



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 12/28/2020
 Re: **Zeenat Plaza (City File #20-022)**
Site Plan - Planning Review #3

The applicant is proposing the development of a .49-acre parcel in the Auburn Road Corridor on the southwest corner of Auburn and Gerald. The proposed 29,808 sq. ft., three-story, mixed-use building would include ground floor retail with multi-family residential above. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments in this and other review letters are minor in nature and this item can be forwarded to the Planning Commission for consideration.

- Zoning and Use** (Section 138-4.300). The site is zoned BD, Brooklands District, which permits mixed-use buildings. Buildings over 30 feet (2 stories) are subject to the Conditional Use standards outlined in Section 138-2.302 and approval of the City Council. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	BD, Brooklands District	Vacant	Commercial Residential Flex 2 – Auburn Road Corridor
North (across Auburn)	B-5 Automotive Service	Gas station	Commercial Residential Flex 2 – Auburn Road Corridor
South	R-4 One Family Residential	Single family residential	Residential 4
East (across Gerald)	BD, Brooklands District	Retail plaza	Commercial Residential Flex 2 – Auburn Road Corridor
West	BD, Brooklands District	Office	Commercial Residential Flex 2 – Auburn Road Corridor

- Site Design and Layout** (Section 138-6.303). Refer to the table below as it relates to the area, setback, and building requirements of this project in the BD district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories /30 ft. –or- 3 stories/45 ft. (with Conditional Use)	42 ft. (to top of roof beam)	In compliance See a. below
Min. / Max. Front Setback 0 ft. / 10 ft.	0 ft.	In compliance
Min. Side Setback 0 ft.	0 ft.	In compliance
Min. Rear Setback 10 ft. (abutting an alley)	49 ft.	In compliance
Side Street façade abutting street Building constructed to build-to-line and to occupy min. 50% of parcel depth	57%	In compliance
Lot Coverage Max. 80%	60%	In compliance
Min. Facade Transparency Ground floor, non-residential use: 70% Upper floor, residential use: 20%	Ground floor: 85% Upper floor, residential use: 27%	In compliance
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Primary Materials: 65% Accent Materials: 35%	In compliance

- a. Conditional Use approval is required for buildings exceeding 30 ft. The third floor must be stepped back 10 ft. on front and rear facades. Plans are in compliance. Required sight lines have been provided.
 - b. Buildings must be designed in accordance with one of the building design options outlined in the BD District standards. The proposed building meets the standards of a shopfront design.
3. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	Manufacturer's details provided	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometrics provided	In compliance
Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	Max. 51 watts	In compliance
Max. Height 15 ft.	15 ft.	In compliance

4. **Parking, Loading and Access** (138-11.100-308 and 138-6.303). Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Residential: 1.5 spaces per unit plus 1 visitor space for every 3 units = 19 spaces Non-Residential: 1 space per 400 sq. ft. = 18 spaces less 20% for nearby public parking = 15 spaces 34 spaces required On-street parking shall be counted towards the parking requirement Parking for the third floor use shall be provided completely on site.	29 spaces +5 on-street spaces = 34 spaces proposed	In compliance
Max. # Parking Spaces 200% of Min. = 68 spaces		
Min. Barrier Free Spaces 2 BF spaces - 11 ft. in width w/ 5 ft. aisle for 26-50 parking spaces	2 barrier free spaces w/ 5 ft. aisle/11 ft. width	In compliance
Min. Parking Space Dimensions 10 ft. x 18 ft. (customer spaces) 9 ft. x 18 ft. (employee spaces) 24 ft. aisle	10 ft. x 18 ft. 9 ft. x 18 ft. 28 ft. aisle	In compliance
Loading Requirements – N/A		

- a. **The Planning Commission may allow a reduction in space width to 9 ft. for low-turnover spaces, such as those used for residential unit parking and employee parking.**
5. **Natural Features.** In addition to the comments below, refer to the review letters from Engineering and Parks and Natural Resources Departments that may pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS consistent with ordinance regulations has been submitted. **Confirm square footage listed in EIS is consistent with plans.**

