

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, January 10, 2023
7:00 p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for December 13, 2022

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – Rezoning from Multiple-Family Residential to Planned Unit Development (PUD) & Preliminary Site Plan (SP 23-01-01)** to construct 44-ft. multiple-family building with 27 dwellings at **503 S. Troy St.** (parcel no. 25-22-153-026)
Carbon on Troy, LLC, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect
2. **Public Hearing – Conditional Rezoning from One-Family Residential Overlay District to Multiple-Family Residential & Site Plan (SP 23-01-02)** to convert two-story building formerly occupied by 89-bed convalescent center into 25 multiple-family dwellings at **718 W. 4th St.** (parcel no. 25-21-207-015)
Home City Properties, LLC, Petitioner
Royal Oak Acquisition & Holdings, LLC, Owner
GAV Associates, Inc., Architect
3. **SP 23-01-03 – Site Plan** to convert former office and warehouse (Kmart Training Center) into self-service storage facility (1-800 Self Storage.com) at **3000 W. 14 Mile Rd.** (parcel no. 20-32-352-002).
Guido Architects, Inc., Petitioner & Architect
KTC Royal Oak, LLC, Owner of Record

E. Other Business

F. Adjournment

Present

Sharlan Douglas, City Commissioner
Jim Ellison
Michael Fournier, Mayor
Woody Gontina
Gary Quesada, Chairperson

Absent

Ann Bueche

Staff

Aaron Leal, City Attorney
Tim Thwing, Director of Community Development

A. Call to Order

Chairperson Quesada called the January 10, 2023, regular meeting of the Royal Oak Planning Commission for to order at 7:00 p.m.

B. Approval of Minutes for December 13, 2022

Moved by Mr. Gontina
Supported by Mr. Ellison

To approve the minutes of the December 13, 2022, regular meeting of the Royal Oak Planning Commission as presented.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Quesada invited members of the audience to comment on any issues that were not part of the meeting's agenda. As no members of the audience came forward Chairperson Quesada closed the public comment portion of the agenda.

D. New Business

1. Public Hearing – Rezoning from Multiple-Family Residential to Planned Unit Development (PUD) & Preliminary Site Plan (SP 23-01-01) to construct 44-ft. multiple-family building with 27 dwellings at 503 S. Troy St. (parcel no. 25-22-153-026).

Carbon on Troy, LLC, Petitioner & Owner
Krieger-Klatt Architects, Inc., Architect

Moved by Mr. Ellison
Supported by Commissioner Douglas

Be it resolved that **SP 23-01-01**, a **preliminary planned unit development (PUD) site plan** to construct a 44-foot multiple-family building with 27 dwellings at **503 South Troy Street** (parcel no. 25-22-153-026), is hereby **approved** with the following **contingencies**:

- a. The petitioner shall apply for review of a final PUD site plan by the planning commission within six months and submit all information required under § 770-99 C of the zoning ordinance.
- b. The final PUD site plan shall comply with the zoning ordinance (Chapter 770), as well as all other applicable codes and ordinances, except for the following:
 - 1) No more than 27 multiple-family dwellings shall be permitted, and the five dwellings proposed by the petitioner to be reserved for affordable or workforce housing should be a mixture of studio and one-bedroom dwellings.
 - 2) A building height of 44 feet to the roof line shall be permitted as depicted on the plan sheets.
 - 3) Building setbacks shall be as depicted on the plan sheets.
 - 4) No 10-foot triangular setback for corner vision clearance shall be required at the southeast corner of South Troy Street and East 5th Street, or at the intersection of any driveway and a public street, as depicted on the plan sheets.

- 5) No fewer than 27 off-street parking spaces shall be permitted, including any barrier-free parking spaces. Parking spaces may be placed as depicted on the plan sheets.
 - 6) Landscaping and screening shall be as depicted on the plan sheets.
- c. Prior to review by the planning commission, the final PUD site plan shall be revised to include a roll-up door with pedestrian warning lights for the driveway to East 5th Street.
 - d. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer and included on the final PUD plan. All electrical, telecommunication, and similar utilities shall be placed underground.
 - e. Exterior lighting fixtures shall be as depicted on the final PUD plan, and any additional exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
 - f. Signage shall comply with the sign ordinance (Chapter 607) or receive necessary variances from the planning commission.
 - g. A performance bond shall be posted in an amount to be determined by the building official.
 - h. The final PUD site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (Chapter 340), and the city's stormwater detention ordinance (Chapter 644), prior to the issuance of any building or right-of-way permits.

