



From: Sara Roediger, AICP  
 Date: 3/7/2016  
 Re: **Fox Automotive (Toyota Demo and VW Addition and Renovation)  
 Preliminary/Final Site Plan - Planning Review #3**

The applicant is proposing to construct a two story, 25,697 sq. ft. building addition to create a joint Toyota and VW car dealership on 5.1 acres located on the southeast corner of Rochester Road and Arlington Drive. The existing site contains two free standing buildings, the existing Toyota dealership (northernmost building) will be demolished, and the existing VW dealership will be enlarged to create a 39,035 sq. ft. joint facility. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. 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 and direction by the Planning Commission.

- Zoning and Use (Section 138-4.300).** The site is zoned B-3 Shopping Center District which permits new car offices, sales or showrooms as permitted uses. Accessory bump shops incidental to the main business may be permitted by the Planning Commission if screened. Car sales are not permitted under the Flex Business Overlay, therefore development under the overlay requirements is not an option. 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-3 Shopping Center Business w/ FB-3 Flex Business Overlay	Fox Toyota & VW Dealership	Business/Flexible Use 3
North	B-3 Shopping Center Business w/ FB-3 Flex Business Overlay	Fox Chevrolet Dealership	Business/Flexible Use 3
South	B-3 Shopping Center Business w/ FB-3 Flex Business Overlay	Shelton Buick GMC Dealership	Business/Flexible Use 3
East	R-4 One-Family Residential	Heatherwood Village Subdivision	Residential 4
West	B-2 General Business w/ FB-2 Flex Business Overlay	Various retail including McDonalds, Arbys & Midas	Business/Flexible Use 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-3 district.

Requirement	Proposed	Staff Comments
Min. Lot Area 5 ac.	5.098 ac.	In compliance
Min. Lot Width 400 ft.	375 ft. (Rochester) / 500+ ft. (Arlington)	In compliance
Max. Height 2 stories/30 ft.	2 stories/27 ft. 9 in.	In compliance
Min. Front Setback (Rochester Rd.) 75 ft.	100+ ft.	In compliance
Min. Side Setback (north/south) 75 ft./25 ft.	115+ ft./50+ ft.	In compliance
Min. Rear Setback (east) 75 ft.	200+ ft.	In compliance

3. **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
<b>Shielding/Glare</b> 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	16 pole mounted & 22 building mounted with side shields	In compliance
<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	7.3 fc. anywhere on-site, 0.9 fc. at ROW & 1.0 fc. along south property line	The pole mounted C fixture along the south property line must be adjusted to reduce footcandles along the property line
<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	LED lamps, 209.28 watts	In compliance
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	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./Max. # Parking Spaces</b> As determined by applicant	32 customer parking + 80 employee parking = 112 total parking spaces + 281 display spaces	In compliance, as the zoning ordinance does not list car dealership parking lot requirements, therefore staff looks to the applicant to provide the appropriate amount based on their experience
<b>Min. Parking Space Dimensions</b> 9 ft. x 18 ft. (employee/display spaces) 9 ft. x 16 ft. (display spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	9 ft. x 18 ft. (employee/display spaces) 9 ft. x 16 ft. (display spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisles	In compliance
<b>Min. Parking Front Setback (Rochester)</b> 10 ft	0 ft.	Parking lots may occupy space within the required front yard setback (as measured from the 75 ft. proposed ROW on Rochester Rd.) provided they are landscaped in accordance with the perimeter landscape requirements (Section 138-12.301.B), which requires a 10 ft. landscaped greenbelt, see a. below
<b>Min. Parking Side Setback (north)</b> 10 ft	0 ft.	Parking lots may occupy space within the required side yard setback only if a waiver is granted by the Planning Commission, see b. below
<b>Min. Parking Side Setback (south)</b> 10 ft	0 ft.	
<b>Min. Parking Rear Setback (east)</b> 0 ft	10 ft.	In compliance
<b>Loading Space</b> 1 10 ft. x 40 ft. space	10 ft. x 66 ft. space north of building	In compliance

