



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 11/9/2015
 Re: **South Hill Plaza Façade Renovation (City File #84-465.2)
 Preliminary/Final Site Plan - Planning Review #1**

The applicant is proposing to renovate the existing shopping center by removing the T-111 siding and man of the covered walkways to modernize the building with pre-finished metal panel siding and EIFS parapet walls. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and is scheduled for the upcoming November 17, 2015 Planning Commission meeting.

- Zoning and Use** (*Section 138-4.302*). The site is zoned B-2 General Business with FB-2 Flex Business Overlay, both of which permit retail sales establishments. 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	B-2 General Business w/ FB-2 Flex Business Overlay	South Hill Shopping Center	Business/Flexible Use 2
North	B-2 General Business w/ FB-2 Flex Business Overlay	McDonalds	Business/Flexible Use 2
South	I Industrial & B-2 General Business w/ FB-1 Flex Business Overlay	Tim Hortons & Sanyo Machine	Business/Flexible Use 1
East	B-3 Shopping Center Business w/ FB-3 Flex Business Overlay	Car Dealerships	Business/Flexible Use 3
West	I Industrial w/ FB-2 Flex Business Overlay	Lifetime Fitness	Business/Flexible Use 2

- Site Layout** (*Section 138-6.600-601*). The proposed project is in compliance with the area, setback, and building requirements of the B-2 district as indicated in the table below.

Requirement	Proposed	Staff Comments
Min. Front Setback (Rochester Rd.) 50 ft.	75+ ft.	In compliance
Min. Side Setback (north/south) 0/ 50 ft.	55+ ft (north)/35+ ft. (south)	In compliance
Min. Rear Setback (west) 50 ft.	55+ft.	In compliance
Max. Height 2 stories/ 30 ft.	25 ft. 2 in.	In compliance

- Exterior Lighting** (*Section 138-10.200-204*). Changes to the exterior lighting are not proposed with the exception of new wall mounted light fixtures. In a recent site visit it was noted that the parking lot light fixtures are angled upwards. At a minimum, it is recommended that the light fixtures be adjusted to be downward directed. If and when the parking lot is re-stripped, the applicant shall bring the pole lights into full compliance with ordinance requirements.
- Dumpster Enclosure** (*Section 138-10.311*). Two existing dumpster enclosures are located in the rear yard, one screened with a wood enclosure and one with a concrete block enclosure. In addition there are a number of dumpsters located behind the building along the south property line that are highly visible from Rochester Rd. and the adjacent site to the south. These dumpsters need to be removed or screened with an enclosure consisting of masonry material to match the building and with wood gates.

5. **Parking and Loading** (*Section 138-11.100-308*). Changes to the parking lot are not proposed at this time. In the future the parking lot may be resurfaced and restriped, at which time the applicant should evaluate the number and size of parking spaces to meet today's ordinances.
6. **Landscaping** (*132-12.100-308*). Landscaping is not proposed at this time. In the future the parking lot may be resurfaced and restriped, at which time staff would expect that landscape islands be installed to meet today's requirements for interior parking lot landscaping. In the meantime, as implied by the drawing on the cover sheet of the plans, staff recommends that at a minimum, landscaping be installed in the existing landscaped islands (now filled with rocks) and additional street trees be installed along Rochester Rd. to better meet today's standards.

Requirement	Proposed	Staff Comments
Right of Way (Rochester Rd.: aprox. 300 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous + 5 ornamental	3 deciduous (existing) 5 evergreen (existing)	Staff recommends the addition of 5 ornamental trees along Rochester Rd. & 1 deciduous or ornamental tree in each of the existing landscape islands (4 trees)
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = Info would need to be provided	None	

7. **Architectural Design** (*Architectural Design Standards*). The existing building consists of T-111 siding and faux brick. The proposed renovations will greatly enhance the appearance of the building and will modernize the building through the use of pre-finished metal panel siding and EIFS parapet walls. The proposed improvements are designed to better meet the intent of the Architectural Design Standards.