



Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger, AICP
 Date: 3/30/2017
 Re: **Imagine Theater Expansion (City File #17-005)
 Preliminary/Final Site Plan - Planning Review #2**

The applicant is proposing to construct a 15,266 sq. ft. addition onto the north side of the existing 47,971 sq. ft. theater to provide two new auditoriums and a party room. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. Because the addition is more than 20% of the floor area of the existing building the site plan must be reviewed by the Planning Commission in accordance with *Section 138-2.200*. 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 and 138-8.200*). The site is zoned B-3 Shopping Center Business District Residential with the FB-3 Flex Business Overlay District, both of which permit movie theaters as permitted uses. In order to meet height requirements, the site has been reviewed under the FB-3 regulations, however this is an addition to a much larger site that was developed under B-3 regulations, and therefore it may be unreasonable to expect full compliance with the FB-3 overlay and the amount of improvements requested shall be commensurate with the relative addition to the building.

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
Site	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	Imagine Theater (at Hampton Village Centre)	Business/Flexible Use 3
North	O-1 Office Business	Various Professional Offices	Office
South	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	Hampton Village Centre	Business/Flexible Use 3
East	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	Hampton Village Centre	Business/Flexible Use 3
West	B-2 General Business w/FB-3 Flex Business Overlay	Hampton Village Centre	Business/Flexible Use 3

- Dimension, Design and Building Standards** (*Section 138-8.400-402 and 138-8.500-502*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the FB overlay district.

Requirement	Proposed	Staff Comments
Front Yard Arterial Setback (Barclay Circle) 15 ft. min./25 ft. max.	170 + ft.	As proposed, the PC would need to modify these setback requirement as described in a. below
Front Yard Minor Setback (Hampton Circle Access Dr.) 5 ft. min./20 ft. max.	32 ft.	
Min. Bldg. Frontage Built-To Area (Barclay Circle) 40%	0%	As proposed, the PC would need to modify these setback requirements as described in c. below
Min. Bldg. Frontage Built-To Area (Hampton Circle Access Dr.) 70%	0%	
Max. Height 3 stories/45 ft.	1 story/40 ft.	In compliance

Requirement	Proposed	Staff Comments
Min. Facade Transparency Ground floor, non-residential use: 70%	0%	As proposed, the PC would need to modify the requirement as described in c. below
Building Materials Primary Materials: 60% min. Accent Materials: 40% max. (10% EIFS)	Primary Materials: 60% brick & cultured stone Accent Materials: 40% EIFS	As proposed, the PC would need to modify the requirement as described in b. and c. below

- a. The front yard setback along arterial roads is permitted between 15 ft. to 25 ft. however a minimum setback of 70 ft. is an optional setback that can be approved if it is consistent with the following criteria:
 - 1) *The requested option is consistent with the intent of the form-based district as established in Section 138-8.100.* In compliance, the proposed project will provide activity in an existing underused parking lot and brings the building closer to the building, thereby meeting the intent of the district.
 - 2) *The requested option is consistent with existing or planned development on adjacent or nearby parcels.* In compliance, The underlying B-3 zoning requires a min. 75 ft. front yard setback, the proposed addition brings the building closer to the street, which is setback 270 ft. currently.
 - 3) *The requested option will not negatively impact the potential of adjacent parcels to develop in accordance with the standards of this Article 8.* In compliance, the site is internally accessed from the parking lot and is interconnected with the larger shopping center.
 - 4) *The requested option will, in the opinion of the reviewing authority, result in a superior site design or layout than would a permitted improvement or layout.* In compliance, the site is designed to bring the site more into compliance with the intent of the regulations.
 - b. The proposed building is designed with a "Lawn Frontage" as defined in the above referenced sections. The proposed building meets the regulations set forth for this type of frontage. However as an addition to an existing theater building, the addition will not be able to meet the requirements for transparency as it needs to be an extension of the existing building. While the proposed building meets the maximum accent material percentage, EIFS is only allows on 10% on any façade, however the addition is consistent with the existing building.
 - c. The Planning Commission has the ability to modify regulations on the FB-3 district upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.
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	10 building mounted fixtures	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	3.6 on-site, 0.0 along ROW & 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	73.2 watt, LED fixtures	In compliance
Max. Height 20 ft.	16 ft.	In compliance

