



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
 Date: 8/6/2021  
 Re: Rochester Hills Research Park (City File #18-021.2)  
 Site Plan - Planning Review #3

The applicant is pursuing the development of a campus at the existing EEI Global site on approximately 25 acres on the west side of Livernois Road, south of Avon. The campus would include one existing building on the site and an interconnected roadway and pedestrian system. Proposed uses include warehouse/production and office/research. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The performance standards detailing requirements for odors, noise, hazardous substances, etc. listed in *Section 138-10.310* shall apply to all industrial uses. The comments in this and other review letters are minor in nature and the application can be forwarded to the Planning Commission for review.

- Zoning and Use** (*Section 138-4.300*). The site is zoned REC-W Regional Employment Center - Workplace which permits warehouse/production operations and office/lab/research uses. Additional standards may apply depending on the specific type of production facility proposed. 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
<b>Proposed Site</b>	<b>REC-W Regional Employment Center-Workplace</b>	<b>EEI Global</b>	<b>Workplace</b>
North	O-1 Office Business	Kosnic & Murphy Dental	Workplace
South	REC-W Regional Employment Center - Workplace	Vacant, Air and Liquid Systems and RH Fire Station	Workplace
East (across Livernois)	R-4 One-Family Residential	Single Family Residential	Residential 4
West	R-2 One-Family Residential	Avon Nature Center	Park/Public Open Space

- Site Design and Layout** (*Section 138-6.600-602*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the REC-W district.

Requirement	Proposed	Staff Comments
<b>Max. Height</b> 42 ft.	42 ft.	In compliance
<b>Min. Front Setback</b> 10 ft.	20 ft.	In compliance
<b>Min. Side Setback</b> 25 ft.	30 ft.	In compliance
<b>Min. Rear Setback</b> 30 ft.	30 ft.	In compliance

- Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting must be provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
<b>Shielding/Glare</b> Lighting shall be fully shielded & directed downward at a 90° angle	Manufacturer's cut sheets provided	In compliance

Requirement	Proposed	Staff Comments
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		
<b>Max. Intensity</b> (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Some areas exceed 10 foot candles	<b>Lighting to be adjusted to be below ten foot candle max</b>
<b>Lamps</b> 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. 204	In compliance
<b>Max. Height</b> 20 ft.	Max. 20 ft.	In compliance

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

Requirement	Proposed	Staff Comments
<b>Min. # Parking Spaces</b> Warehouse: 1 space per 1,700 sq. ft. = 37,040 sq. ft./1,700 = 22 spaces  Office: 1 space per 350 sq. ft. = 105,977 sq. ft./350 = 303 spaces  Light Industrial: 1 space per 500 sq. ft. = 313,591 sq. ft./500 = 627 spaces  <b>952 spaces required</b>	<b>622 spaces</b>	<b>See a. below</b>
<b>Max. # Parking Spaces</b> 125% of Min. = 1,230 spaces		
<b>Min. Barrier Free Spaces</b> 5 BF spaces + 2% - 11 ft. in width w/ 5 ft. aisle for 500-1,000 parking spaces = 18 spaces	18 spaces	In compliance
<b>Min. Parking Space Dimensions</b> 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle  8 ft. x 22 ft. (parallel) 12 ft. aisle	9 ft. x 18 ft. 10 ft. x 18 ft. 24 ft. aisle  8 ft. x 22 ft. 12 ft. aisle	In compliance
<b>Min. Parking Front Setback</b> 10 ft.	20 ft.	In compliance
<b>Min. Parking Side Setback</b> 10 ft. from adjacent non-residential 10 ft. from adjacent residential zoning	20 ft.	In compliance
<b>Min. Parking Setback from Bldgs.</b> 5 ft.	5 ft.	In compliance
<b>Street Design</b> Internal streets to be designed with sidewalks, on-street parking and bldgs. located along proposed streets	Internal street proposed with frontage buildings, on-street parking and pathways	In compliance
<b>Loading Space</b> 1-3 spaces required for each bldg.	Loading space provided for all buildings	In compliance

- a. **The Planning Commission has the ability to modify the minimum parking requirements.**
- b. Significant pedestrian features, connections and networks have been proposed. This includes a future connection to the Clinton River Trail, an employee plaza and open space.
- c. **The required sidewalk along the Rochester Industrial drive frontage should be provided.**

