



Planning and Economic Development

Sara Roediger, AICP, Interim Director

From: Sara Roediger, AICP
 Date: 3/17/2017
 Re: **A Raymond**
Preliminary/Final Site Plan - Planning Review #2

The applicant is proposing to construct a one story 21,982 sq. ft. office, engineering and warehouse building on 6.45 acres on the west side of Devondale Rd., northwest of the Crooks and Auburn Roads intersection. 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.

1. **Zoning and Use** (*Section 138-4.300*). The site is zoned REC-W Regional Employment Center - Workplace District which permits professional office, laboratories, research and development (R&D) and adjunct assembly uses 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
Proposed Site	REC-W Regional Employment Center - Workplace	Vacant	Regional Employment Center
North	REC-W Regional Employment Center - Workplace	Single family house	Regional Employment Center
South	REC-W Regional Employment Center - Workplace	Custom Wood Creations	Regional Employment Center
East	REC-W Regional Employment Center - Workplace	Rayconnect	Regional Employment Center
West	RMH Manufactured Housing Park	Avon on the Lake Senior Living Mobile Home Park	Regional Employment Center

As submitted the plans illustrate a one phase project, however in discussions with the applicant, it is likely that there will be a phase two, potentially second story addition, in the near future. The building has been designed to accommodate a second story, however the applicant has chosen to proceed with site plan review of the plans as submitted depicting a one-story building, understanding that construction of an addition in the future will require a full site plan review and approval and is not approved as part of this site plan submittal.

2. **Site Design and Layout** (*Section 138-6.600-601*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the REC-W district.

Requirement	Proposed	Staff Comments
Max. Height 42 ft.	29 ft. 4 in.	In compliance
Min. Front Setback (Devondale Rd.) 10 ft.	120 ft.	In compliance
Min. Side Setback (north/south) 25 ft.	94+ ft./ 210+ ft.	In compliance
Min. Rear Setback (west) 30 ft.	236+ 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
Shielding/Glare 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	6 pole & 3 building mounted fixtures meeting requirements	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	6.2 fc. on-site, 0.9 at ROW, 0.0 property lines	In compliance
Lamps 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	276 watt, LED	Wattage must be reduced to 250
Max. Height 20 ft.	25 ft.	Height of the fixtures must be reduced to 20 ft.

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
Min. # Parking Spaces Office: 1 space per 350 sq. ft. = 21,982 sq. ft. = 63 spaces	86 spaces	Planning Commission may modify parking requirements, see a. below
Max. # Parking Spaces 125% of Min. = 79 spaces		
Min. Barrier Free Spaces 5 BF spaces (1 + 4%) 11 ft. in width w/ 5 ft. aisle for 76-100 parking spaces	5 BF spaces 11 ft. in width w/ 5 ft. aisle	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	10 x 16+ ft. (when abutting landscape or 7 ft. sidewalks), 25+ ft. aisles	In compliance
Min. Parking Setback (all sides) 10 ft.	30+ ft.	In compliance
Loading Space 1 space, 10 ft. x 50 ft.	None	Planning Commission may modify loading requirements, see b. below

- a. The ordinance requires a maximum of 79 parking spaces for this site, whereas 86 spaces are proposed, a surplus of 7 spaces. Per Sec. 138-11.202 the Planning Commission may modify parking requirements based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic. The applicant has provided documentation that the site will contain 77 employees and needs additional spaces for visitors. They also indicate that their existing facility across the street currently experiences parking shortages and these spaces will help alleviate that existing problem.
- b. Per Section 138-11.303.E., the ordinance allows the Planning Commission to modify or waive a loading area upon a determination that there is adequate loading space to serve the building or that the loading space is unnecessary or impractical to provide. The applicant has indicated that the building serves primarily as office space and will not frequently experience large deliveries.
- c. In an effort to improve pedestrian access, a sidewalk into the site has been provided off of Devondale Rd., crosswalk striping is proposed when crossing drive aisles and a bike rack is proposed near the building entrance to encourage non-motorized access to the site.

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 not subject to the City's tree conservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance; however the city promotes the preservation of trees whenever feasible and encourages the applicant to preserve as many of the existing healthy trees as possible.
 - c. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
 - d. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
 - e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
6. **Equipment Screening** (Section 138-10.310.J). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be indicated on the plans and screened from adjacent streets and properties.
7. **Dumpster Enclosure** (Section 138-10.311). One dumpster enclosure is proposed in the north side yard to be screened with materials to match the building.
8. **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.