4. **Parking and Loading** (Section 138-8.600 and 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project in the FB overlay district.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Nonresidential: 1 space per 400 sq. ft. (63,237 sq. ft.)= 158 spaces	324 spaces	The parking lot is shared with the shopping center & provides more than enough parking for both uses, the proposed addition further reduces the surplus of parking that is provided
Max. # Parking Spaces 125% of Min. = 198 spaces		
Min. Parking Space Dimensions 10 ft. x 18 ft. w/ 24 ft. aisle, width may be reduced to 9 ft. for employee parking	10 ft. x 20 ft., 24+ ft. aisles	In compliance
Min. Barrier Free Spaces 5 + 2% of total BF spaces 11 ft. in width w/ 5 ft. aisle for 301+ parking spaces	15 spaces	Refer to Building Dept. review, BF spaces based on total occupancy of theatre, 20 spaces required
Loading Space No requirements in the FB districts; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	Existing loading space not being changed	In compliance

- a. A sidewalk connection to the sidewalk on Barclay Circle and a bike rack on the west side of the building are proposed.
 - b. Three parking rows that serve the theater do not comply with ordinance requirements that require a terminal landscape islands at the end of each row to separate parking from drive aisles. As part of the addition, those terminal landscape islands will be brought into compliance.
5. **Outdoor Amenity Space** (Section 138-8.601). All developments in the FB districts shall provide outdoor amenity spaces with a minimum area of 2% of the area of the development. **The outdoor amenity space must be indicated on the plans, including the area of the space.** An outdoor seating area near the northwest corner of the building is proposed along with an enhanced landscape area.
6. **Dumpster Enclosure** (Section 138-10.311). The existing dumpster enclosures are located on the west side of the building, screened with materials matching the building and are not proposed to be changed.
7. **Landscaping** (Section 138-8.602 and 132-12.100-308). 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
Right of Way (Barclay Circle: 350 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 10 deciduous + 6 ornamental	8 deciduous 8 ornamental 1 ornamental (existing) 4 evergreen (existing)	The site exceeds ordinance requirements & has added landscaping at 3 terminal landscape islands
Parking Lot: Perimeter (335 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. = 13 deciduous + 10 ornamental + continuous shrub hedge	13 deciduous 10 ornamental Existing berm (in lieu of shrub hedge)	
TOTAL	23 deciduous 16 ornamental 0 evergreen	
	21 deciduous 19 ornamental 4 evergreen (existing)	

- a. An irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am must be added.
8. **Architectural Design** (Architectural Design Standards). Elevations have been provided that depict a building consisting of brick, cultured stone and EIFS. Recognizing this is an addition to an existing theater, full compliance with standards and regulations may not be desired. Refer to the comments in 2. above.

9. **Signs.** (*Section 138-8.603*). Additional signage is not indicated on the plans. A note has been added to the plans that states that all signs must meet the requirements of *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



ASSESSING
Kurt Dawson, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 03/01/17
Re: Project: Emagine Theater Expansion Review #1
Parcel No: 70-15-26-351-010
File No.: 17-004 Escrow #287.273
Applicant: Tower Construction LLC

The proposed building addition is located in the limited common area, which is outside the unit boundaries, as shown on the plan. The Hampton Village Centre Condominium Plan will need an amendment.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
 To: Sara, Roediger, Planning Department
 Date: March 27, 2017
 Re: Emagine Theater Expansion – Review #2
 200 Barclay Cir.
 Sidwell: 15-26-351-010
 City File: 17-004

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

Sheets: C1, C2, C3, C4, C5, C6, A0, A1, A2, Elevations, LS-1

Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

This review was based on the 2015 Michigan Building Code, unless otherwise noted.