- a. The existing parking lot does not meet the setback requirement and if it were to remain, it can be permitted as an existing non-conformity, however in the proposed plan the parking is being moved further into the ROW, thereby increasing the nonconformity and can only be permitted if approved by the ZBA. The applicant has a variance request to be developed as indicated on the plans scheduled for public hearing at the March 9, 2016 Zoning Board of Appeals meeting.
  - b. Staff recommends that the Planning Commission waive the setback along the south side of the property upon a determination that the setback is not needed due to the compatibility with the adjacent property (also a dealership). Staff recommends that the Planning Commission waive the setback along the north side of the property upon a determination that the setback is not needed due to the compatibility with the adjacent property (also a dealership) because in accordance with staff's recommendation, the applicant has provided a sidewalk and has preserved the existing street trees along Arlington Dr. to maintain and enhance the pedestrian and vehicular connection to the exiting residential neighborhood to the east.
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 that meets ordinance requirements has been submitted.
  - 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. As proposed, a tree removal permit is required to remove 7 regulated trees and the applicant proposes a payment of \$200 per tree into the City's tree fund for a total of \$1,400.
  - e. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
6. **Dumpster Enclosure** (*Section 138-10.311*). A dumpster enclosure is proposed in the rear yard, to be enclosed with CMU to match the building and a metal panel gate that meets ordinance requirements.
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. These requirements are in addition to replacement credits required above.

Requirement	Proposed	Staff Comments
<b>Buffer D</b> (east: 378 ft.) 8 ft. width with wall + 2.5 deciduous + 1.5 ornamental+ 5 evergreen + 8 shrubs per 100 ft. = 18 deciduous + 6 ornamental + 68 shrubs	16 deciduous (existing) 2 deciduous 6 ornamental 68 shrubs	In compliance
<b>Right of Way</b> (Arlington: 600 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 17 deciduous + 10 ornamental	14 deciduous (existing) 0 ornamental	Staff recommends that the preservation of the existing trees along Arlington meet the intent of this regulation, see a. below
<b>Right of Way</b> (Rochester: 378 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 11 deciduous + 6 ornamental	0 deciduous 0 ornamental	See b. below, to be consistent with & because of the presence of dealerships both north & south of the site, staff recommends the Planning Commission waive the requirements provided some low perennials and/or shrubs be provided in clusters along Rochester Rd. to provide some visual interest
<b>Parking Lot: Perimeter</b> (Arlington: 525 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 21 deciduous + 15 ornamental + 210 shrubs (shrub hedge)	0 deciduous 0 ornamental 0 shrubs	
<b>Parking Lot: Perimeter</b> (Rochester: 215 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 9 deciduous + 6 ornamental + 86 shrubs (shrub hedge)	3 deciduous (existing) 0 ornamental 0 shrubs	

Requirement	Proposed	Staff Comments
<b>Parking Lot: Interior</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = Info would need to be provided	0 deciduous	

- a. In response to staff recommendations, the applicant is preserving the existing street trees along Arlington Dr. and because of their size, staff recommends that those are ample to cover the intent of the street tree requirements.
  - b. The Planning Commission may waive or reduce landscape requirements if they find that that the proposed landscape plan protects the character of residential neighborhoods and ensures compatibility with the surrounding and nearby land uses. To be consistent with the other dealerships along this portion of Rochester Rd. staff recommends that the Planning Commission waive the landscape requirements above, provided the applicant provide some low perennials and/or shrubs in clusters along Rochester Rd. to provide some visual interest along this roadway.
  - c. An irrigation plan must be submitted prior to staff approval of the final site plan.
8. **Architectural Design** (*Architectural Design Standards*). The proposed addition consists of CMU, stucco finish, and metal panel veneer to match the existing building. The proposed building meets the intent of the Architectural Design Standards.
  9. **Signs.** (*Section 138-6.304 and 138-10.302*). Multiple wall signs, and two monument signs, are indicated on the plans. A note has been added to the plans 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.



