



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 12, 2016

Rochester College Field House

REQUEST	Site Plan Approval
APPLICANT	Rochester College 800 W. Avon Rochester Hills, MI 48307
AGENT	Jaymes Vettraino
LOCATION	North side of Avon, between Livernois and Rochester Rds.
FILE NO.	15-022
PARCEL NO.	15-15-451-008
ZONING	SP, Special Purpose with a PUD Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

As part of the Planned Unit Development Agreement approved in 2006 between Rochester College and the City, the applicants are bringing forward a site plan application for a 23,432 square-foot field house on the campus in accordance with the College's Master Plan. The one-story building will consist primarily of Split Face and Burnished CMU with aluminum composite panel accents and a metal siding for the upper wall and roof to match the other buildings on campus. A bike rack and pedestrian connection from the front door of the building to the public sidewalk along Avon and across the western parking lot have been provided, along with a sidewalk on Avon in front of the project. There are wetlands, steep slopes and natural features setbacks on the campus; however, none of those areas will be impacted by the proposed development.

Adjacent Land Uses and Zoning

Colleges are permitted in the SP District. The site is governed by a PUD Agreement, which the College and City entered into to enable the College to develop the campus. The Clinton River Trail is to the north; Northridge Apartments are to the south; the Rochester Church of Christ is to the east; and to the west is the Clinton River Trail and Rivercrest Professional Offices. The City's current zoning is in compliance with the City's Master Plan.

Site Plan Review Considerations

1. **Site Layout.** The area, setback and building requirements of the SP district and approved PUD are in compliance.
2. **Pathway.** In an effort to improve non-motorized access, which is particularly important on a college campus, a bike rack and pedestrian connection from the front door of the building to the public sidewalk along Avon Rd. and across the western parking lot have been provided. The applicant is proposing to extend the pathway along the frontage of Avon Rd. in front of this project but will stop west of the existing house due to existing vegetation and topographical constraints along with the proximity of house to the right-of-way and the presence of the historical district. As noted in the Engineering review, there is a gap in the system east of the project in front of the existing house and barn in the modified historical district property and a condition of approval is to move forward with the installation of the pathway to fill this important gap within 3 years of completion of the field house to give the College the time to determine their future plans in this area without delaying construction of the field house.
3. **Parking.** The minimum parking requirement for a gym of this size is one space per three seats. 290 spaces are required and 297 are proposed or existing. There will also be eight barrier free spaces and one 10 x 50 ft. loading space.
4. **Landscaping/Tree Removal.** The Tree Conservation Ordinance does not apply to the site per the approved PUD Agreement. However, the applicant was encouraged to preserve the natural features as much as possible. Please refer to the Planning memo dated February 5, 2016 for the landscaping requirements for the SP district and what is proposed, noting that additional stormwater plantings will be required. The applicant will be required to post a landscape and irrigation bond in the amount of \$55,350.
5. **Building Design.** The proposed building has been designed to be compatible with the other buildings on campus. Materials will consist of mainly Split Face and Burnished CMU with aluminum composite panel accents and a metal siding for the upper wall and roof. It has been designed to meet the City's Architectural Standards. Please refer to the attached colored elevations.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the new field house will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 15-022 (Rochester College Field House).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 15-022 (Rochester College Field House), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on January 21, 2016, with the following findings and subject to the following conditions.

Findings

1. The 2006 PUD Agreement and Master Plan for the College envisioned the proposed athletic facility.
2. 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.
3. The proposed project will be accessed from Avon, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.

4. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. 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. Provide a landscape bond for replacement trees in the amount of \$55,350 plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit for this development.
2. The college will proceed with design and approvals for the installation of the pathway along Avon Rd. to fill the gap on the College's property within three years of completion of the field house.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department January 21, 2016 (*Cover Sheet; Aerial View from Southwest, Sheet I1.01; Boundary Survey, Sheet P-1.1; Partial Topographic Survey, Sheet P-1.2; Existing Tree Survey, Sheet P-1.3; Existing Drainage Plan and Calculations, Sheet P-6.1, prepared by PEA; Conceptual Overall Site Plan, Sheet CO.1; Conceptual Demolition Plan, Sheet CO.2; Conceptual Utility Plan, Sheet CO.3A; Conceptual Fire Truck Plan, Sheet CO.3B; Conceptual Grading Plan (West), Sheet CO.4A; Conceptual Grading Plan (east), Sheet CO.4B; Conceptual Paving Plan, Sheet CO.5A; MDOT Curb RAMP Details, Sheet CO.5B; Conceptual Drainage Map, Sheet CO.6, prepared by Creative Site Solutions, PLC; Overall Site Landscape Plan, Sheet L.1; Landscape Plan Enlargement, Sheet L.2; Landscape Details, Sheet L.3, prepared by Zaremba & Company; Code Plan, Sheet A0.01; Field House Floor Plan, Sheet A2.01; Field House Mezzanine Plan, Sheet A2.02; Roof Plan, Sheet A2.03; Exterior Elevations, Sheet A4.01; Exterior Elevations, Sheet A4.02, prepared by French Associates; Electrical Site Plan, Sheet ES2.00; Electrical Site Plan – Photometrics, Sheet ES2.01, prepared by Strategic Energy Solutions.*)

Attachments: Building Department memo dated 2/2/16; Fire Department memo dated 1/26/16; Parks and Forestry memo dated 2/2/16; DPS/Engineering memo dated 2/2/16; Planning Department Memos dated 2/5/16 and 1/28/16; EIS dated received 12/2/15.

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