



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 7/22/19
Re: Project: City Apartments Garageports Review #1
Parcel No: 70-15-11-103-012
File No.: 98-047.5 BESC TBD
Applicant: Designhaus Architecture

No legal description provided.



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: October 2, 2019
Re: City Apartment Garageports – Review #2
City Walk Apartments
Sidwell: 15-11-103-012
City File: 98-047.5

The Building Department has reviewed the site plan sketch provided by email from Francesca Schovers of DesignHaus dated October 1, 2019. The sketch indicates the proposed garageport locations including (2) accessible parking spaces. Based on this sketch, **approval is recommended.**

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.



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

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: September 5, 2019
Re: City Life Office & Retail Building, City File #98-047.5, Section 11
Site Plan Review #1 - Revised

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on July 8, 2019 for the above referenced project. Engineering Services sent a memo to the Planning Department on July 18, 2019, stating it be denied due to the project encroaching into the existing water main easement. Engineering staff then met with the applicant and consultants on August 21, 2019 to discuss the memo. From that meeting and further discussions it was agreed upon that Engineering Services **does** recommend site plan approval with the following comments:

General

1. The city file number #98-047.5 and Section #11 needs to be added in the lower right hand corner of all plan sheets.

Water Main

1. Provide a hold harmless agreement for the encroachment into the existing water main easement for the proposed garageports that is approved by City staff and the City Attorney and then recorded with the Oakland County Register of Deeds prior to the work commencing.

A Land Improvement Permit (LIP) application is not necessary for this project.

JB/md

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Keith Depp, Project Engineer; DPS
File



Planning and Economic Development
Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 10/3/2019
 Re: **City Apartments Garageports (City File #98.047.5)
 PUD Agreement Amendment and Site Plan- Planning Review #2**

The applicant is proposing the third amendment to the Planned Unit Development (PUD) Agreement and site plan to construct a retail building and four story, 52 to 60 unit apartment building at City Walk, a 12-acre development located at the southeast corner of Rochester and Tienken Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and the previously approved PUD Plan and Agreement. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

1. **Background.** City Council approved the subject site as a PUD Overlay in 2004. The site has been substantially constructed. The PUD Agreement was subsequently amended on January 27, 2014 to include upper-story residential uses, adjust the percentage of restaurant uses, allow for a taller mixed-use building D, adjust sign standards, and update parking requirements to account for residential uses. The PUD was amended a second time on March 11, 2016 to allow residential units on the ground floor. The applicant proposed a two-story office-retail building on the final building pad on the site. A second story adding an additional 3,532 sq. ft. was added in 2018. This modification was approved administratively per the minor modification provisions outlined in the PUD Agreement. The four-story City Apartments is now under construction and the applicant would like to add garageports along the north and east property lines. The previously approved carports in similar locations would be removed from the plan.
2. **PUD Requirements (Section 138-7.100-108).** Amendments to an approved PUD plan are reviewed by the Planning Commission, and if the modifications are determined to be material in nature, shall be approved by the City Council in accordance with the procedures applicable to the final approval of the PUD. Because the proposed modifications require an amendment to the PUD agreement, the project must be forwarded to the City Council for their review and approval.
3. **Zoning and Use (Section 138-4.300).** The site is zoned B-2 General Business District with FB-2 Flexible Business Overlay although the development and use of the site remains bound by the requirements of the PUD agreement. 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 District w/ FB-2 Flexible Business Overlay	City Walk Mixed-Use	Business/Flexible Use 2
North	Industrial w/ FB-1 Flexible Business Overlay	U-Haul	Business/Flexible Use 1
South	R-4 One Family Residential	North Hill Elementary School	Residential 4
East	R-4 One Family Residential	Single family homes	Residential 4
West	B-3 Shopping Center Business District w/ FB-2 Flexible Business Overlay	North Hill Plaza Shopping Center	Business/Flexible Use 2

4. **Site Layout (Section 138-5.100-101).** The proposed project is in compliance with the area, setback, and building requirements of the B-2 district and approved PUD Plan as indicated in the table below.

Requirement	Proposed	Staff Comments
Max. Height (of proposed garageports) 2 stories/30 ft.	1 story/8 ft.	In compliance
Min. Parking Setback	16 ft.	In compliance

Requirement	Proposed	Staff Comments
10 ft.		

5. **Parking.** (Section 138-11.100-308). Refer to the table below as it relates to the parking requirements for this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces 5 spaces per 1,000 sq. ft. for the first 50,000 sq. ft. + 4.5 spaces per 1,000 sq. ft. in excess of the 50,000 sq. ft. = (74,611 existing + 9,055 proposed) = 361 spaces + 1.5 spaces per dwelling unit (60 units) + 0.2 per unit = 113 spaces = 474 spaces total	489 spaces (proposed and existing)	In compliance
Min. Barrier Free Spaces 5 + 2% BF spaces, 11 ft. in width w/ 5 ft. aisle, for 401-500 parking spaces = 15 BF spaces	23	In compliance

- Landscape:** The existing landscape buffer is to primarily remain, consistent with the approved PUD Agreement. It will be augmented with additional plantings where necessary, particularly along the south property line.
- Architectural Design** (*Architectural Design Standards*). The PUD agreement states that all phases of the project shall be architecturally harmonious, consistent and compatible with the architectural renderings on the Final PUD Plan and the exterior building materials identified in Exhibit D. The building elevations for the proposed garageports have been submitted consisting of a predominately metal building to match the existing brick color of the apartment building. The applicant did consider masonry construction but ultimately went with metal due to the disruption the masonry construction methods (with their larger footings) would cause to the existing landscape buffer, the existing retaining wall and the existing storm water system.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: Lee Mayes, Captain/Assistant Fire Marshal
To: Planning Department
Date: July 23, 2019
Re: City Apartments Garageports

SITE PLAN REVIEW

FILE NO: 98-047.5

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above noted project as the proposed design meets the fire and life safety requirements of the adopted fire prevention code related to the site only. Thank you for your assistance with this project and if you have any additional questions or comments, please do not hesitate to contact our office.

Lee Mayes
Captain/ Assistant Fire Marshal



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: July 8, 2019
Re: City Apartments Garageports: Review #1
File #98-047.5

Approved; no comments at this time.

Copy: Maureen Gentry, Economic Development Assistant

ME/ms