



Planning and Economic Development
Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
Date: 7/2/2019
Re: **New Bldg. at Hampton Plaza (City File #18-002)**
Preliminary Site Plan - Planning Review #5

The applicant is proposing to construct an 8,154 sq. ft. retail/restaurant facility with a drive-through, in an existing shopping center on the southeast corner of Hamlin and Rochester Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This item will be reviewed and approved 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.

1. **Background.** This matter was considered by the Planning Commission at their May 21, 2019 meeting. At that meeting, the Planning Commission expressed concerns about the traffic circulation of the site and its impact on the existing shopping center. It was recommended that the applicant 'flip' the building so that the drive-through was on the north side of the site. The applicant has implemented the recommendations of the Planning Commission and the building has been relocated on the site.
2. **Zoning and Use (Section 138-4.300).** The site is zoned B-3 Shopping Center Business District with FB-3 Flex Business Overlay. The applicant can opt to develop this site under either zoning district, both of which permit drive-through restaurants as a conditional use. A conditional use requires a Planning Commission public hearing and recommendation to City Council. It appears the applicant is designing the site per the B-3 guidelines. If developed under the B-3 regulations, the following requirements of Section 138-4.410 apply:
 - A. *Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures to separate the primary structure are prohibited.* Drive-through designed as part of primary building and not separated from the primary structure.
 - B. *Drive-through uses must be located to the rear or side of the primary structure and set back a minimum of 10 feet from the front building wall of the primary structure.* Drive-through located on the side of the structure with sufficient setback.
 - C. *Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use.* Drive-through located so that glare will not shine onto adjacent residential property. **Sufficient landscaping is required in the landscape island adjacent to the drive-through exit to screen headlight glare from Rochester Road.**
 - D. *Unless a more intense buffer is required by Section 138-12.300, a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property.* The drive-through will be effectively screened from the adjacent residential property by the proposed 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
Proposed Site	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Shopping Center	Commercial Residential Flex 3
North (<i>across Hamlin</i>)	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Bordine's Nursery	Commercial Residential Flex 3
South	RM-1 Multiple Family Residential	Multiple Family	Multiple Family
East	RM-1 Multiple Family Residential	Multiple Family	Multiple Family
West (<i>across Rochester</i>)	R-1 One Family Residential with Mixed Residential Overlay	Single Family	Residential 2.5 with Mixed Residential Overlay

3. **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 SP district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	20 ft.	In compliance
Min. Front Setback (west –Rochester Rd.) 75 ft.	86 ft.	In compliance
Min. Side Setback (north/south) 25 ft. – total 50 ft.	Min. 34 ft. Total 100 ft. +	In compliance
Min. Rear Setback (east) 75 ft.	100 ft. +	In compliance
Min. Spacing Between Buildings 25 ft.	100 ft. +	In compliance

4. **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	Cut sheet previously provided	Applicant to confirm previous cut sheets apply
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometrics previously provided	Existing light pole at southwest corner of site currently exceeds maximum intensity standards. Applicant should consider removing or adjusting this pole to be in compliance with ordinance standards. Applicant to update photometric plan as part of final plan submittal
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	Previously Max 166	Applicant to confirm previous wattages apply
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	Previously 25 ft.	Mounting heights must conform with ordinance standards as part of final submittal

5. **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 Shopping Center – 1 per 300 sq. ft. = 132,222 sq. ft./300 = 441 spaces	452 spaces	In compliance – The applicant is demolishing an existing bank building and constructing the proposed restaurant/retail building. The ‘excess’ parking spaces are located elsewhere on the shopping site. Given the operation of the site as a shopping center with outbuildings, parking calculations were done for the entire center, as opposed to calculating requirements based on existing parcel lines bisecting the center.
Max. # Parking Spaces 125% of Min. = 551		
Min. # Stacking Spaces 10 per restaurant service window	9 spaces	Number of stacking spaces can be reduced by the Planning Commission provided the applicant justifies the requested reduction – See a. below
Min. Barrier Free Spaces	20 spaces	In compliance

Requirement	Proposed	Staff Comments
5 + 2% BF spaces 11 ft. in width w/ 5 ft. aisle for 401-500 parking spaces = 14 spaces		
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle (2-way)/15 ft. (1-way)	Min. 10 ft. x 18 ft. with 24 ft. aisle	In compliance
Min. Parking Setback 10 ft. on all sides	0 ft.	Parking setback in the rear and side yards may be waived by the Planning Commission upon determination that waiver is compatible with a comprehensive parking plan

- a. Sheet SP.101 refers to twenty-two stacking spaces provided on site. This should be revised to reflect the actual number of stacking spaces.
- b. A bike rack to serve employees and visitors of the site should be provided.

