



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 8/26/2015
 Re: **Audi Pre-Owned Car Display (City File #00-001.2)
 Preliminary/Final Site Plan - Planning Review #2**

The applicant is proposing to construct a used car sales lot on 1.2 acres of a property located on the west side of Dequindre, on the north side of Melville Drive. The lot will be an extension of the existing Audi dealership south of the site. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This project is scheduled for a public hearing at the upcoming September 15, 2015 Planning Commission meeting.

1. **Zoning and Use** (*Section 138-4.300*). The site is zoned B-2 General Business District which permits outdoor sales of used cars as conditional uses subject to the requirements of *Section 138-4.430* and will require a Planning Commission public hearing and recommendation to City Council. The proposed plan meets ordinance requirements for outdoor sales of used vehicles with the following comments:
 - a. *All lighting shall be shielded from adjacent residential districts.* In compliance, specifications for all light fixtures have been provided including side shields, and a note has been added to the plans.
 - b. *Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.* In compliance.
 - c. An obscuring wall or fence four feet six inches in height must be provided when abutting or adjacent districts are zoned for residential use. *Staff recommends that the Planning Commission find that the proposed plantings, combined with the existing mature evergreen trees and berm located on the adjacent site meet the intent of the buffer screen.*
 - d. No major repair or major refinishing shall be done on the lot. *A note has been added on sheet C-1.*

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	Vacant Homes	Multiple Family
North	RM-1 Multiple-Family Residential	Village Green Apartments	Multiple Family
South	B-3 Shopping Center Business w/ FB-2 Flex Business Overlay	Audi Dealership	Business/Flexible Use 2
East	RM-1 Multiple-Family Residential	Whispering Winds Apartments	Multiple Family
West	C-4 (<i>Shelby Twp.</i>)	BMW Dealership (<i>Shelby Twp.</i>)	Regional Commercial (<i>Shelby Twp.</i>)

2. **Site Design and Layout** (*Section 138-5.100-101*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the B-2 district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	Buildings are not proposed	In compliance
Min. Front Setback (Dequindre Rd.) 50 ft.	Buildings are not proposed	In compliance
Min. Side Setback (north/south) 50 ft./25 ft.	Buildings are not proposed	In compliance
Min. Rear Setback (west) 50 ft.	Buildings are not proposed	In compliance

3. **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
Min. # Parking Spaces Retail & Service: 1 space per 300 sq. ft. = 0 spaces	3 spaces	The site plan identifies 3 specific spaces for customer parking in addition to the display spaces per staff recommendation for customers who visit the site in addition to those provided at the existing Audi dealership
Max. # Parking Spaces 200% of Min. = 0 spaces		
Min. Parking Space Dimensions 9 ft. x 18 ft. w/ 22 ft. aisle	9 ft. x 18 ft. w/ 23+ ft. aisle	In compliance
Min. Parking Setback (Dequindre Rd.) 10 ft	10 ft.	In compliance, parking lots may occupy space within the required front yard setback provided they are landscaped in accordance with the perimeter landscape requirements (<i>Section 138-12.301.B</i>)
Min. Parking Setback (north/south/west)) 10 ft	10 ft./10 ft. /10 ft.	In compliance
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	A loading area is not depicted on the plans	In compliance, delivery needs will be accommodated on the existing Audi dealership south of the display lot

a. As part of the development, the existing median in Melville Drive is being shortened by approximately 35 feet. In an effort to improve pedestrian access between the existing Audi Dealership and the proposed car lot, the applicant proposes a sidewalk and crosswalk across Melville Drive to provide safe access between the sites per staff recommendation.

4. **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	10 pole mounted fixtures with side shields	Specifications for all light fixtures have been provided to ensure compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	9.0 fc. anywhere on-site, 1.0 at ROW, 0.5 west property line	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	LED fixtures, 420 watts (sheet E-1) & 276 watts sheet E-2A)	Wattage must be reduced to meet requirements
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	12 ft.	In compliance

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

- a. **Environmental Impact Statement (EIS) (Section 138-2.204.G)** An EIS has been submitted that indicates there are no significant natural features on the site and the proposed plan will have minimal negative impacts to the City. The site was designed with access off of Melville Drive to minimize curb cuts along Dequindre Road.
- b. **Natural Features Setback (Section 138-9 Chapter 1).** The site does not contain any required natural features setbacks.

