received by the Planning Department on June 15, 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, with the exception of the modifications requested, 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 Rochester Rd. and Auburn Rd. with reductions in access points along both roads, 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 applicant has demonstrated that a modification to allow for the site plan exceeding the permitted maximum number of parking spaces, with 205 spaces required and 513 spaces approved, is appropriate based on the fact that vast majority of the number of spaces proposed in excess of the Zoning Ordinance are specifically for the display/storage of vehicles for sale and not typical parking spaces necessary for the operation of the business.
6. The applicant has demonstrated that a modification to not meet the right-of-way landscape requirements, that includes

eighteen (18) canopy trees and eleven (11) ornamental trees along Rochester Rd. and eleven (11) canopy trees and six (6) ornamental trees along Auburn Rd., is appropriate due to the location of the existing underground utilities, limited road and pathway sight distance clearances on Rochester Rd. and due to the location of existing overhead and underground utilities, and limited road and pathway sight clearances on Auburn Rd. To offset the requested modification, the applicant has provided a variety of ornamental grasses and shrubs with some trees along the parking lot as a replacement.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape bond in the amount of \$126,375, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Remove the barbed wire on the west screen wall and anywhere else it currently exists on the property.