



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 12, 2025

PSP2024-0037

Gas Station Renovation

2260 Crooks

REQUEST	Site Plan Approval
APPLICANT	Sam Beydoun Safeway Acquisition Co. LLC 19855 Outer Dr. Ste. 207W Dearborn, MI 48124
LOCATION	2260 Crooks, located on the southwest corner of Crooks and Avon Industrial
FILE NO.	PSP2024-0037
PARCEL NOS.	15-29-276-001
ZONING	HB Highway Business District
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to redevelop the existing gasoline service station with a more modern, expanded station at the subject location. The site itself is one (1) acre in size and is zoned HB Highway Business. Within the HB Highway Business District gasoline service stations are a permissible use, and therefore only require site plan approval. The site does not require any additional planning reviews or approvals that would require additional Planning Commission or City Council action at this time.

The applicant is proposing to construct a new, modernized 4,176 square foot gasoline service station convenience store in place of the existing service station that is approximately 2,000 square feet in size. The current building has a small convenience store and has three (3) service bays for automobile repair. The new building will not have any space dedicated for automobile repair. But rather, the interior space will be dedicated solely for retail sales. A total of four (4) standalone pumps, providing service to eight (8) vehicles, are also be proposed along with new underground storage tanks. The site will also provide two (2) dedicated EV charging stations along the north side of the building.

The vehicle circulation plan has also been modified on the proposed plans to reduce the total number of driveways to and from the site from three (3) driveways to two (2). The site currently has a single driveway access Avon Industrial, however, that driveway is very close to the intersection of Avon Industrial and Crooks. The site plan proposes to move that driveway further to the west to increase the separation from the Avon Industrial and Crooks intersection and the site's driveway with the hopes of increasing traffic safety. The frontage along Crooks currently has two (2) driveways. The plans reduce the driveways along Crooks to a single driveway, near the south end of the site, again, being the furthest location from the Avon Industrial and Crooks Road intersection.

In regard to pedestrian accessibility, the site plans propose two (2) separate pedestrian connections to the pedestrian pathway system along Crooks (existing) and Avon Industrial (proposed). This will allow for additional pedestrian connectivity to and from the site which does not currently exist. The site plan also proposes the installation of a new bicycle rack near the northeast corner of the building for bicycle parking consistent with the City's proposed ordinance amendment currently being considered. The bicycle rack will also be consistent with the City's adopted streetscape plan.

The building architecture provides for a modern design and the building materials include a mix of masonry brick material, metal paneling along with the wood composite siding. The building materials vary from some of the more traditional building materials seen in the City and should be closely reviewed by the Planning Commission. City staff has discussed the overall building design and materials with the applicant and this is the proposal the applicant wanted to present. The redevelopment of the site will also include a new gas pump canopy that is supported by masonry brick columns.

Currently, the site has a pylon type sign that is located at the rear of the site. This sign does not comply with any City regulations regarding height/size. As a part of the proposed redevelopment, the applicant is proposing the removal of that sign and the construction of a new sign, along the Crooks Road frontage that complies with City requirements.

The landscape plan provides for a total of seventeen (17) shade trees and four (4) ornamental trees. This is in addition to a variety of plants and shrubs that will also be planted throughout the site. Currently, the site is completely void of any landscaping and therefore no Tree Removal Permit is required for this project. However, the applicant is seeking modifications to the right-of-way landscaping requirements along both Avon Industrial **(1)** and Crooks Road **(2)**; a modification for the parking lot perimeter landscaping **(3)**; and a modification for the required greenbelt between the proposed parking lot and the Crooks Road right-of-way **(4)**, as discussed further below.

Landscape Modification 1 – Avon Industrial right-of-way landscaping

The Zoning Ordinance requires a total of five (5) shade trees and three (3) ornamental trees along the 150 feet wide Avon Industrial frontage. The applicant has provided a total of two (2) shade trees at this time, so they are requesting a modification of a total of six (6) trees (3 shade trees and 3 ornamental trees) for the Avon Industrial frontage. The required hedge row along the majority of Avon Industrial has been provided as well. The site plan notes that conflicts with the City's required clear vision area is the rationale as to why the trees cannot be planted in along the frontage. The clear vision area is a result of the access drive being provided to Avon Industrial. It is noted that the access drive is being moved to the west to provide additional traffic clearance from the intersection of Avon Industrial and Crooks which increases the amount of clear vision area impacting the subject site.

Landscape Modification 2 – Crooks Road right-of-way landscaping

The Zoning Ordinance requires a total of six (6) shade trees and four (4) ornamental trees along the 200 feet of frontage along Crooks Road. The landscape plan proposes a total of zero (0) shade trees and four (4) ornamental trees, which are being provided within the road right-of-way, along Crooks Road, therefore, the applicant is requesting a modification of a total of six (6) trees (6 shade trees) for the Crooks frontage.

