



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
 Date: 8/24/2016  
 Re: **Audi of Rochester Hills Expansion (City File# 02-014.2)  
 Preliminary/Final Site Plan - Planning Review #2**

The applicant is proposing to construct a 25,448 sq. ft. building expansion at the existing 19,030 sq. ft. Audi Dealership on approximately 6 acres on the southwest corner of Dequindre Rd. and Melville Dr. 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 by the Planning Commission.

- Zoning and Use** (Section 138-4.300). The site is zoned B-3 Shopping Center Business District which permits new car office, sales or showrooms as permitted uses. 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>B-3 Shopping Center Business w/ FB-2 Flex Business Overlay</b> | <b>Audi Dealership</b>                         | <b>Business/Flexible Use 2</b>    |
| North                | B-2 General Business  | Audi Used Car Lot & Village Green Apartments   | Multiple Family                   |
| South                | M-59 Right of Way   | M-59 Right of Way                              | M-59 Right of Way                 |
| East                 | C-4 (Shelby Twp.)   | Mobil Gas Station & Mini Storage (Shelby Twp.) | Regional Commercial (Shelby Twp.) |
| West                 | RM-1 Multiple-Family Residential                                  | Whispering Winds Apartments                    | Multiple Family                   |

- 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 |
|---|------------------------|----------------|
| <b>Min. Lot Area</b><br>5 acres                         | 5.94 acres             | In compliance  |
| <b>Min. Lot Width</b><br>400 ft.                        | 491 ft.                | In compliance  |
| <b>Max. Height</b><br>2 stories/30 ft.                  | 1 story/26 ft. 1.5 in. | In compliance  |
| <b>Min. Front Setback</b> (Dequindre)<br>75 ft.         | 115+ ft.               | In compliance  |
| <b>Min. Side Setback</b> (north/south)<br>75 ft./75 ft. | 135+ ft./ 75+ ft.      | In compliance  |
| <b>Min. Rear Setback</b> (west)<br>75 ft.               | 130+ ft.               | In compliance  |

- 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><br>Lighting shall be fully shielded & directed downward at a 90° angle<br>Fixtures shall incorporate full cutoff housings, louvers, | 37 pole mounted & 19 wall mounted fixtures | In compliance  |

| Requirement   | Proposed  | Staff Comments  |
|---|---|---|
| glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution<br>Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited |   |   |
| <b>Max. Intensity</b> (measured in footcandles fc.)<br>10 fc. on-site (except sales areas may be up to 20 fc),<br>1 fc. at ROW, & 0.5 fc. at any other property line                                  | 19.8 on-site, <b>1.3 along ROW</b> , 0.0 along other property lines | <b>The intensity along the ROW must be reduced to meet ordinance requirements</b> |
| <b>Lamps</b><br>Max. wattage of 250 watts per fixture<br>LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots                                 | 232 watt, LED fixtures  | In compliance   |
| <b>Max. Height</b><br>20 ft., 15 ft. within 50 ft. of Residential District  | 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><br>As determined by applicant   | 17 customer parking +<br>58 employee parking + 54<br>service parking =<br>129 total parking spaces +<br>68 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><br>9 ft. x 18 ft. (employee/display spaces)<br>10 ft. x 18 ft. (customer spaces)<br>24 ft. aisle | 9 ft. x 18 ft. (employee/<br>10 ft. x 18 ft. (customer<br>spaces)<br>24+ ft. aisles                                       | In compliance  |
| <b>Min. Barrier Free Spaces</b><br>4 BF spaces (1 + 4%) 11 ft. in width w/<br>5 ft. aisle for 75 staff/customer parking<br>spaces     | <b>3 spaces</b>   | <b>1 additional barrier free space must be provided</b>  |
| <b>Min. Parking Front Setback</b><br>(Dequindre/Melville)<br>10 ft  | 13+ ft./20+ ft.   | In compliance  |
| <b>Min. Parking Side Setback (south)</b><br>10 ft   | 25 ft.  | In compliance  |
| <b>Min. Parking Rear Setback (west)</b><br>0 ft   | 50 ft.  | In compliance  |
| <b>Loading Space</b><br>1 10 ft. x 40 ft. space   | 10 ft. x 40 ft. space north of<br>building  | In compliance  |

- a. In an effort to improve pedestrian access, a safe pedestrian route into the site from the connection to the used car lot to the north and a sidewalk along the Melville Dr. frontage has been proposed.