- b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city’s tree conservation ordinance, so any healthy tree 6” or greater in diameter will have to be preserved. Trees outside of the 40% requirement that will be removed must be mitigated via on site plantings or a payment into the City’s Tree Fund. Trees that are dead need not be replaced. If required plantings cannot be replaced on site, money will have to be paid into the City’s Tree Fund at \$304 per tree. See the review letter from Parks and Natural Resources dated October 22, 2020 for additional information.
 - c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
 - d. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any regulated natural features.
 - e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any steep slopes.
6. **Equipment Screening** (*Section 138-10.310.J*). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties. Equipment to be screened by proposed parapet.
 7. **Dumpster Enclosure** (*Section 138-10.311*). A dumpster is indicated on the plans. Screening details to match the building have been provided.
 8. **Landscaping** (*138-12.100-308*). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Right of Way (Auburn Rd.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft.	None proposed	Auburn Road Corridor project will include Auburn Road streetscaping
Right of Way (Gerald Ave.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 2 ornamental + 4 deciduous	0 ornamental 3 deciduous	Not in compliance – see b. below
Parking Lot: Perimeter 1 deciduous per 25 ft. + 1 ornamental per 35 ft. 2.5 ft. brick wall along Gerald Ave. = 3 deciduous + 2 ornamental + wall	4 ornamental 4 deciduous Wall provided?	Landscaping along alley to be revised per Fire Dept. comments Applicant to confirm wall provided

- a. A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
 - b. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City’s tree fund at a rate of \$304 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
 - c. All landscape areas must be irrigated. This has been noted on the landscape plan. An irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
 - d. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
 - e. A note stating “Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings” has been included on the plans.
9. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. The proposed buildings have been designed in accordance with the City’s Architectural Design Standards and with the standards outlined in the Brooklands District.
 10. **Signs**. (*Section 138-10.302*). A note has been added on the plans that all new signage must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



JRB

DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: December 16, 2020
Re: **Zeenat Plaza City File #20-022, Section 36
Site Plan Review #3**

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on December 14, 2020, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Water Main

1. Revise the 90-degree bends to 2-45 degree bends. The City of Rochester Hills does not permit 90-degree bends.

Storm Sewer

1. Redesign the underground detention system to maintain 10-foot of separation from the proposed water main and fire hydrant.
2. Provide access manholes at all four corners of the underground detention system for maintenance purposes.

Roads/Traffic

1. N/A.

Sidewalk

1. N/A.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process started.

JRB/kc

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp, Project Engineer, DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Jenny McGuckin, ROW/Survey Technician; DPS
File



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: Lee Mayes Captain / Assistant Fire Marshal
To: Planning Department
Date: December 17, 2020
Re: Zeenat Plaza

SITE PLAN REVIEW

FILE NO: 20-022

REVIEW NO: 3

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Fire Department access to this building is designed to be provided by the way of the alley that runs parallel with Auburn Road. The Fire Department recommends replacing the trees shown in the landscape island that separates the alley from the parking area with landscaping that will not encroach into the alley. The trees shown on sheet LP-1 will lessen the width of the drive, create a potential landscaping maintenance problem and limit access to the building by means of a Fire Department aerial apparatus.

PLEASE REFER TO REVISED LANDSCAPE DRAWING (SHEET LP-1) .

THE 5 TREES IN THE LANDSCAPE ISLAND THAT SEPARATES THE ALLEY FROM THE PARKING LOT HAS BEEN REMOVED

Lee Mayes
Captain / Assistant Fire Marshal



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, R.A., Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: December 28, 2020
Re: Zeenat Plaza – Mixed Use 3 Story Building
Sidwell: 15-36-226-003, 004, 005
City File: 20-022

The Building Department has reviewed the revised Site Plan Review documents received December 14, 2020 for the above referenced project. Our review was based on the City of Rochester Hills' Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted.

Approval is recommended.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: October 22, 2020
Re: Zeenat Plaza: Review # 2
File # 20-022

Approved; No comments

Copy: Maureen Gentry, Economic Development Assistant

ME/ms



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Laurie Taylor
To: Sara Roediger
Date: 9/1/20
Re: Project: Zeenat Plaza Review #1
Parcel No: 70-15-36-226-003, 004, 005
File No.: 20-0022
Applicant: Hisham Turk

Legal description combination has been completed. The new parcel number is 15-36-226-068.

No further comments.



August 18, 2020

Kristen Kapelanski
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Zeenat Plaza, CAMS #202000395**
Part of the NE ¼ of Section 36, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for the Zeenat Plaza Project to be developed in part of the Northeast ¼ of Section 36, City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have an involvement with the Ireland & Varner Relief Drains, which are legally established County Drains under the jurisdiction of this office. Therefore, a storm drain permit may be required from this office. Please submit a set of plans to wrcplanreview@oakgov.com for review.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills for review.

The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

If there are any questions regarding this matter, please contact Dan Butkus at 248-897-2744.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn R. Appel".

Glenn R. Appel, P.E.
Chief Engineer

GRA/dfb

