



ASSESSING DEPARTMENT  
Kurt Dawson, Director

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From: Nancy McLaughlin  
To: Ed Anzek  
Date: 10/3/16  
Re: Project: KLM Bike & Fitness Renovation Review #1  
Parcel No: 70-15-27-477-020  
File No.: 16-023  
Applicant: Frank Marciniak

No comment.



Planning and Economic Development

Sara Roediger, AICP, Director

M I C H I G A N

From: Kristen Kapelanski, AICP  
 Date: 7/6/2018  
 Re: **KLM Bike Renovation (City File #16-023)**  
**Preliminary/Final Site Plan - Planning Review #4**

The applicant is proposing to construct a 2,280 sq. ft. addition to the existing 2,800 sq. ft. building on 0.92 acres on the west side of Rochester Rd., north of Auburn Rd. 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 138-8.200*). The site is zoned B-2 General Business District with FB-3 Flex Business Overlay. The applicant has opted to develop this site under the FB-3 zoning regulations, which permits general commercial 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	B-2 General Center Business w/FB-3 Flex Business Overlay	KLM Bike & Fitness Store	Business/Flexible Use 3
North	B-2 General Center Business w/FB-3 Flex Business Overlay	Hawthorne Shopping Center	Business/Flexible Use 3
South	B-2 General Center Business w/FB-3 Flex Business Overlay	Rochester Medical Plaza	Business/Flexible Use 3
East	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	Hampton Village Centre	Business/Flexible Use 3
West	R-3 One-Family Residential	Single Family Homes	Residential 2

- Site Design and Layout** (*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-3 district.

Requirement	Proposed	Staff Comments
<b>Front Yard Arterial Setback</b> (Rochester) 15 ft. min./25 ft. max.	43 ft. (existing right-of-way) (5 ft. - proposed right-of-way)	The PC would need to modify this setback requirement as described in b. below
<b>Side Yard Interior Setback</b> (north/south) none	0 ft./21+ ft.	In compliance
<b>Rear Yard Perimeter Setback</b> (west) 50 ft.	441+ ft.	In compliance
<b>Min. Bldg. Frontage Build-To Area</b> (Rochester) 40%	0%	As proposed, the PC would need to modify this built-to requirement as described in b. below
<b>Max. Height</b> 3 stories/ 45 ft.	1 story/17.5 ft.	In compliance
<b>Min. Facade Transparency</b> Ground floor, non-residential use: 70%	66%	As proposed, the PC would need to modify this transparency requirement as described in b. below
<b>Building Materials</b> Primary Materials: 60% min. Accent Materials: 40% max.	Min. 66%	In compliance

- The proposed building most closely aligns with a “shopfront frontage” building and is being designed in accordance with the building frontage standards identified in *Section 138-8.500* as follows:

- 1) *The building shall be set back a maximum of 7 feet from the front lot line.* In compliance with this standard, however the intent was to permit these types of buildings along Main or Minor Streets, not Arterial Streets.
- 2) *Each unit or building subdivision, including upper story units or areas, shall have an entrance facing the street. A common ground floor entrance that serves many residential dwelling units is acceptable. Secondary entrances facing side streets or parking areas may also be provided.* In compliance.
- 3) *Buildings shall be subdivided into bays not greater than 40 feet in width along the building's axis facing the street. Building bays shall be defined by vertical articulations such as changes in wall plane, vertical projections, materials, or other methods. Each bay shall have a minimum of one building entrance and building entrances shall be spaced not more than 50 feet apart.* In compliance, the entire building is 40 ft. in width.
- 4) *Residential dwelling units shall be located on floors above nonresidential uses. No nonresidential use may be located on a floor above a residential dwelling use, and residential and nonresidential uses located on the same floor shall be designed such that the hallways or entrances providing access to the different use areas of the building are physically separated.* Not applicable.
- 5) *Ground Floor Uses along a main street shall include retail or restaurant uses or other uses that generate pedestrian traffic throughout the day. Office or institutional uses should not be located on a ground floor along a main street.* In compliance, retail uses are proposed.
- 6) *Off-street parking shall be located underneath or behind the building, or in a parking structure.* In compliance, parking in front of the store is being relocated to behind the building.

b. 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
<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	4 pole mounted & 27 wall mounted fixtures	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	2.0 on-site, 0.0 along ROW	In compliance
<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	45 watt, LED fixtures	In compliance
<b>Max. Height</b> 20 ft., 15 ft. w/in 50 ft. residential	20 ft. (not w/in 50 ft. of residential)	In compliance

4. **Parking, Loading and Access** (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.