Motion adopted unanimously.

2. **Public Hearing – Conditional Rezoning from One-Family Residential Overlay District to Multiple-Family Residential & Site Plan (SP 23-01-02)** to convert two-story building formerly occupied by 89-bed convalescent center into 25 multiple-family dwellings at **718 W. 4th St.** (parcel no. 25-21-207-015).
Home City Properties, LLC, Petitioner
Royal Oak Acquisition & Holdings, LLC, Owner
GAV Associates, Inc., Architect

Moved by Commissioner Douglas

Supported by Mr. Ellison

Be it resolved that the request to conditionally rezone **718 West 4th Street** (parcel no. 25-21-207-015) from **“One-Family Residential Overlay District”** to **“Multiple-Family Residential”** in order to convert a two-story building formerly occupied by 89-bed convalescent center into 25 multiple-family dwellings is hereby referred to the city commission with a **recommendation for approval**, based upon the following:

- a. Allowing the adaptive re-use of the existing building for multiple-family dwellings is more environmentally sustainable than demolishing it and is of overall benefit to the city.
- b. Demolishing the existing building and redeveloping the property with single-family dwellings is not economically feasible due to current market conditions and required zoning ordinance standards. Reducing the number of dwellings and enlarging their size could create more negative impacts on the surrounding neighborhood than what is proposed.
- c. The number of off-street parking spaces provided is sufficient to accommodate the number and size of multiple-family dwellings proposed without any significant negative impact on available on-street parking based on examples from similar multiple-family properties developed throughout the city. The property is close to existing transit lines and the downtown providing tenants with other transportation options. The size of the proposed dwellings will not attract tenants that require two or more parking spaces.

- d. There is a demand in the city for more affordable and transitional housing for young people, single professionals, seniors seeking to age in place, and others.
- e. Converting the existing building into multiple-family dwellings will not cause blight and will not reduce the property values of or have significant negative impacts on the surrounding neighborhood based on examples from similar multiple-family properties developed throughout the city.
- f. The form of the existing building fits the character of the surrounding neighborhood better than other developments that could be allowed under the property's existing zoning.
- g. The project will result in the redevelopment and improvement of a blighted building that, although not designated as a historic property, does have historic merit.

Be it further resolved that **SP 23-01-02**, a site plan to convert a two-story building formerly occupied by 89-bed convalescent center into 25 multiple-family dwellings at **718 West 4th Street** (parcel no. 25-21-207-015) is hereby referred to the city commission with a **recommendation for approval** with the following **contingencies**:

- a. The site plan shall comply with the zoning ordinance (Chapter 770), as well as all other applicable codes and ordinances, except for the following:
 - 1) No more than 25 dwellings shall be permitted.
 - 2) Building setbacks shall be as depicted on the site plan, including projections of porches and steps into existing setbacks.
 - 3) A height-to-width ratio of more than one-to-three shall be permitted for the north and south façade elevations of the existing building as depicted on the plan sheets.
 - 4) No fewer than 25 off-street parking spaces shall be permitted, including any barrier-free parking spaces.
 - 5) Off-street parking spaces 1 through 9 shall have a 90-degree pattern, a depth of no less than 18 feet 6 inches and may project over the adjacent sidewalk up to 18 inches. Barrier-free parking spaces 10 and 11 shall have a 90-degree pattern, a depth of no less than 18 feet 6 inches but shall not project over the adjacent sidewalk. No off-street parking spaces shall project into the public alley.
 - 6) The 15-foot-wide public alley along the north rear lot line may be used as vehicular access and a maneuvering aisle for adjacent off-street parking spaces, including the width of the driveway, as depicted on the plan sheets.
 - 7) Screening in the form of either a masonry wall, a fence, or nothing at all shall be installed along the north right-of-way line of the public alley adjacent to 324 South Pleasant Street (parcel no. 25-21-207-012) and 325 South Maple Avenue (parcel no. 25-21-207-006), subject to approval from the property owners of these adjacent parcels.
 - 8) All other landscaping and screening shall be as depicted on the plan sheets.
 - 9) The existing brick pillars at the southeast corner of the site with an existing five-foot setback from East 4th Street may be utilized for a monument sign with no more than 25 square feet of sign area.
- b. Prior to review of the conditional zoning agreement by the city commission, the petitioner shall submit a revised site plan for review and approval by the planning division containing all required information including the following:
 - 1) Angled off-street parking spaces numbers 1 through 11 at the rear of the building shall be converted into a 90-degree pattern. Each reconfigured space shall have a depth of no less than 18 feet 6 inches and shall not project into the public alley. The landscaped greenbelt west of parking space number 1 shall be modified accordingly.
 - 2) The laundry room on the first-floor plan (A.102) shall be correctly labeled instead of a "studio."