Requirement	Proposed	Staff Comments
Buffer E (west: 406 ft.) 50 ft. width + 2.5 deciduous + 1.5 ornamental+ 6 evergreen + 10 shrubs per 100 ft. + berm =10 deciduous + 6 ornamental + 24 evergreen + 40 shrubs	4 deciduous 6 deciduous (existing) 6 ornamental 24 evergreen 40 shrubs	In compliance
Right of Way (Devondale Rd: 410 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 12 deciduous + 7 ornamental	11 deciduous 1 deciduous (existing) 7 ornamental	
Parking Lot: Perimeter (179 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. = 7 deciduous + 5 ornamental	7 deciduous 5 ornamental 40 shrubs	
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 2,075 sq. ft. + 14 deciduous	23,845 sq. ft. 14 deciduous	
Stormwater (585 ft.) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = 9 deciduous + 6 evergreen + 24 shrubs	5 deciduous 4 deciduous (existing) 10 evergreen	
TOTAL 52 deciduous 18 ornamental 30 evergreen 64 shrubs	41 deciduous 11 deciduous (existing) 18 ornamental 34 evergreen 80 shrubs	

9. **Architectural Design** (Architectural Design Standards). Elevations have been provided depicting a building consisting primarily of stacked burnished block and corrugated metal panels that complement the Rayconnect building across the street and meet the meet the City's Architectural Design Standards.
10. **Signs.** (Section 138-10.302). A proposed ground and wall sign are indicated on the plans. A note has been added to 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.



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

From: Michael Taunt, Survey Technician
To: Sara Roediger, AICP, Manager of Planning
Date: March 3, 2017
Re: ARaymond Headquarters, City File #17-005, Section 29

I have reviewed the site plan received by the Department of Public Services on March 1st, 2017 for the above referenced project. I recommend site plan approval subject to the following following comments:

- In due course, a new or amended storm system maintenance agreement & appropriate exhibits in recordable form will be required.
- In due course, a water main easement agreement & appropriate exhibits in recordable form will be required.

MLT/bd

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., City Engineer/Deputy Director; DPS
Tracey Ballint, P.E., Public Utilities Engineer; DPS
Keith Depp; Staff Engineer; DPS
Jason Boughton, AC, Engineering Utilities coordinator; DPS

Sheryl McIsaac, Office Coordinator; DPS
Russell George; Engineering Aide; DPS
Sandi DiSipio; Planning & Development Dept.
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
File



ASSESSING
Kurt Dawson, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 03/21/17
Re: Project: A Raymond Headquarters Review #1
Parcel No: 70-15-29-451-001 & 70-15-29-401-003
File No.: 17-005 Escrow #287.274
Applicant: Chuck Lee/A Raymond

Note that a combination request for the 2018 tax year will proceed for parcel numbers 70-15-29-451-001 & 70-15-29-401-003, with the following tax description and parcel number:

70-15-29-401-008
T3N, R11E, SEC 29
Supervisor's Plat No 9
Sly 130 ft of Lot 6, also all of Lot 7



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

SRB
From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Sara Roediger, AICP, Planning and Development Director
Date: March 30, 2017
Re: A Raymond Headquarters, City File #17-005, Section 29
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on March 16, 2017, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

General

1. The city file number #17-005 needs to be in the lower right hand corner of all plan sheets.

Storm Sewer

1. Provide soil borings showing the bioswales design will work for the storm water management system; revise as necessary if the soil borings will not support such design.

Traffic

1. The driveway approach pavement section within the ROW, per Engineering Design Standards, must be nine inches (9") hot mix asphalt (HMA) over six inches (6") 21 AA aggregate base coarse material (crushed limestone or crushed concrete).

Pathway/Sidewalk

1. The Detectable Warning Surfaces for the ADA ramps internal to the site are optional.

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/bd

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
Nick Costanzo, Engineering Aide; DPS



PARKS & FORESTRY DEPARTMENT

Ken Elwert, CPRP, Director

To: Sara Roediger
From: Gerald Lee
Date: March 27, 2017
Re: ARaymond Engineering Headquarters
Review #2
File #17-005

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

Preliminary Landscape Plan, Sheet L-1.0

No additional comment at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: March 28, 2017
Re: ARaymond Headquarters

SITE PLAN REVIEW

FILE NO: 17-005

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above referenced site plan contingent upon the following condition being met.

1. This fire flow is based on the assumption that a 50% reduction will be requested since the proposed structure is full suppressed. Please provide the fire department a request in writing to reduce the fire flow of 3250 GPM by 50%. 1750 GPM is the minimum that is allowed.

If you have any questions, please contact me.

Lt. James L. Bradford
Fire Inspector



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPN*
To: Sara Roediger, Planning Department
Date: March 17, 2017
Re: ARaymond Headquarters – Review #2
Sidwell: 15-29-451-011 & 401-003
City File: 17-005

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

Sheets: TS1.1, TS1.2, CS1.1, Cover, C-1.0, C-2.1, C-2.2, C-3.0, L-1.0, L-1.1, Photometrics, A1.1, A1.2, A1.3, A1.4, A3.1, A3.2, A3.3

Approval recommended.

The code analysis sheet CS1.1 will be fully reviewed during the building permit plan review.

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.