



ASSESSING  
Laurie Taylor, Director

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From: Nancy McLaughlin  
To: Sara Roediger  
Date: 12/13/2017  
Re: Project: RH House Review #1  
Parcel No: 70-15-29-427-037  
File No.: 17-050 Escrow #287.309  
Applicant: Designhaus

No comment.



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
 Date: 2/15/2018  
 Re: **RH House (City File #17-050)**  
**Site Plan – Planning Review #2**

The applicant is proposing to redevelop the site of the former YaYa's Chicken on the west side of Crooks Road between Enterprise Drive and Austin Avenue. 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.

- Zoning and Use** (Section 138-4.300). The site is zoned REC-I Regional Employment Center Interchange District which permits sit down restaurants 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
<b>Proposed Site</b>	<b>REC-I Regional Employment Center Interchange</b>	<b>Vacant drive-through restaurant</b>	<b>Regional Employment Center</b>
North	REC-I Regional Employment Center Interchange	Chet's Rent-All and Precision Lawn Irrigation	Regional Employment Center
South	REC-W Regional Employment Center Workplace	ContiTech North American Inc	Regional Employment Center
East (across Crooks Rd.)	REC-W Regional Employment Center Workplace	Stant Corporation	Regional Employment Center
West	REC-I Regional Employment Center Interchange	Various office	Regional Employment Center

- A liquor license is requires a Conditional Use Permit in the REC-I District. This will be considered by the Planning Commission at the time of site plan review. The Conditional Use Permit will then be forwarded to the City Council for review and approval. The applicant should submit a letter addressing how the proposal will meet the discretionary criteria noted in Section 138-2.302 of the Zoning Ordinance prior to review by the Planning Commission.
- 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 REC-I district.

Requirement	Proposed	Staff Comments
<b>Max. Height</b> 80 ft.	36 ft.	In compliance
<b>Min. Front Setback min/max</b> (east – Crooks Rd.) 5 ft./80 ft.	65 ft.	In compliance
<b>Min. Side Setback</b> (north/south) 0 ft.	47 ft./50 ft.	In compliance
<b>Min. Rear Setback</b> (west) 25 ft.	208 ft.	In compliance

- 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	Cut sheets provided	In compliance

Requirement	Proposed	Staff Comments
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		
<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	<b>Max. 2.0 fc. at south property line</b>	<b>Adjust lighting at south property line to below 1 fc.</b>
<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	Max. wattage 71 LED fixtures proposed	In compliance
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	20 ft.	In compliance

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
<b>Min. # Parking Spaces</b> Restaurant - 1 per 2 persons permitted at max occupancy = 58 spaces	58 spaces	In compliance
<b>Max. # Parking Spaces</b> 125% of Min. = 73 spaces		
<b>Min. Barrier Free Spaces</b> 1 BF spaces + 4% total parking for 51-75 spaces = 4 BF spaces 11 ft. in width w/ 5 ft. aisle	4 BF spaces	In compliance
<b>Min. Parking Space Dimensions</b> 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 8.5 ft. x 22 ft. (parallel)  90° - 24 ft. aisle (2-way)/15 ft. (1-way) Angled - 12-15 ft. aisle (1-way)	Spaces dimensioned appropriately	In compliance
<b>Min. Parking Setback</b> 10 ft. on all sides	Paved area not proposed to increase beyond current footprint	In compliance

5. **Natural Features**

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets ordinance requirements has been 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. The removal of any regulated tree requires the approval of a tree removal permit and associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City's tree fund. A tree preservation plan has been provided. 10 trees have been identified on site, 4 of which are larger than 6" in caliper, which will all be saved.
- 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.

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 screened from adjacent streets and properties.

7. **Dumpster Enclosure** (*Section 138-10.311*). Existing dumpsters are indicated at the southwest corner of the site. The applicant has confirmed the existing screening is in good repair and will be painted to match the proposed building elevations.
8. **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.

Requirement	Proposed	Staff Comments
<b>Right of Way</b> ( <i>Crooks Rd.</i> ) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 4 deciduous + 2 ornamental	4 deciduous 4 ornamental (1 existing)	In compliance
<b>Buffer D</b> (north, south, west) 25 ft. + 2.5 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 5 evergreen per 100 ft. + 8 shrubs per 100 ft.	Existing paved area boundaries to remain. Buffer is not currently provided and not required given the limited changes proposed on site.	
<b>Parking Lot: Interior</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 1,394 sq. ft. + 9 deciduous	2,886 sq. ft.	In compliance

- a. A landscape planting schedule has been provided including the size of all proposed landscaping. A unit cost estimate and total landscaping cost summary has been provided with irrigation costs provided on the Irrigation Plan.
  - 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 has been provided. 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.
9. **Architectural Design** (*Architectural Design Standards*). The proposed building appears to be generally designed in accordance with the City's Architectural Design Standards. Elevations indicate a stone and EIFS façade with accent metal panels. The applicant is encouraged to provide material samples for the Planning Commission meeting.
  10. **Signs**. (*Section 138-8.603*). A note has been included on 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.



**FIRE DEPARTMENT**

Sean Canto

Chief of Fire and Emergency Services

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From: William A. Cooke, Assistant Chief / Fire Marshal  
To: Planning Department  
Date: February 16, 2018  
Re: RH House

**SITE PLAN REVIEW**

**FILE NO: 17-050**

**REVIEW NO: 2**

**APPROVED**     X    

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

William A. Cooke  
Assistant Chief / Fire Marshal



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

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From: Michael Taunt, Survey Technician  
To: Kristen Kapelanski, AICP, Planning Manager  
Date: February 8, 2018  
Re: RH House, City File #17-050, Section 29 SE 1/4  
Revised Site Plan Review #1

The applicant has addressed all issues from my previous review. I recommend approval.

MLT/bd

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  
Nick Costanzo, Engineering Aide; DPS  
File

Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS  
Sandi DiSipio; Planning & Development Dept.  
Jason Boughton, AC, Engineering Utilities Coordinator; DPS  
Keith Depp; Staff Engineer; DPS



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

*ASB*

From: Jason Boughton, AC, Engineering Utilities Coordinator  
To: Kristen Kapelanski, AICP, Planning Manager  
Date: February 7, 2018  
Re: RH House, City File #17-050, Section 29  
**Site Plan Review #2**

Engineering Services has reviewed the site plan received by the Department of Public Services on February 1, 2018 for the above referenced project. Engineering Services **does** recommend site plan approval with no comments needing to be addressed.

The applicant **does not** 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/bd

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

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



BUILDING DEPARTMENT  
Scott Cope

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From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*  
To: Kristen Kapelanski, Planning Department  
Date: February 5, 2018  
Re: RH House – Review #2  
Crooks Rd.  
Sidwell: 15-29-427-037  
City File: 17-050

The Building Department has reviewed the site plan approval documents received February 2, 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. 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.

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.





**PARKS & NATURAL RESOURCES DEPARTMENT**  
Ken Elwert, CPRE, Director

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To: Kristen Kapelanski  
From: Gerry Pink  
Date: February 1, 2018  
Re: RH House  
Review #2  
File #17-050

Please show 15' corner clearance triangles where the driveway intersects with the west side of the public walkway.

Please provide the following statements on the plan:

Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

The above requirements are incorporated into the plan.

GP/cf

cc Sandi DiSipio, Planning Assistant  
Maureen Gentry, Planning Assistant