



Legislation Text

File #: 2022-0196, **Version:** 1

Request for Site Plan Approval - File No. JNRNB2021-0032 - Medical Office Crooks & Auburn - a proposed medical office building on approximately 0.84 acres of vacant land located on the south side of Auburn Rd., west of Livernois Rd., zoned B-1 Local Business District, Parcel Nos. 15-32-228-076 and 15-32-228-077, George Ghanhem, M.D., Eastlake Northwest, LLC, Applicant

Resolved, 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.
3. Sidewalk Ramp Type D would be used to connect the accessible sidewalks.