

Rochester Hills, MI Planning Commission

February, 9, 2016

Mr. William F. Boswell

Mr. David Reece

Ms. Deborah Brnabic

Mr. C. Neall Schroeder

Mr. Gerard Dettloff

Mr. Emmet Yukon

Mr. Greg Hooper

Ms. Stephanie Morita

Mr. Nicholas O. Kaltsounis

Re: Stonecrest of Rochester Hills

Dear Members of the Planning Commission;

On February 16, 2016, Stonecrest Senior Living will be present at the monthly planning commission meeting to request site plan approval of a planned development, Stonecrest of Rochester Hills. This project is located along South Rochester Road, just north of the Bordine's nursery. Over the course of the last 4 months, NorthPoint Development and Stonecrest Senior Living has worked to provide a plan and vision for a project that we believe the community will be proud of. We have worked with the planning department as well as the residents within the Eddington Farms subdivision and the Bordine family to produce a plan that isn't impactful to adjacent properties, and provides flexibility for future development.

The project seeks no ordinance variance, as senior assisted living is an allowed use within the overlying zoning, flex-business district. The project will be licensed by the State of Michigan as a "home for the aged". The project will feature aesthetically pleasing, Craftsman Style architecture which will fit well with the adjacent residential neighborhoods. The project is a very low impact use.

When researching communities in the Detroit market, it was clear that Rochester Hills is a place where we wanted to be. The demographics and low number of existing assisted living and memory care beds within Rochester clearly show the need for a project of this nature. Within a 5 mile radius, there are 7,284 qualified care givers and 2,932 qualified seniors. Currently, there are only 260 comparable assisted living and memory care beds available within this same area. This equates to only 2.5% of the potential market being served. For these reasons, we believe this project will serve an existing unmet need within the community and provide an exceptional level of care to residents and their families.

On November 10th, 2015, Stonecrest Senior Living and NorthPoint Development conducted a neighborhood open forum meeting in which neighbors of the Avon Hills Village and Eddington Farms subdivisions were invited to learn more about the project and have a chance to ask questions or raise concerns. The outcome of this meeting was overwhelmingly positive, as the neighbors were relieved that this property would be developed with a low impact, aesthetically pleasing use adjacent to their homes.

Stonecrest Senior Living and NorthPoint Development also discussed the project with Karl and Calvin Bordine. In particular, we discussed how the project would tie into their property and/or how it would impact any future development of their property. Our project features cross-access between the proposed project and the Bordine property. This cross-access will allow access to the north for any future development that occurs on the Bordine site. We also discussed the coordination of grading along the common property line to ensure that level transitions from one property to the next could be achieved. Based upon these discussions it is our understanding that the Bordines are in support of the development.

Finally, the project has underwent three site plan submissions to the City of Rochester Hills planning department. Each submission was revised to accommodate comments and suggestions made by City Staff. On January 27, 2016 the plan you see before you tonight received approval from the planning department, building department, engineering department, fire department, parks & forestry department, assessing department, and ASTi Environmental.

Throughout this project, the City of Rochester Hills has been excellent to work with. Staff has provided prompt and accurate feedback to the project submissions. We are now asking that this project receive site plan approval, so that construction and development of the property can move forward.

We are very excited about this project, and the opportunity to become a member of the Rochester Hills community. Stonecrest Senior Living will provide exceptional care to the residents of Rochester Hills, and provide a service for families when assisted living or memory care is needed.

Thank you for your time and consideration of this project.

Sincerely,

Jed Momot | Project Manager



NorthPoint Development

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MEMO

Date: February 9, 2016
To: Sara Roediger, AICP – Manager of Planning – Rochester Hills, MI
From: Jed Momot, NorthPoint Development
Subject: February 4, 2016 Staff Report – Response to Final Comments

Planning Comments

- **Front Yard Setback** – As proposed, we are asking the planning commission to approve the planned front yard setback as the intent of the building, along with its entrance placement, meets the overall intent of the flex business district.
- **Minimum Building Frontage Areas** – As proposed, we are asking the planning commission to approve the building frontage areas as designed to allow for programming and function of the building for senior assisted living.
- **Pedestrian Zones** – As proposed, we are asking the planning commission to approve the planned pedestrian zone with respect to the frontage as designed, as previously described in front yard setback.
- **Vehicle Zone** – As proposed, the width of the vehicle zone is +1' greater than allowable by the flex business district. This is agreed to be modified during permitting and design process as the project moves forward.
- **Landscaping** – As proposed, the project intends to contribute \$3,200 to the tree fund for deficient plantings due to space constraints of these additional plantings. Should space be available, these plantings can be added in during the permitting and design process in lieu of the providing \$3,200 to the tree fund.

Building Comments

- All point elevations will be shown in accessible parking areas during further permitting and design phases of the project.
- All point elevations will be shown in exterior accessible routes including slope details during further permitting and design phases of the project.
- Further details will be included for door clearance and curb ramps for accessible routes during further permitting and design phases of the project.

- All accessible loading zones will be denoted with details of the size and surface slopes with point elevations during further permitting and design phases of the project.
- For all site grading away from the building, grade information including slopes will be included during further permitting and design phases of the project.
- All occupancy classifications, including these mixed uses will be updated on the code summary during further permitting and design phases of the project.

ASTI Environmental Comments

- The project intends to further submit and obtain the DEQ permit as mentioned in ASTI staff report.

DPS/Engineering Comments

- Further permitting and design of this project will provide updated engineering calculations confirming a sanitary sewer basis of design using a peak factor of 4.0.
- Any grading easements obtained by this project related to adjacent land parcels will be documented and presented to the city during further permitting and design process of the project.
- Clarified language regarding reconstruction of the entrance to right in / right out upon a stoplight being placed at Eddington Boulevard will be revised on further plans during the permitting and design process.

Parks & Forestry

- Further landscaping plans within the permitting and design phase shall incorporate 15' corner clearance triangle for plantings, and revise any locations of planting should they be affected.
- Additional language shall be added to planting restrictions, as indicated within Parks and Forestry staff report.

We believe the above clarifications to finalize any remaining comments that were indicated on the February 4, 2016 staff reports. We are asking that the planning commission provide site plan approval. Thank you for your time and consideration of this project.



Sincerely,

Jed Momot | Project Manager



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