



Planning and Economic Development
Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
Date: 12/13/2018
Re: **Cedar Valley Apartments
Revised Elevations**

The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. Planning Commission review and approval of the revised elevations is required.

1. **Background.** The applicant has previously received approval of a site plan to construct two apartment complexes totaling 99 units, on 3.5 acres on the east side of Rochester Road, between Hamlin and Avon Roads. Following the initial approval, the applicant proposed revised plans which were approved by the Planning Commission on September 19, 2017 that included the following:
 - Building B was extended 40 ft. to the east along with the parking, sidewalks, etc. around the building. The additional units added to Building B brought the total number of units on site to 99 (previously 86 units).
 - Additional parking was added to accommodate the added units.
 - Stormwater detention was modified from above ground to under ground.
 - The property owner purchased the property directly to the east to be used exclusively as open space, consistent with the existing subdivision plat on that property.

Additional revisions were proposed by the applicant and approved by the Planning Commission on June 12, 2018 as follows:

- Building B has been shifted towards the east end of the site to allow for parking between Buildings A and B.
- The emergency access turnaround extends pavement 28 feet further to the east at the southeast corner of the site.
- Parking canopies have been added to the parking areas between Buildings A and B and along the south and east property lines.
- Parking spaces facing the north property line have been eliminated and parking in this portion of the site has been moved further south.

The Planning Commission considered revised elevations for the project at a previous meeting on May 15, 2018. At that time, the Planning Commission requested the applicant revert to the elevations approved at the September 19, 2017 meeting. The revised site approval moved forward at that time without the proposed elevation changes.

2. **Current Proposal:** The applicant is now proposing significantly revised elevations with a new color palette. Changes are generally described as follows. A detailed description of changes is noted in the applicant's provided narrative.
 - The vertical metal siding has been changed to ship lap siding. There is slightly more ship lap siding than the previously proposed metal siding.
 - The natural stone elements have been changed from fieldstone to a limestone thin stone.
 - The color palette has been reworked and a new, more subdued scheme is proposed.
 - Two balconies have been eliminated on Building B because of grading issues.
 - East canopy entrances have been added to Buildings A and B.

A small number of minor site adjustments were made as well. These can be approved administratively and include:

- Carport locations have been slightly altered. This has resulted in a net reduction of four carport spaces.
- Grading has been revised.
- A retaining wall and underdrains have been added to the east side of Building A.



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

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Manager of Planning
Date: December 7, 2018
Re: Cedar Valley Apartments, City File #16-018, Section 23
Site Plan Review #1 Revised Plans

Engineering Services has reviewed the site plan received by the Department of Public Services on December 5, 2018 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comment:

General

1. Remove the proposed canopies west of the dumpster pad that encroach into the existing sanitary sewer easement.
2. Revise the title of the retaining wall diagram located on page C3.

The applicant needs to submit revised engineering construction plans for the revised grading and retaining wall changes for construction plan approval with necessary permits.

JB/md

c: Allan E. Schneck, P.E., Director; DPS
Tracey Ballint, P.E., Public Utilities Engineering Mgr.; DPS
Russ George, DPS Aide; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
Keith Depp, Project Engineer; DPS



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: December 10, 2018
Re: Cedar Valley Apartments
Revised Plans 9/26/18

SITE PLAN REVIEW

FILE NO: 16-018

REVIEW NO: 1

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



BUILDING DEPARTMENT
Scott Cope

M I C H I G A N

From: Craig McEwen, Building Inspector/Plan Reviewer *CDM*
To: Kristen Kapelanski, Planning Department
Date: December 11, 2018
Re: Cedar Valley Apartments – Review #1 Revised Plans
1401 S. Rochester Rd.
Sidwell: 15-23-152-025
City File: 16-018

The Building Department has reviewed the site plan approval documents received by the Planning Department December 4, 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 with the following condition:

1. The permit holder will need to submit revised drawing to the Building Department for review and approval prior to commencing work on these revisions if they are approved by the Planning Commission.
2. The two accessible parking spaces associated with the relocated Building A carport should also be relocated. Per Section 1106.1 the number of accessible parking spaces shall be based on the number of parking spaces for each facility. There are 85 covered spaces requiring 4 accessible covered spaces which must be on the shortest accessible route to the accessible entrance. The accessible spaces should be split between the two buildings.

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