6. Natural Features

- 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.
- 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 natural feature 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.

8. **Dumpster Enclosure** (Section 138-10.311). Dumpsters are indicated north of the proposed building and screened to match the building.

9. **Landscaping** (Section 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 as proposed. **The landscape review table below is based on the previous submittal. Applicant must submit updated landscape plan prior to consideration by the Planning Commission to confirm compliance.**

Requirement	Proposed	Staff Comments
Buffer C (South) 20 ft. width (or 8 ft. with solid green wall) + 2 deciduous + 1.5 ornamental + 4 evergreen + 6 shrubs per 100 ft.	No additional landscaping proposed	See a. below
Right of Way (Rochester Rd.: 338 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 10 deciduous + 6 ornamental	0 deciduous 5 existing ornamental	Additional ornamental tree required - See c. below for deciduous plantings
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 2,482 sq. ft. + 17 deciduous	3,786 sq. ft. 17 deciduous	In compliance

- a. Existing pavement area will not be expanded/altered. A landscape buffer exists on the multiple family property to the south. Plantings on the southern property have been shown on the proposed landscape plan. Proposed building will completely obscure drive-through lane from adjacent residential property.
- b. A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
- c. 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.
- d. All landscape areas must be irrigated. This should 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.

- e. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
 - f. 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*). Elevations have been provided. The proposed building materials appear to be in accordance with the City's Architectural Design Standards. **The applicant should consider some color variation to break up the building façade.**
11. **Signs.** (*Section 138-8.603*). Proposed signage should be indicated on the plans. A note has been added to the plans that states that all signs must meet *Section 138-8.603* and *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



BUILDING DEPARTMENT
Scott Cope

M I C H I G A N

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: June 28, 2019
Re: New Building @ Hampton Plaza – Admin. Review #4
S. Rochester Rd.
Sidwell: 15-26-100-007
City File: 18-002

The Building Department has reviewed the site plan approval documents received June 24, 2019 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 is recommended provide the following are addressed in the next submittal or permit documents:

1. Section 1106.6.1 requires accessible parking spaces to be located on the shortest accessible route to accessible entrances.

Please relocate the accessible parking so that the spaces are centered on the building to provide a more equal distance to all accessible entrances. **This has been noted on all previous Building Department site plan review documents but has not been properly addressed.**

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



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: June 27, 2019
Re: New Bldg @ Hampton Plaza

SITE PLAN REVIEW

FILE NO: 18-002

REVIEW NO: 4

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. The construction type and square footage of the building require a fire flow of 2000 GPM. Please provide documentation, including calculations that a flow of 2000 GPM can be provided.

IFC 2006 508.4

- Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 646-4640.

William A. Cooke
Assistant Chief / Fire Marshal



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

SRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: July 3, 2019
Re: Hampton Plaza Outbuilding, City File #18-002, Section 26
Site Plan Review #5

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on June 24, 2019 for the above referenced project. The civil engineering pages were not submitted with site plan review #5 so the water main and storm sewer comment were carried over from site plan review #4. Engineering Services does recommend site plan approval with the following comments:

Water Main

1. Label the utility crossing of the water main and storm sewer near station 0+10.

Storm Sewer

1. Provide calculations showing that the proposed storm water pretreatment is sized correctly for the development.

Traffic/Roads

1. Include accurate scale and spacing between vehicles within drive thru. Plans show vehicles bumper to bumper, please provide realistic expected spacing and vehicle size. Use 20 foot stacking length for each vehicle in queue.
2. Provide MDOT right-of-way permit approval correspondence.

Pathway/Sidewalk

1. NA

The applicant will need 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/au

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Nick Costanzo, DPS Aide; DPS
Kelth P. Depp, Project Engineer; DPS
File

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