



## Department of Planning and Economic Development

Staff Report to the Planning Commission

August 11, 2021

### Rochester Hills Research Park

<b>REQUEST</b>	Tree Removal Permit Site Plan Approval
<b>APPLICANT</b>	Eric Klooster 235 E. Main St., Suite 102B Northville, MI 48167
<b>LOCATION</b>	1400 S. Livernois
<b>FILE NO.</b>	18-021.2
<b>PARCEL NO.</b>	15-21-276-013
<b>ZONING</b>	REC-W Regional Employment Center - Workplace
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

### Summary

The applicants appeared before the Planning Commission on April 21, 2020 with a request for a campus style development using a PUD. The project was recommended for approval; however, it was withdrawn at the applicant's request prior to City Council approval. Since then, the applicant has submitted a site plan application for the development of a campus at the existing EEI Global site on approximately 25 acres. The parcel is located on the west side of S. Livernois Rd. and north of Horizon Ct. The campus would include five buildings totaling 456,608 s.f. and an interconnected roadway and pedestrian system. The applicant is requesting some modifications from the parking requirements. Warehouse/production and office research facilities are permitted in the REC-W district. The applicant is also requesting a Tree Removal Permit.



Please see Ms. Kapelanski's memo dated August 6, 2021 for details.

	Zoning	Existing Land Use	Future Land Use
<b>Site</b>	REC-W Regional Employment Center - Workplace	EEI Global	Workplace
<b>North</b>	O-1 Office Business	Dental Office	Workplace
<b>South</b>	REC-W Regional Employment Center - Workplace	Auburn Pharma Fire Station 1 Mfg. Facility	Workplace
<b>East</b>	R-4 One Family Residential	Rochester Glens	Residential 4
<b>West</b>	R-2 One Family Residential	Avon Nature Center	Park/Public Open Space

## Staff Recommendations

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All staff have recommended approval or approval with conditions. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments	Approval
Fire	Minor comments	Approval
Assessing	No comments	Approval
Engineering	Comments to be handled at construction plan review	Approval
Parks & NR	Minor comments	Approval
Building	Comments to be handled at Building permit review	Approval

## Motion to Approve a Tree Removal Permit

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-021.2 (Rochester Hills Research Park), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on July 23, 2021 with the following findings and subject to the following conditions.

### Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to remove 114 regulated trees and 9 specimen trees, with 195 replacement trees proposed.

### Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Payment into the City's Tree Fund of \$304.00 per tree if replacement on site cannot occur, prior to temporary grade being issued by Engineering.

## Motion to Approve Site Plan

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 18-021.2 (Rochester Hills Research Park), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on July 23, 2021 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. The proposed project will be accessed from Livernois Rd. and Horizon Ct., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. 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.
2. Provision of a landscape bond for landscaping and irrigation, plus inspection fees as adjusted as necessary by staff, in the amount of \$306,975.00, prior to issuance of temporary grade by Engineering.

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Reference: Plans dated received by the Planning July 23, 2021

Attachments: Staff comments, EIS, TIS, Response Letter, Hydrant flow test,

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