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 meeting ordinance requirements 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 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 plan identifies 70 regulated trees being removed, which requires the approval of a tree removal permit and 70 tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$205.50 into the City's tree fund. The plans indicate the credits will be achieved through 5 credits being planted on-site and the rest via a payment into the City's tree fund for 65 trees for \$13,357.50.

- 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 required natural features setbacks.
  - e. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
6. **Equipment Screening** (Section 138-10.310.J). A note stating that all heating, ventilation and air conditioning mechanical equipment located on the exterior of the building must be screened from adjacent streets and properties.
  7. **Dumpster Enclosure** (Section 138-10.311). An existing dumpster enclosure, screened with a gate and masonry block wall to match the building, is proposed to remain in the side yard.
  8. **Landscaping** (138-12.100-308). Refer to the table below as it relates to the landscaping requirements for this project. These requirements are in addition to the replacement trees required in 5. above.

| Requirement   | Proposed  | Staff Comments   |
|---|---|--|
| <b>Buffer D</b> (M-59: 500 ft.)<br>25 ft. width + 2.5 deciduous + 1.5 ornamental + 5 evergreens + 8 shrubs per 100 ft. = 13 deciduous + 8 ornamental + 25 evergreens + 40 shrubs                    | 12 deciduous (existing)<br>2 ornamental<br>19 evergreens<br>14 shrubs   | The proposed landscaping combined with the presence of existing vegetation on the property & in the M-59 ROW meets the intent of this requirement  |
| <b>Buffer B</b> (West: 415 ft.)<br>10 ft. width + 2 deciduous + 1.5 ornamental + 2 evergreens + 4 shrubs per 100 ft. = 8 deciduous + 6 ornamental + 8 evergreens + 17 shrubs                        | 12 deciduous (existing)<br>0 ornamental<br>14 evergreens (existing)<br>32 shrubs (existing)   | The existing vegetation along this property line meets the intent of this requirement  |
| <b>Right of Way</b> (Dequindre: 390 ft.)<br>1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 11 deciduous + 7 ornamental  | 11 deciduous (existing)<br>7 ornamental   | In compliance  |
| <b>Right of Way</b> (Melville: 563 ft.)<br>1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 16 deciduous + 9 ornamental   | 18 deciduous (existing)<br>26 evergreens (existing)   | In compliance  |
| <b>Parking Lot: Perimeter</b> (Dequindre: 170 ft.)<br>1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 7 deciduous + 5 ornamental + 68 shrubs (shrub hedge) | 7 deciduous (existing)<br>5 ornamental<br>79 shrubs   | In compliance  |
| <b>Parking Lot: Interior</b><br>5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 3,500 sq. ft. + 23 deciduous   | 2,360 sq. ft.<br>4 deciduous<br>15 deciduous (existing)   | The site is short on interior landscaping & deciduous trees, which is common for auto dealerships, however the perimeter, right-of-way & buffer requirements are met                     |
| <b>Total</b><br>78 deciduous<br>35 ornamental<br>33 evergreens<br>125 shrubs  | 4 deciduous<br>75 deciduous (existing)<br>14 ornamental<br>19 evergreens<br>40 evergreens (existing)<br>93 shrubs<br>32 shrubs (existing) | Overall the site is short on the amount of required ornamental trees, but is over the amount of required deciduous & evergreen trees, meeting the intent of the landscaping requirements |

- a. If required trees cannot fit be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$205.50 per tree.
  - b. An irrigation plan must be submitted prior to staff approval of the final site plan.
9. **Architectural Design** (Architectural Design Standards). The addition consists of masonry and corrugated metal to match and enhance the existing building. The proposed building is designed to meet the intent of the Architectural Design Standards.
  10. **Signs**. (Section 138-10.302). Sign information has not been provided. A note has been included on the plans that states that all signs must meet Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



M I C H I G A N

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From: Nancy McLaughlin  
To: Ed Anzek  
Date: 07/08/16  
Re: File No.: 00-0001.3 Escrow #288.139  
Project: Audi Expansion Review #1  
Parcel No: 70-15-36-426-006  
Applicant: Eitel Dahm Properties LLC

No comment.