ASSESSING DEPARTMENT  
Kurt Dawson, Director

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From: Nancy McLaughlin  
To: Ed Anzek  
Date: 11/17/15  
Re: File No.: 99-027.2  
Parcel No: 70-15-14-351-060  
Project: Fox Automotive Addition & Renovation  
Applicant: John Fox, 755 S. Rochester Rd.

No comment.



From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*  
To: Sara, Roediger, Planning Department  
Date: January 25, 2016  
Re: Fox Automotive Addition & Renovation – Review #2  
755 S. Rochester Rd.  
Sidwell: 15-14-351-060  
City File: 99-027.2

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

Sheets: G001,G002, T1, SP1, SP2, SP3, SP4, L1, L2, A100, A101, A200, A201 and Site Lighting Plan

Section references are based on the Michigan Building Code 2012.

Approval recommended based on the following conditions being met prior to issuance of a Building Permit:

1. Accessible parking including parking and access aisle surface slope details:
  - a. All accessible parking spaces shall be a Universal Barrier Free Design to allow van access in any accessible parking space per the City Ordinance Section 138-11.300. Universal barrier free spaces shall be 11 feet in width with a 5 foot access aisle.
  - b. Indicate the proposed surfaces slopes of accessible parking spaces and their access aisles. Provide sufficient point elevations on the plan at the perimeter of such spaces to clearly verify the provisions of ICC A117.1-2009, Section 502.5 have been satisfied (1:48 max slope).
  
2. Exterior accessible route including slope details -
  - a. Identify on the Site Plan with dashed lines the proposed accessible route/routes from the accessible parking spaces to the accessible entrances.
  - b. Identify on the Site Plan with dashed lines the proposed accessible route/routes public streets and sidewalks to the accessible entrances.
  - c. Provide sufficient grade information on the plans along the proposed accessible route/routes to verify compliance with the requirements of ICC/ANSI A117.1-2009, Section 402.
  - d. Provide details (as applicable) of the following components along the proposed accessible route/routes to verify compliance with ICC/ANSI A117.1-2003:
    - i. Door maneuvering clearance and ground surface slope per Section 404.
    - ii. Ramps per Section 405.
    - iii. Curb Ramps per Section 406.

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: March 8, 2016  
Re: Fox Automotive Addition and Renovation

**SITE PLAN REVIEW**

**FILE NO: 99-027.2**

**REVIEW NO: 3**

**APPROVED     X**

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

Lt. William A. Cooke  
Fire Inspector



To: Sara Roediger  
From: Gerald Lee  
Date: March 1, 2016  
Re: Fox Automotive Addition & Renovation  
Review #3  
File #99-027.2

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

Landscape Plan, Sheet L-1

No additional comment at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant





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

From: Jason Boughton AC *JRB*  
To: Sara Roediger, Manager of Planning  
Date: February 29, 2016  
Re: Fox Automotive Addition, City File #99-027.2, Section #14 - Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on February 24, 2016 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

**Storm Sewer**

1. Provide soil borings with the next submission to show what the existing ground water table is in the area of the proposed underground detention system.

**Traffic**

1. As indicated on sheet SP1, a "Planning Commission waiver requesting for a 10-foot parking setback (side yard)" should be decided on regarding the parking stalls fronting Arlington Drive right-of-way. If the waiver is denied the site plan must be corrected accordingly.

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/jf

c: Bryan Barnett; Mayor, City of Rochester Hills  
Allan E. Schneck, P.E.; DPS Director  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Sheryl McIsaac, Office Coordinator; DPS  
Sandi DiSipio; Planning & Development Dept

Paul Davis, P.E., Deputy Director/City Engineer; DPS  
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS  
Keith Depp, Staff Engineer; DPS  
Patrick Miller, Engineering Aide; DPS  
File

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

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From: Michael Taunt  
To: Sara Roediger  
Date: Nov 6, 2015  
Re: Fox Automotive Renovation & Addition  
City File #99-027.2, Sec.14

The property description closes mathematically and matches adjacent parcels. The parcel contains 222,068.6 sf ft/5.10 acres.