Landscape Modification 3 – Parking lot perimeter landscaping

The perimeter parking lot planting requirements with the Zoning Ordinance require a total of nine (9) shade trees and seven (7) ornamental trees based on the current site plan configuration. Of these required trees, a total of nine (9) shade trees have been provided and zero (0) ornamental trees, therefore, the applicant is requesting a modification of a total of seven (7) trees (7 ornamental trees). The bulk of these trees are being provided along the southern property line while the remainder are being proposed along the northern property line (the Avon Industrial frontage) in the same area where the Avon Industrial frontage landscape requirements would also be planted (see modification request noted above). The required hedgerow plantings along both road frontages have been provided.

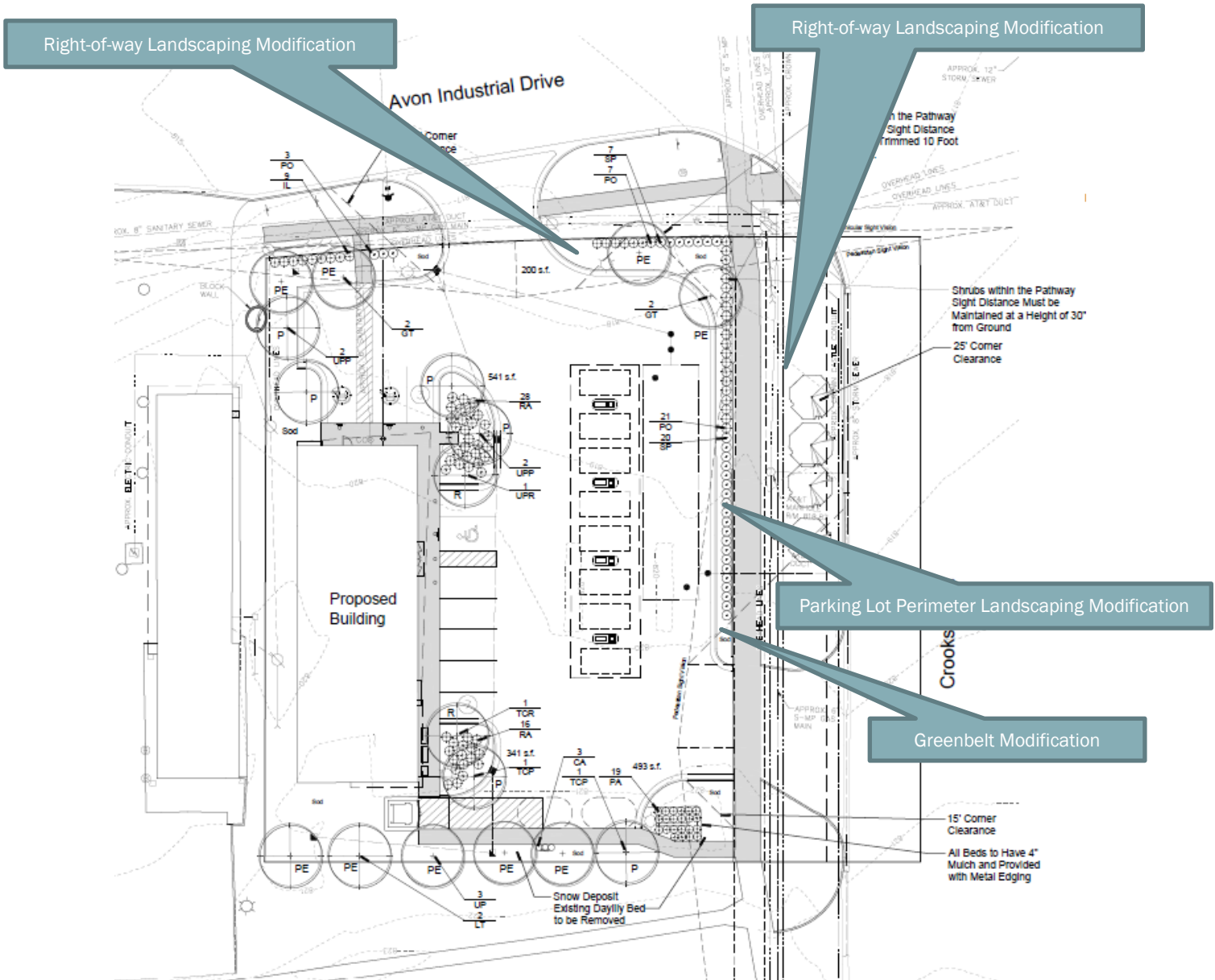
Landscape Modification 4 – Greenbelt between parking lot and Crooks Road

An additional landscaping modification being requested is for the required ten (10) foot landscape greenbelt between the proposed parking lot and the road right-of-way to be reduced to approximately five (5) feet. The applicant is requesting a modification to provide adequate maneuvering on both sides of the gasoline pumps as well as parking along the front of the building. Currently, there is no greenbelt along the majority of the Crooks Road frontage, with the exception of the two corners of the site along Crooks Road. Therefore, the proposed five (5) foot greenbelt increases the amount of greenbelt on site, albeit still less than what is required by Ordinance.

In total, the site is deficient nine (9) shade trees and ten (10) ornamental trees. This includes the right-of-way plantings along with the parking lot perimeter plantings. As previously noted, the site is currently void of any landscaping, trees or shrubs. The proposed landscape plan includes a total of twenty-one (21) trees, including right-of-way, perimeter, and parking lot landscaping and will provide a significant improvement in terms of overall landscaping and landscape aesthetic onsite.