1. Based on the following analysis 20 accessible parking spaces will be required.

Existing Seating	1,056	
Proposed Seating	359	
Party Room Occupancy	150	1 occupant per 15 square feet.
Ticketing, Concessions, Waiting	644	based on agreed area for 2010 plan review.
Offices/mezzanine areas	50	based on agreed area for 2010 plan review.
Total maximum occupancy	2,259	
Parking required per ordinance	753	1 space per 3 persons at maximum occupancy
Accessible Parking per ordinance	20	5 + 2% of total parking required

2. Any new accessible parking spaces shall have a maximum slope of 1:48 in any direction and meet the provisions of A117.1, Section 502.5. Please provide spot elevations at all proposed new accessible parking space to confirm these requirements are being meet.
 - a. The proposed expanded accessible spaces to the north adjacent the drive will exceed the 1:48 slope.
 - b. 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.
3. To the north of the main building entrance is a crosswalk leading from the accessible parking spaces to the sidewalk but it does not line up with the northerly accessible curb ramp. Please either relocate the curb ramp or connect the cross walk to the curb ramp.
 - a. The asphalt at both of the curb ramp has deteriorated and should be repaired.
4. Provide details of required accessible parking signage per the requirements of A117.1, Section 502.7.



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

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Sara Roediger, AICP, Planning & Development Director
Date: March 30, 2017
Re: Emagine Theater Expansion, City File #17-004, Section 26
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on March 21, 2017, for the above referenced project. Engineering Services **does** recommend site plan approval due to the following comments:

Traffic

1. On sheet LS-1, show the required sight distance lines for vehicles exiting Barclay Circle approach, per the attached details.

Sidewalk

1. The construction plans should show the existing ramps on both sides of the Barclay Circle approach as reconstructed to ADA compliance.

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

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Sheryl Melsaac, Office Coordinator; DPS
Nick Costanzo, Engineering Aide; DPS
File



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

From: Michael Taunt, Survey Technician *MT*
To: Sara Roediger, AICP, Manager of Planning
Date: March 13, 2017
Re: Emagine Theater Expansion, City File #17-004, Section 26
Site Plan Review #1

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

General

1. Identify benchmarks for site.
2. In due course, a new or revised water main easement is required.
3. In due course, a new or revised storm water maintenance agreement will be required.

MT/bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumajko, 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
Jason Boughton, AC, Engineering Utilities Coordinator, DPS



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: March 22, 2017
Re: Emagine Theater Expansion

SITE PLAN REVIEW

FILE NO: 17-004

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

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

1. A flow test will be required and can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640. This information is required to determine if adequate fire flows are available for the proposed structure.
2. Provide a written request to the Rochester Hills Fire Department requesting a 50% reduction to the fire flow requirement based on the building being fully suppressed with an automatic fire suppression system.

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

Lt. James L. Bradford
Fire Inspector

5. With the permit documents the architect should include a plan of the building pedestal (building to curb) which includes all walks, ramps, and detail showing compliance to accessibility standards.
 - a. Provide sufficient grade information to verify compliance with Section 1804.3 for site grading away from the building (2% minimum).

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.

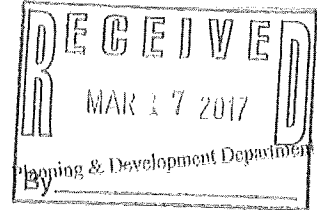


WRC
WATER RESOURCES COMMISSIONER

Jim Nash

March 8, 2017

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



Reference: File # 201700262
Imagine Theater Expansion
Part of the Southwest $\frac{1}{4}$ of Section 26, City of Rochester Hills

Dear Ms. Roediger,

This office has received one (1) set of drawings for the referenced projects. These plans were submitted by your office 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. However, the project does lie within the Hampton Drainage District. Therefore, a storm drainage permit will not be required from this office. 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.

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

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 should be made to this office for the required soil erosion permit.

If there are any questions regarding this matter, contact Joel Kohn at 248-858-5565.

Sincerely,

Glenn R. Appel, P.E.
Chief Engineer