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

ARB  
From: Jason Boughton, AC, Engineering Utilities Coordinator  
To: Sara Roediger, Manager of Planning  
Date: August 24, 2016  
Re: Audi Expansion, City File #00-001.3, Section #36  
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on August 11, 2016, for the above referenced project. Engineering Services does recommend site plan approval with the following comment needing to be addressed:

Sanitary Sewer

1. Revise the sanitary sewer basis of design located on the utility sheet to take into account that it is 0.30 REU per 1000 square feet. Also revise the existing sanitary sewer capacity to 36 inch at 0.20% = 29.82 CFS

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

JB/KD/jf

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS  
Keith Depp, Staff Engineer; DPS  
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS  
Sheryl McIsaac, Office Coordinator; DPS  
Russ George, Engineering Aide; DPS

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Parks & Forestry

Ken Elwert

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To: Sara Roediger  
From: Gerald Lee  
Date: August 22, 2016  
Re: Audi Expansion  
Review #2  
File No. 00-001.3

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

Landscape Plan, Sheet C-6

The 25' corner clearance/sight distance triangle needs to be shown at both sides of the intersection of Melville Dr. and the Dequindre Rd. r/w. See attached diagram.

GL/cf

cc: S. DiSipio, Planning Assistant  
M. Gentry, Planning Assistant

Attachment



FIRE DEPARTMENT

Sean Canto  
Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector  
To: Planning Department  
Date: August 18, 2016  
Re: Audi Expansion

SITE PLAN REVIEW

FILE NO: 00-001.3

REVIEW NO: 2

APPROVED \_\_\_\_\_

DISAPPROVED \_\_\_\_\_ X \_\_\_\_\_

1. Construction type and square footage of building require a fire flow of 4500 GPM and a minimum of 5 fire hydrants, with an average spacing of 300 feet. *IFC 2006 Appendix B & C*
  - The submitted plan only shows 3 fire hydrants on site, the fire hydrant on Dequindre is not acceptable to be used as a on site hydrant, please add two more on site hydrants with the average spacing of 300 feet.
2. The maximum distance between fire hydrants shall not be more than 360 feet apart. *IFC 2006 Appendix C*
  - This requirement is based on the maximum distance from any point on a fire access road to a fire hydrant is 180 feet. It is also measured as the hose would lay, not a straight line.
3. A fire hydrant shall be located within 100 feet of the Fire Department Connection. *Fire Prevention Ordinance Chapter 58, Section 912.7 & IFC 912.2.1*
4. Provide documentation, including calculations that a flow of 4500 GPM can be provided. *IFC 2006 508.4*
  - A flow test can be obtained by contacting the Rochester Hills Engineering Department at 248.656.4640
5. If Fire Department connection is not located on the street front of the building, a white/clear strobe light shall be tied into the fire alarm system and installed over the Fire Department Connection.
6. After reviewing the submitted plan, please place fire hydrants on islands within the parking lot. Placing them around the perimeter of the site provides multiple disadvantages to firefighting operations.

If you have any questions please feel free to contact me.

Lt. James L. Bradford  
Fire Inspector



Maureen Gentry &lt;gentrym@rochesterhills.org&gt;

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**Fwd: Audi Expansion**

1 message

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**Maureen Gentry** <gentrym@rochesterhills.org>  
To: Maureen Gentry <mgentry@rochesterhills.org>

Wed, Sep 7, 2016 at 10:30 AM

----- Forwarded message -----

From: **Jim Bradford** <bradfordj@rochesterhills.org>

Date: Tue, Sep 6, 2016 at 7:17 AM

Subject: Re: Audi Expansion

To: Kevin Cook &lt;kcook@chmpinc.com&gt;

Cc: Sara Roediger &lt;roedigers@rochesterhills.org&gt;, David Hanoute &lt;dhanoute@chmpinc.com&gt;

To All:

The fire hydrant layout is fine, just waiting on the flow test, thanks

On Wednesday, August 31, 2016, Kevin Cook &lt;kcook@chmpinc.com&gt; wrote:

Jim-

Per your review letter dated 8-18-16 and our recent telephone conversation, please find a revised fire hydrant layout plan for your review and approval along with the following information.

A total of four (4) on-site fire hydrants are proposed as opposed to five (5) since the hydrant separation, via hose laying length, is less than 300 feet at all location. Three (3) hydrants will be placed within curb islands directly adjacent to the fire access road. The fourth hydrant will be placed within a striped pavement area also adjacent to the fire access drive and protected by concrete bollards. We have requested a fire flow test be completed by the City and since received acknowledgement from Tracey Bailant. The existing fire department connection is located on the northerly side of the building, fronting Melville Drive and will remain. Fire Hydrant #1 will be placed 47' from the FDC.

Upon your review, please contact me with any questions comments. As you may know, we are attempting to make the 9-20-16 Planning Commission meeting. Sara Roediger is requesting an approval memo from you by 9-12-16 in order to make that meeting. Your cooperation is greatly appreciated.

Sincerely,

Kevin Cook

CHMP, Inc.