Requirement	Proposed	Staff Comments
<b>Min. # Parking Spaces</b> Nonresidential: 1 space per 400 sq. ft. = 14 spaces	19 spaces	Parking standards may be modified by the PC if the applicant provides evidence that additional parking is needed based on demand on a typical day
<b>Max. # Parking Spaces</b> 125% of Min. = 17 spaces		
<b>Min. Barrier Free Spaces</b> 1 BF spaces 11 ft. in width w/ 5 ft. aisle for up to 25 parking spaces	1 space	In compliance
<b>Min. Parking Space Dimensions</b> 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	10 ft. x 16 ft. (w/ 2 ft. overhang), 24+ ft. aisles	In compliance
<b>Min. Parking Front Setback</b> (Rochester) 15 ft.	160+ ft.	In compliance
<b>Min. Parking Side Setback</b> (north/south) 10 ft./10 ft.	10 ft./34 ft.	In compliance
<b>Loading Space</b> No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	One 50 x 10 ft. loading area proposed in rear of building	In compliance

- a. A paver/stamped concrete sidewalk connection to the pathway on Rochester Rd. is proposed along with multiple bike racks to encourage non-motorized access to the site.
  - b. The proposed plan includes a new emergency access gate behind the building to aid in emergency access. A signed and recorded cross access easement must be provided with the property to north before a land improvement permit (LIP) will be issued.
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 gross land area of the development, or roughly 802 sq. ft. for this project. A roughly 1,000 sq. ft. landscape area is proposed in front of the store that could be considered the amenity space. Staff recommends the addition of a seating area in front of the store for patrons and passerbys alike.
  6. **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 must be 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. 13 regulated trees exist in the rear of the property, all of which are being preserved.
    - 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.
  7. **Equipment Screening** (*Section 138-10.310.J*). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties. The generator located at the northwest corner of the building is screened with landscaping and a prefinished metal panel is proposed to screen the rooftop equipment.
  8. **Dumpster Enclosure** (*Section 138-10.311*). One dumpster enclosure is proposed in the rear yard. Details of the enclosure, to be constructed of materials the match the building, have been provided.
  9. **Landscaping** (*Section 138-8.602 and 138-12.100-308*). A landscape plan, signed and sealed by a registered landscape architect, must be provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
<b>Buffer B</b> (west: 60 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental+ 2 evergreen + 4 shrubs per 100 ft. =1 deciduous + 1 ornamental + 1 evergreen + 3 shrubs		Existing vegetation meets the intent of these regulations
<b>Right of Way</b> (Rochester: 60 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 1 deciduous + 1 ornamental	1 deciduous paid into tree fund	In compliance
<b>Front Yard in FB District Arterial 70+ft</b> (Rochester: 60 ft.) 10 ft. width + 2 deciduous + 4 ornamental + 12 shrubs per 100 ft. = 1 deciduous + 2 ornamental + 7 shrubs	Shrubs substituted for 1 deciduous because of corner clearance requirements  3 ornamental 9 shrubs	

- a. The landscape planting schedule includes a unit cost estimate and total landscaping cost summary including irrigation.
- b. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
- c. All landscape areas must be irrigated. This has been noted on the landscape plan, and 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 has been included on the plans.
- d. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
- e. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.

10. **Architectural Design** (*Architectural Design Standards*). Along with the addition the building is getting a much needed update. Detailed elevations have been provided that depict a high quality building of primarily glass with Nichiha panels on the front façade with painted/pigmented CMU on the other facades and generally meets the intent of the City's Architectural Design Standards.

11. **Signs.** (*Section 138-10.302*). Wall signage, including a mural is indicated on the plans. 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.



**FIRE DEPARTMENT**

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal  
To: Planning Department  
Date: July 5, 2018  
Re: KLM Bike & Fitness Renovation

**SITE PLAN REVIEW**

**FILE NO: 16-023**

**REVIEW NO: 4**

**APPROVED     X**

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

The Rochester Hills Fire Department recommends approval of the above noted project as the proposed design meets the fire and life safety requirements of the adopted fire prevention code related to the site only. Thank you for your assistance with this project and if you have any additional questions or comments, please do not hesitate to contact our office.