- c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
 - d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. The tree plan identifies twelve regulated trees that will be removed, which requires the approval of a tree removal permit and twelve tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$200 per credit into the City's tree fund (\$2,400).
 - e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
6. **Landscaping** (138-12.100-308). A landscape plan has been provided. Refer to the table below as it relates to the landscape requirements for this project. These requirements are in addition to replacement credits required above.

Requirement	Proposed	Staff Comments
Buffer C (north: 180 ft.) 8 ft. width with green wall + 2 deciduous + 1.5 ornamental per 100 ft. = shrubs/evergreens required to create green wall + 4 deciduous + 3 ornamental	10 ft. width 32 shrubs & 2 evergreens (green wall) 3 deciduous 3 ornamental	In compliance, staff recommends that the Planning Commission find that the proposed plantings, combined with the existing mature evergreen trees & berm located on the adjacent site meet the intent of the buffer screen
Buffer C (west: 200 ft.) 8 ft. width with green wall + 2 deciduous + 1.5 ornamental per 100 ft. = shrubs/evergreens required to create green wall + 4 deciduous + 3 ornamental	10 ft. width 22 shrubs & 7 evergreens (green wall) 5 deciduous 3 ornamental	
Right of Way (Melville: 180 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	5 deciduous 3 ornamental	In compliance
Right of Way (Dequindre: 200 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	9 deciduous 3 ornamental	
Parking Lot: Perimeter (Dequindre: 200 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 8 deciduous + 6 ornamental + 56 shrubs (shrub hedge)	1 deciduous (existing) 5 evergreen (existing, count as deciduous) 6 ornamental 59 shrubs (shrub hedge)	
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = Info would need to be provided	0 deciduous	Staff recommends the Planning Commission waive the interior parking requirements due to the extensive perimeter landscape requirements, which are more prominently visible from adjacent properties
TOTAL Shrubs/evergreens required to create green wall 27 deciduous 18 ornamental 56 shrubs (shrub hedge)	TOTAL 54 shrubs & 9 evergreens (green wall) 22 deciduous 6 deciduous (existing) 18 ornamental 59 shrubs (shrub hedge)	In compliance

- a. An irrigation plan must be submitted prior to staff approval of the final site plan (after Planning Commission approval).
7. **Signs.** (Section 138-6.304 and 138-10.302). Two monument signs are indicated on the plans. A note has been added to sheet C-1 that states that all signs must meet Section 138-6.304 and Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *COM*
To: Sara Roediger, Planning Department
Date: June 27, 2015
Re: Audi Pre-Owned Car Display - Review #1
Sidwell: 15-36-426-002 & 003
City File: 00-001.2

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: Title Sheet, S-1, S-2, Tree Plan, D-1, C-1 thru C-4, Storm Details, Soil Erosion Control, E-1, E-2, E-2A, E-3, ADS Sheets 1 thru 5.

Approval approved based on the following:

1. Demolition
 - a. Separate demolition permits will be required for each property.

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.



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: August 27, 2015
Re: Audi Pre-Owned Car Display

SITE PLAN REVIEW

FILE NO: 00-001.2

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

Lt. William A. Cooke
Fire Inspector



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 6/17/15
Re: File No.: 00-001.2
Project: Audi Pre-Owned Car Display Review #1
Parcel No: 70-15-36-426-002 & 003
Applicant: David Hanoute

A combination is required. The combination request was received on October 14, 2014.
Existing buildings need to be demolished. Demolition permits have not been applied for.



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

From: Jason Boughton, AC *JRB*
To: Sara Roediger, Manager of Planning
Date: August 21, 2015
Re: Audi Pre-owned Car Display, City File #00-001.2, Section #36
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on August 13, 2015 for the above referenced project. Engineering Services recommends site plan approval.

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

JRB/bd

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
File

Paul Shumejko, MBA, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept
Keith Depp; Staff Engineer; DPS



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger

From: Gerald Lee

Date: August 28, 2015

Re: Audi Pre-Owned Car Display
Review #2
File #00-001.2

Forestry review pertains to public right-of-way (r/w) tree issues only.

Landscape Plan, Sheet C4

Please show and label the 25' corner clearance/sight distance triangle at the northwest corner of the Dequindre Rd./Melville Dr. intersection. Please delete the two proposed honey locusts shown within the described area.

GL/crf

cc: Sandi DiSipio, Planning Assistant