5. **Natural Features.** In addition to the comments below, refer to the review letters from Engineering and Forestry Departments that may pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An updated EIS consistent with ordinance regulations has been submitted.
  - b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so 40% of healthy trees greater than 6" in caliper must 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. See the Parks and Natural Resources Review dated August 4, 2021 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 wetlands.
  - e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site appears to contain some regulated steep slopes. Refer to the engineering review letter for additional information.
  - f. **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.
6. **Dumpster Enclosure** (*Section 138-10.311*). Dumpsters are indicated on the plans. Screening to match the proposed building elevations is indicated.
7. **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
<b>Buffer D</b> (west: 1,284 ft.) 8 ft. width with solid green wall + 2.5 deciduous + 1.5 ornamental per 100 ft. = 8 ft. with solid green wall + 32 deciduous + 19 ornamental	63 deciduous (45 existing) 19 ornamental (18 existing)	In compliance
<b>Buffer D</b> (north: 246 ft.) 8 ft. width with solid green wall + 2.5 deciduous + 1.5 ornamental per 100 ft. = 8 ft. width with solid green wall + 6 deciduous + 3 ornamental	9 deciduous (5 existing) 3 ornamental	In compliance
<b>Right of Way</b> (Livernois Rd.: 1,535 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 44 deciduous + 26 ornamental	46 deciduous (39 existing) 26 ornamental	In compliance
<b>Parking Lot: Interior</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 7,455 sq. ft. + 50 deciduous	19,507 sq. ft. 62 deciduous	In compliance

- a. A landscape planting schedule has been provided including the size of all proposed landscaping. A unit cost estimate and total landscaping cost summary including irrigation has been included 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. 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.
8. **Phasing**. Given the size of the proposed campus, phasing seems appropriate. Buildings (including adjacent parking, pathways, etc.) will be completed based on tenant demand. **Phasing has been listed in a narrative form but it would also be helpful to include a phasing plan sheet.**
9. **Architectural Design** (*Architectural Design Standards*). Detailed elevations have been provided. Elevations have been provided that show buildings composed of primarily of metal accents, concrete and significant amounts of glass. **A pdf of a material sample board should be provided prior to the Planning Commission meeting.**
10. **Signs**. (*Section 138-10.302*). A note has been included 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.



BUILDING DEPARTMENT  
Scott Cope

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From: Mark Artinian, Building Inspector/Plan Reviewer  
To: Kristen Kapelanski, Planning Department  
Date: July 30, 2021  
Re: Rochester Hills Research Park – Site Plan Review #3  
1400 S Livernois Rd  
Sidwell: 15-21-276-013  
City File: 18-021.2

The Building Department has reviewed the revised site plan approval documents received by the Planning Department on July 23, 2021 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted.

**Approval is recommended.**

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



**FIRE DEPARTMENT**

Sean Canto

Chief of Fire and Emergency Services

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From: Joshua Boyce, Lt Fire Inspector  
To: Planning Department  
Date: 8/4/2021  
Re: Rochester Hills Research Park

**SITE PLAN REVIEW**

**FILE NO: 18-021.3      REVIEW NO: 3**

**APPROVED     X**

**DISAPPROVED \_\_\_\_\_**

1. Exit doors shall remain free of obstructions at all times. Provide guard posts or other acceptable means of protecting exit doors opening into drives and parking areas.
2. Provide detailed calculations to verify that underground detention area will hold fire apparatus up to 75,000 lbs prior to planning approval.



## PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

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To: Kristen Kapelanski  
From: Matt Einheuser  
Date: August 4, 2021  
Re: Rochester Hills Research Park - Review #3  
File #18-021.2

Approved w/ conditions:

On LD-102 - Confirm the total number of replacements required and include on plan. This includes all regulated trees removed (inside and outside the building envelope) + specimen tree replacements.

On L-101 - Parking lot landscaping and screening requirements do not count towards Replacement requirements from removals. Confirm that replacement requirements are being met. If the required replacements cannot be made on-site, payment into the tree fund can be made at \$304/tree. Please show # of replacements and any tree fund amounts.

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



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

From: Jason Boughton, AC, Engineering Utilities Specialist JB JAB  
To: Kristen Kapelanski, AICP, Planning Manager  
Date: August 6, 2021  
Re: Rochester Hills Research Park, City File #18-021.2, Section 21  
**Site Plan Review #3**

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on July 22, 2021, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

#### General

1. Provide soil borings for the project throughout the site to determine the ground water elevation and existing soils. If a high ground water table exists, underground detention may not be permitted or revisions are necessary for this development.

#### Storm Sewer

1. Incorporate the bankfull restrictor into the outlet structure of the detention pond including a detail of the controlling structure.
2. The storm sewer that exists between the existing building #1 and the proposed building #2 drains to the west per the City of Rochester Hills records. Revise the storm sewer and detention calculations as necessary.

