



DESIGNHAUS ARCHITECTURE

February 23, 2018

City of Rochester Hills
Planning Department
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
Attn. Kristen Kapelanski

Re: RH House - 2630 Crooks Rd.

Response to Site Plan Review Planning comments review #2. Drawings dated February 15, 2018

Parcel I.D. # 15-29-427-037
City File # 17-050

Dear Ms. Kapelanski,

After reviewing staff comments regarding Site Plan Review for RH House - 2630 Crooks Rd, the following items are to be considered for final Site Plan Approval. The items identified below will be incorporated into a final set after the March 20, 2018 Planning Commission meeting.

- 1.a** With regards to the request of a Conditional Use Permit as required with a liquor license application, we offer the following demonstrating how the proposed use will meet the discretionary criteria of Section 138-2.302 of the Zoning Ordinance.
- A.** By granting the Conditional Use as required with a liquor license application, the Owner / Applicant agrees to, and will follow the requirement and guidelines set forth in the ordinance. This will further promote the intent and purpose of the ordinance.
 - B.** The proposed will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of the public services and facilities affected by the land use and community as a whole. It is the owner's intent to operate the restaurant, and wants nothing more but to put his best foot forward with regards to the day to day operation of such establishment. Appearance is a key factor as to a successful business and this will take precedence with regards to the surrounding businesses and the community as a whole.
 - C.** Be serviced adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage ways and refuse disposal. The owner will see that the essential services as previously described will be met and maintained in order to promote a use and an establishment conducive to the City of Rochester Hills.
 - D.** Not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare. The proposed use and operation will consider all factors as described above, and be operated in a respectable manner as not to infringe on the adjacent businesses or the general public.
 - E.** Not create additional requirements at the public cost for public facilities and services that will be detrimental to the economic welfare of the community. The proposed restaurant will be a sit-down style restaurant and appeal to the clientele of such an establishment. No increased need for public facilities or services in anticipated.



DESIGNHAUS ARCHITECTURE

3. Exterior Lighting

The light levels will be adjusted to 1 fc at the south property line as requested. This will be shown on the revised photometric plan to be submitted for final review.

In addition, at the request of the Building Department, the photometric study will also provide evidence of compliance with the Michigan Energy Code for lighting power. The controls for exterior lighting will comply with ASHRAE 90.1-2013, section 9.4.1.4 to be reviewed during the permit review process.

All other staff and department comments have been addressed and we look forward to moving this project further, construction, and completion.

We will be happy to address any additional comments or concerns.

Sincerely
Designhaus Architecture

Signed,

Mike Pizzola – Landscape Architect