810.695.5910





From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*  
To: Sara, Roediger, Planning Department  
Date: August 19, 2016  
Re: Audi Dealership Expansion – Review #2  
Sidwell: 15-36-426-006  
City File: 00-001.3

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

Sheets: Cover Sheet, TS-1, TS-2, C-1 through C-8, CA-1, A-101, A-102, A201, SE-101 and SE-102

Section references are based on the Michigan Building Code 2012.

Approval recommended based on the following conditions being met prior on the next submission or on the Permit Documents:

1. There are several minor corrections to be made to the Building Code Analysis Sheet CA-1. These can be addressed during the permit review.
  - a. The architect should review the requirements of Section 507.8 as it will affect the design of the Oil Storage Room.
2. Per the City Ordinance Section 138-11.300, 4 accessible spaces are required for the 75 parking spaces for customers and staff.
3. Accessible parking including parking and access aisle surface slope details:
  - a. The surface elevations of the accessible staff spaces near the dumpster do not appear to be correct.
4. Provide addition point elevations along the exterior accessible route including slope details particularly around the show room entry curbs and walks:
  - a. 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.
  - b. 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.

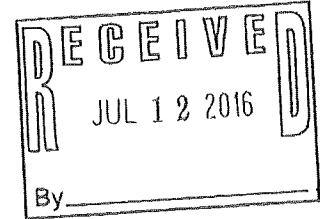


**WATER RESOURCES COMMISSIONER**

*Jim Nash*

July 6, 2016

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



Reference: **Audi Expansion**  
**Part of the Southeast ¼ of Section 36, City of Rochester Hills**

Dear Ms. Roediger:

The Oakland County Water Resources Commissioners Office (WRC) has received one 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 Van Maele Drain Drainage District and runoff should 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 WRC.**

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





Sara Roediger <roedigers@rochesterhills.org>

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## Review of Site Plan for Audi Expansion File 00-001.3

1 message

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**Hartman, James (MDOT)** <HartmanJ1@michigan.gov>  
To: "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>  
Cc: "Gough, Stacey (MDOT)" <goughs@michigan.gov>

Fri, Jul 8, 2016 at 9:16 AM

Sara, I have reviewed plans for the Audi Expansion on Dequindre Road, Sidwell 15-36-426-006 and have no comments from a traffic and safety perspective. Have a great day. Jim

Jim Hartman, PE

Traffic & Safety Engineer

MDOT Oakland TSC

800 Vanguard Drive

Pontiac, MI 48341

Direct (248) 451-2426

Cell (517) 648-5039



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

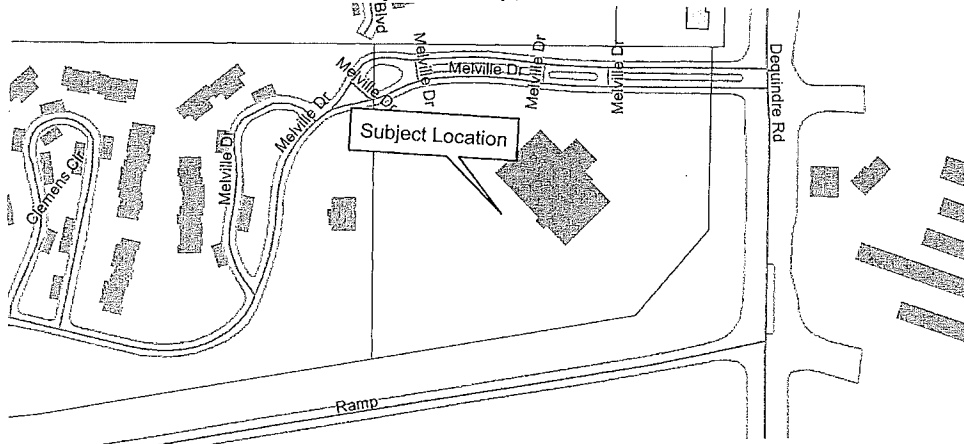
PUBLIC NOTICE

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 70 regulated trees associated with the renovation and expansion of the existing Audi Dealership. The property is identified as Parcel No 15-36-426-006 (City File No. 00-001.3).

**LOCATION:** 45441 Dequindre Rd. (SW Corner of Dequinder/Melville)

**APPLICANT:** Eitel Dahm  
Eitel Dahm Properties, LLC  
45550 Dequindre Rd.  
Shelby Township, MI 48317



**DATE OF MEETING:** Tuesday, September 20, 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.

Deborah Brnabic, 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 (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.  
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