#### Traffic/Pavement

1. Indicate if the road fronting Rochester Hills Research Park will be treated as a private road with a new road name.
2. Install a gate at the end of "Rochester Hills Research Park Drive" or right before the intersection with Rochester Industrial Drive.
3. Connect existing sidewalk from Auburn Pharmaceuticals to the Rochester Hills Research Park proposed sidewalk.
4. Show detail with pedestrian signal crossing and RCOC permit requirements for Livernois and Drexelgate Parkway Intersection.
5. Provide the RCOC approval letter for this new proposed site layout.
6. Include note on Landscape Plan that irrigation over spray shall not broadcast over the Pathway.
7. Show road and pathway sight lines, at both approaches, per City standard details attached.
8. On sheet C400, Site Details, need to clearly show where each pavement cross section (heavy duty concrete and asphalt pavement) is located on the site and/or grading plans. If road will be treated as private then the road cross section must meet the City's public road standard cross sections for HMA and Concrete.

#### Legal

1. Please provide a new benchmark that will not be disturbed by construction prior to construction plan submittal.

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.

JB/dj

Attachments: Pathway Construction Detail, Road & Pathway Sight Distance Details, R-28-J series details.

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS  
Scott Windingland, Engineering Aide; 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  
File



ASSESSING DEPARTMENT  
Laurie A Taylor, Director

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From: Laurie Taylor  
To: Sara Roediger  
Date: 03-03-21  
Re: Project: Rochester Hills Research Park Review #1  
Parcel No: 70-15-21-276-013  
File No.: 18-021.2 BESC 18-0174  
Applicant: Eric Klooster, AIA

No comment.





March 8, 2021

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

**Board of Road Commissioners**

**Ronald J. Fowkes**  
Commissioner

**Andrea LaLonde**  
Commissioner

**Nancy Quarles**  
Commissioner

**RE: R.C.O.C. PRELIMINARY PLAN REVIEW 18P0047-1**  
**LOCATION: S LIVERNOIS RD, CITY OF ROCHESTER HILLS**  
**PROJECT NAME: ROCHESTER HILLS RESEARCH PARK**

Dear Ms. Kapelanski:

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Enclosed you will find one set of plans with our comments in red. All comments are for conceptual purpose only and should be incorporated into detailed construction plans. Below you will find a listing of the comments generated by the RCOC review:

- A) Re-submit more detailed plans regarding Livernois Road Right-of-Way improvements.
- B) Relocate all fixed objects prior to excavation. Fixed objects shall be no nearer than 6 feet from back of curb or 12 feet off edge of pavement.
- C) Any pedestrian facilities shall be constructed in accordance with current Americans with Disabilities Act (ADA) guidelines.
- D) Drive approach should include a detail M curb line with concrete spillway to provide controlled drainage across the driveway.
- E) Pavement cross section shall consist of a minimum 2 inches of MDOT 4C HMA, over 3 inches of 3C, over 4 inches of 2C, or 9 inches of MDOT 35-P concrete, with epoxy coated rebar lane and curb ties over a suitable base, as determined in the field by RCOC.
- F) Replace existing 12-inch CMP pipe with RCP pipe under the new drive approach.
- G) The road rights of way shall be ditched/graded to provide positive roadside drainage across the property frontage.
- H) Excavations within a 1:1 influence of the roadway will require MDOT Class II backfill compacted to 95% maximum density.
- I) Adjust/reconstruct existing structure as warranted.

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Piotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

**Department of  
Customer Services  
Permits**

**2420 Pontiac Lake Road  
Waterford, MI 48328**

**248-858-4835**

**FAX  
248-858-4773**

**TDD  
248-858-8005**

[www.rcocweb.org](http://www.rcocweb.org)



*Jim Nash*

February 23, 2021

Maureen Gentry  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Reference: **Rochester Hills Research Park, CAMS #202100099  
Part of the NE ¼ of Section 21, City of Rochester Hills**

Dear Ms. Gentry,

This office has received one set of plans for the Rochester Hills Research Park Project to be developed in part of the NE ¼ of Section 21, City of Rochester Hills.

Our stormwater system review indicates that the proposed project does not have an involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drain permit will not be required from this office.

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

C: Kristen Kapelanski – City of Rochester Hills





Kristen Kapelanski  
March 8, 2021  
Page 2

Once the comments above are addressed, plans should be submitted to this office with a completed RCOC permit application(s) Form 64a, signed by the owner (or his agent), three sets of plans (per application, 5 for signal permit) and the appropriate application fee(s).

All future correspondence related to the above referenced project will be sent to the address provided by the applicant. Separate applications will be required for:

- a) Drive approach & Road improvement
- b) Utility connections

Upon receipt of the appropriate application packet, RCOC will provide a more detailed review. Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

A handwritten signature in blue ink, appearing to read "S. Sintkowski". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Sintkowski, P.E.  
Permit Engineer  
Department of Customer Services

SS/mac

Enclosure