Finally, in regard to site development, the applicant is seeking a modification for the rear yard setback. The HB Highway Business District allows for the reduction of the rear yard setback from thirty (30) feet to ten (10) feet when adjacent to other similar nonresidential zoning districts and the Planning Commission determines that the reduced setback will allow for a better overall development of the site.

Site Plan



Renderings



Zoning Map **Master Land Use Plan**



- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay



- Estate Residential
- Residential 2
- Residential 2.5
- Residential 3
- Residential 4
- Residential 5
- Mixed Residential Overlay
- Multiple Family
- Residential Office Flex
- Auburn Road Corridor
- Commercial Residential Flex - 2
- Commercial Residential Flex - 3
- Office
- REC Workplace
- REC Technology and Office Image Corridor
- REC Interchange
- Regional Commercial
- Industrial
- Special Purpose
- Park/Public Open Space
- Private Recreation/Open Space

	Zoning	Existing Land Use	Future Land Use
Site	R-3 One Family Residential District and MR Mixed Residential Overlay District	Gasoline Service Station	REC Interchange
North (across Avon Industrial)	CB Community Business District	Fast Food Restaurant / Shopping Center	Commercial Residential Flex 3
South	HB Highway Business District	Fast Food Restaurant	REC Interchange
East (across Crooks)	HB Highway Business District	Gasoline Service Station	REC Interchange
West	HB Highway Business District	Car Wash	REC Interchange

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	<ul style="list-style-type: none"> Modification to the planting requirements along Avon Industrial – 6 trees total Modification to the planning requirement along Crooks Road – 6 trees total A modification for the parking lot perimeter landscaping – 7 trees total A modification for the required greenbelt between the proposed parking lot and the road right-of-way – 5’ reduction in 10’ requirement A modification to allow for a reduced rear yard setback of 10’ The Planning Commission to determine if the building façade materials and design are appropriate Finalization of easements for cross access during LIP Process. 	Approval
Engineering	<ul style="list-style-type: none"> Land Improvement Permit is required Addressing comments for service line as appropriate Addressing REU computations 	Approval
Traffic	<ul style="list-style-type: none"> Road Commission of Oakland County Permit to be Provided 	Approval
Fire	<ul style="list-style-type: none"> Providing appropriate building construction information 	Approval
Building	<ul style="list-style-type: none"> Provide additional documentation for EV charging stations Provide full building code analysis of building during building permit review 	Approval
Forestry		Approval
Assessing		Approval
Streets review		N/A

The application has been notified to the general public via the City’s website and information distribution outlets. The Planning Department has received one email regarding the proposed development which is attached.

Motion for Site Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. PSP2024-0037 2260 Crooks Road Gas Station, the Planning Commission **approves the Site Plan**, based on plans received by the Planning Department on January 8, 2025, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that the proposed development will promote the intent and purpose of the ordinance, as well as other City Ordinances, standards, and requirements; and those requirements can be met with the exception of the acceptable modifications shown below and subject to the conditions listed below.
2. The site plan and supporting documents demonstrate that the proposed development 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 project will be accessed from Crooks and Avon Industrial, thereby promoting safety and convenience of vehicular traffic both within the site and on adjacent roadways. The preliminary plan represents a reasonable street, building and lot layout and orientation.
3. The development will be served adequately by essential public facilities and services, such as major roadways, streets, police and fire protection, drainageways, refuse disposal, and utilities.
4. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity and act as a transitional use from the nonresidential development to the west and the residential development to the east.
7. The proposed modification to the required right-of-way landscaping requirement, of a total of 6 trees, along Avon Industrial has been found to be acceptable since the number of trees proposed onsite overall greatly increases the number of plantings onsite, the overall site aesthetic, and potential for tree canopy onsite.
8. The proposed modification to the required right-of-way landscaping requirement, of a total of 6 trees, along Crooks Road has been found to be acceptable since the number of trees proposed onsite overall greatly increases the number of plantings onsite, the overall site aesthetic, and potential for tree canopy onsite.
9. The proposed modification to the required parking lot perimeter landscaping requirement, of a total of 7 trees, has been found acceptable since the number of trees proposed onsite overall greatly increases the number of plantings onsite, the overall site aesthetic, and potential for tree canopy onsite.
10. The proposed modification to the required greenbelt between the parking lot area and the Crooks Road right-of-way, of 5', to allow a 5' greenbelt, along Crooks Road has been found acceptable since the site currently does not provide any greenbelt area and the proposed greenbelt significantly increases the greenspace onsite.
11. The proposed modification to allow for a reduced rear yard setback of ten (10) feet has been found to be acceptable since the property is adjacent to other similarly developed properties within the Highway Business zoning district and it has been determined that the reduced setback will allow for a better overall development of the site. Moving the building to the west will allow for a reduced setback against a car wash which will not cause negative impacts, and allows for more space onsite for parking, circulation, landscaping, etc.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters.
2. Provide a landscape bond in the amount of \$30,625.00, plus the cost of inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.