The existing water main easements must be amended or replaced to reflect new locations.

A new or revised storm system maintenance agreement will be required.

Add a note describing source of BM elevations. e.g. "Elevations derived from GPS observations" or "Level loop from RR spike @.." or "BM provided by City Engineering Division " "BM from company records" ect.

Add a note specifying conversion between NAVD 88 & City Datum (NVDG 29).

*Jim Nash*

November 2, 2015

Ms. Sara Roediger, Manager of Planning  
Planning and Economic Development  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Reference: **Fox Automotive Renovation and Addition**  
**Part of the Southwest ¼ of Section 14, City of Rochester Hills**

Dear Ms. Roediger:

This office has received one (1) set of plans for the referenced project which were submitted for review.

Our review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office. However, the project does lie within the Rewold Drainage District and runoff shall be restricted to 0.2 cfs/acre. It shall be the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with their runoff and detention requirements.

The sanitary sewer is within the Clinton-Oakland Sewage District System. Proposed sewers of 8" or greater will require City approved construction plans be submitted to this office.

Please note that, permits, approvals or clearances from federal, state or local authorities and public utilities and private property owners must be obtained as applicable.

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. **An application for the required soil erosion permit shall be submitted to this office.**

If there are any questions regarding this matter, please contact Paul Gibbs at 248-858-1329.

Sincerely,



Glenn R. Appel, P.E.  
Chief Engineer

GRA/pg





CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

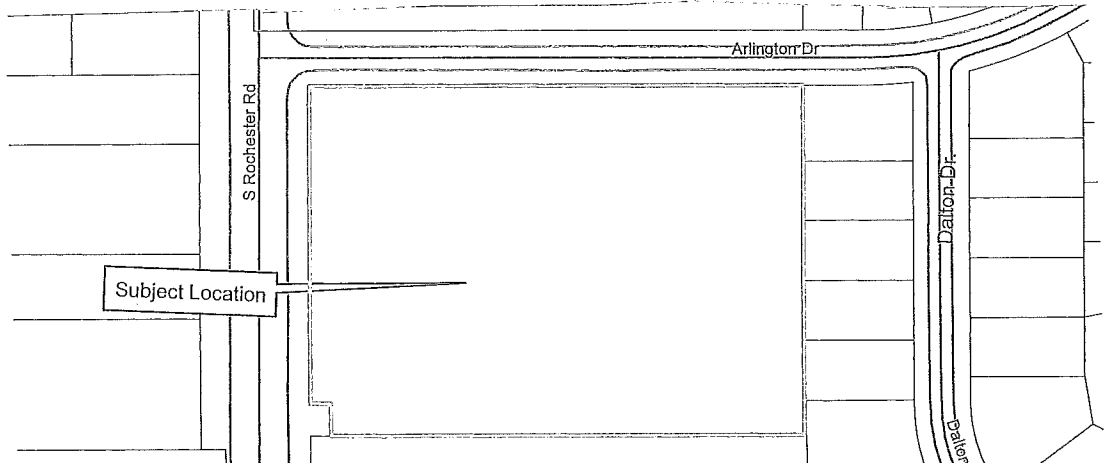
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as seven regulated trees associated with the proposed renovation of an auto dealership. The property is identified as Parcel No 15-14-351-060. (City File No. 99-027.2).

**LOCATION:** 773 and 755 S. Rochester Rd.

**APPLICANT:** John Fox  
Fox Automotive  
755 S. Rochester Rd.  
Rochester Hills, MI 48307



**DATE OF MEETING:** Tuesday, March 15, 2016 at 7:00 p.m.

**LOCATION OF MEETING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

William F. Boswell, Chairperson  
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.  
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