William A. Cooke  
Assistant Chief / Fire Marshal



MICHIGAN

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

From: Jason Boughton, AC, Engineering Utilities Coordinator *JRB/JAB*  
To: Kristen Kapelanski, AICP, Manager of Planning & Development  
Date: July 5, 2018  
Re: KLM Bike & Fitness Renovation, City File #16-023, Section 27  
**Site Plan Review #4**

Engineering Services has reviewed the site plan received by the Department of Public Services on June 22, 2018, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

**General**

1. Include City Section No. on cover sheet.

**Storm Sewer**

1. The applicant has provided a notarized letter stating that they are aware that an MDOT permit will be needed for the revised storm water discharge prior to the preconstruction meeting. The full design of the additional storm sewer needed for the addition will be handled at the construction phase of the development (see attachment).

**Pathway**

1. On sheet C3.0, maintain 3 feet between edges of path and straight faced raised curb. North side of north approach is ok, south side of north approach needs to be revised.

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/bd

Attachment: KLM Bike & Fitness Notarized Letter

c: Allan E. Schneck, P.E., Director: DPS  
Paul Davis, P.E., City Engineer/Deputy Director; DPS  
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS  
Keith Depp; Project Engineer; DPS

Paul Shumejko, MBA, M.S., P.E, PTOE, Transportation Eng. Mgr.; DPS  
Sandi DiSipio; Planning & Development Dept.  
Russell George; Engineering Aide; DPS  
File



## PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

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To: Kristen Kapelanski  
From: Matt Einheuser  
Date: June 25, 2018  
Re: KLM Bike and Fitness Renovation  
Review #4  
File #16-023, Escrow #287.257

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

No comment at this time.

ME/cf

cc: Maureen Gentry, Planning Assistant





BUILDING DEPARTMENT  
Scott Cope

MICHIGAN

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*  
To: Kristen Kapelanski, Planning Department  
Date: March 20, 2018  
Re: KLM Bike & Fitness Renovation - Review #2  
2680 S. Rochester Rd.  
Sidwell: 15-27-477-20  
City File: 16-023

The Building Department has reviewed the site plan approval documents received March 14, 2018 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1-2009, unless otherwise noted. Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

1. It is assumed the building will not have an automatic sprinkler system. Please clarify the conflicting information on the Project Information chart on sheet G002.
2. 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.
3. Please show roof top equipment screening as required by City Ordinance Section 138-10.310, Item J.
4. Please provide details of sidewalk ramps that comply with the Americans with Disability Act (ADA). At sidewalk ramps located in the right-of-ways, please refer to the Americans with Disabilities Act of 1990 for requirement details. The City of Rochester Hills does not enforce the ADA requirements, conformance to these requirements is the responsibility of the design team and the owner.
5. When providing photometrics for site lighting please also provide evidence of compliance with the Michigan Energy Code for lighting power. Controls for exterior lighting complying with ASHRAE 90.1-213, Section 9.4.1.4 will be reviewed with during the building permit review process.

A complete plan review was not performed however the following items were observed when performing the site plan review.

1. The toilet and dressing rooms shall meet requirements of ANSI A117.1-2009.
2. Building entrances will require a vestibule per requirements of Michigan Energy Code - 2015 and AHRAE Standard 90.1.
3. Per Section 1006.2 and Table 1006.2.1 for a space to have only one exit the common path of travel is limited to 75 feet. The common path of travel from the farthest most point to the exit door appears to exceed 75 feet.
4. The existing window opening along the north wall will have to be filled in. Per the requirements of Table 705.8 no openings are allowed in exterior walls on a property line.

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



**WRC**  
**WATER RESOURCES COMMISSIONER**

*Jim Nash*

October 26, 2016

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

Reference: **KLM Bike & Fitness Renovation/ Addition  
City of Rochester Hills, Michigan**

Dear Sara Roediger:

The Oakland County Water Resources Commissioners Office (WRC) has received a 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, other permits, approvals or clearances from federal, state or local authorities and public utilities and private property owners must be obtained as applicable.

Any 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. Application should be submitted to this office for the required soil erosion permit.

If there are any questions regarding this matter, please contact Chris Robertson at 248.858.1329

Sincerely,



Glenn R. Appel., P.E.  
Chief Engineer

GRA/clr

c: Frank Marciniak KLM Bike and Fitness