- c. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer, including, but not limited to, paving of the public alley.
- d. Any exterior lighting fixtures shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances.
- e. Signage shall comply with the sign ordinance (Chapter 607) or receive necessary variances from the planning commission.
- f. A performance bond shall be posted in an amount to be determined by the building official.
- g. The site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (Chapter 340), and the city's stormwater detention ordinance (Chapter 644), prior to the issuance of any building or right-of-way permits.

Motion adopted 3 to 2.

Yes: Commissioner Douglas, Mr. Ellison, Mayor Fournier

No: Mr. Gontina, Mr. Quesada

3. **SP 23-01-03 – Site Plan** to convert former office and warehouse (Kmart Training Center) into self-service storage facility (1-800 Self Storage.com) at **3000 W. 14 Mile Rd.** (parcel no. 20-32-352-002).
Guido Architects, Inc., Petitioner & Architect
KTC Royal Oak, LLC, Owner of Record

Moved by Mr. Ellison

Supported by Mr. Gontina

To approve SP 23-01-03, a site plan to convert a former office and warehouse (Kmart Training Center) into a self-service storage facility (1-800 Self Storage.com) at **3000 W. 14 Mile Rd.** (parcel no. 20-32-352-002), with the following **contingencies**:

- a. The petitioner shall submit a revised site plan for review and approval by the planning division and fire department that modifies the placement of building “B” and reduces its dimensions to 160 feet by 29 feet as initially approved by the fire marshal in order to comply with the minimum 25-foot inside turning radius and 50-foot outside turning radius required for emergency vehicles under the city's fire prevention ordinance (Chapter 340).
- b. The facility shall comply with all operational standards for self-service storage facilities required in § 770-62 of the zoning ordinance – i.e., no commercial or other business activity, no storage of toxic, flammable, or hazardous materials, etc.
- c. Height-to-width ratios for buildings “B,” “D,” and “E” shall be as depicted on the plan sheets.
- d. Landscaping and screening, including screening along Coolidge Highway and the replacement of trees to be removed, shall be as depicted on the plan sheets. No additional trees or a tree replacement fee shall be required.
- e. All paving, utilities, and work within public rights-of-way shall be in accordance with the specifications and standards of the city engineer.
- f. All exterior lighting shall comply with § 770-96 B of the zoning ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights (20 feet for ground-mounted fixtures) and illumination levels (0.5 foot-candles along any property line and 10 foot-candles at any point within the site).

- g. All signage shall comply with the sign ordinance (Chapter 607) or receive the necessary variances from the planning commission.
- h. A performance bond shall be posted in an amount to be determined by the building official.
- i. The site plan shall meet all other code and ordinance requirements, as determined by the building official, fire marshal, and city engineer, including, but not limited to, the state building code, the city's fire prevention ordinance (Chapter 340), and the city's stormwater detention ordinance (Chapter 644), prior to the issuance of any building or right-of-way permits.

Motion adopted unanimously.

E. Other Business

There were no other business items.

F. Adjournment


Moved by Commissioner Douglas
Supported by Mr. Ellison

To **adjourn** the January 10, 2023, regular meeting of the Royal Oak Planning Commission at 11:11 p.m.

Motion adopted unanimously.



Gary Quesada
Chairperson, Planning Commission



Timothy E. Thwing
Director of Community Development