



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 4/25/2018
 Re: **Rochester Hills Plaza Façade and Parking Lot Renovation (City File #89-121.4)
 Preliminary/Final Site Plan - Planning Review #4**

The applicant is proposing to renovate the existing shopping center by updating the existing parking area with a revised layout and additional landscaping. Updates to the façade are also proposed. 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 138-4.300-301*). The site is zoned B-3 General Business with FB-2 Flex Business Overlay, both of which permit retail sales establishments. 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 w/ FB-2 Flex Business Overlay	Rochester Hills Retail Shopping Center	Business/Flexible Use 2
North	RCD, One Family Cluster	Vacant	Residential 3
South	O-1 Office Business w/ FB-1 Flex Business Overlay and R-1 One Family Residential	Bank, office and Rochester High School	Business/Flexible Use 1 and Residential 2.5
East	B-2 General Business w/ FB-2 Flex Business Overlay and R-2 One Family Residential	Pizza Hut restaurant and single-family homes	Business/Flexible Use 2 and Residential 3
West	O-1 Office Business w/ FB-1 Flex Business Overlay	Various office	Business/Flexible Use 1

- Site Layout** (*Section 138-6.600-601*). The proposed project is in compliance with the area, setback, and building requirements of the B-3 district as indicated in the table below.

Requirement	Proposed	Staff Comments
Min. Front Setback (Walton Blvd.) 75 ft.	80+ ft.	In compliance
Min. Side Setback (east/west) 25/ 50 ft.	77 ft. (west)/13 ft. (east)	Existing condition – no new buildings or building footprint alterations proposed
Min. Rear Setback (north) 100 ft.	50 ft.	
Max. Height 2 stories/ 30 ft.	30 ft.	In compliance

- Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting is required for any new lighting. Information that is required is included in the table below. **The comments in the chart below are based on the previous photometric plan. A photometric plan was not included with this submittal.**

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	Full cutoff fixtures generally proposed – decorative building lighting less than full cutoff proposed	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	Photometric data provided	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	362 watts	Wattage should be adjusted to conform to ordinance standards
Max. Height 20 ft.	20 ft.	In compliance

4. **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.
5. **Dumpster Enclosure** (Section 138-10.311). Two dumpsters are proposed in the rear yard. Proposed dumpsters will be screened with an enclosure consisting of masonry material to match the building and with wood gates.
6. **Parking and Loading** (Section 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements for this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces 1 per 300 sq. ft. of retail space (97,000 sq. ft.) = 323 spaces	404 spaces	In compliance – proposal will reduce parking on site to closer meet ordinance standards
Max. # Parking Spaces 125% of Min. = 401 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 18 ft. w/ 24+ ft. aisle (15 ft. aisle for angled spaces)	In compliance
Min. Parking Setback (all sides) 10 ft.	No expansion of parking area footprint proposed	
Min. Barrier Free Spaces 5 BF spaces + 2% of total spaces = 14 BR spaces 11 ft. in width w/ 5 ft. aisle for 401-500 parking spaces	16 BF spaces	In compliance
Loading Space 1 space, 10 ft. x 40 ft.	12 ft. x 58 ft. loading area in rear of site	In compliance

- a. **In an effort to improve pedestrian access, crosswalks should be provided throughout the site and a pedestrian connection to Rochdale Drive and Walton Boulevard should be provided.**

7. **Landscaping** (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. This is in addition to the required tree replacement credits discussed below.

Requirement	Proposed	Staff Comments
Right of Way (Walton Blvd. 778 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 23 deciduous + 13 ornamental	13 deciduous 2 deciduous (existing) <u>2 evergreen (in place of deciduous)</u> 17 deciduous	Plantings should be adjusted to equal 23 deciduous and 13 ornamental

Requirement	Proposed	Staff Comments
	16 ornamental 5 existing ornamental 19 ornamental	
Right of Way (Rochdale Dr. 450 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 13 deciduous + 8 ornamental	2 existing evergreen (in place of deciduous) 19 ornamental	Plantings should be adjusted to equal 13 deciduous and 8 ornamental
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = Info to be provided	28 deciduous Existing parking islands to remain	In compliance

- a. 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.
 - 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. 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* has 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.
8. **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. Tree preservation notes have been provided. 4 regulated trees to remain and 13 trees to be removed and replaced on site. 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.
9. **Signs.** (*Section 138-10.302*). All signs must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.
10. **Architectural Design** (*Architectural Design Standards*). The proposed renovations will greatly enhance the appearance of the building and will modernize the building through the use of new accent brick veneer, smooth and corrugated metal panel siding and EIFS accent panels. The proposed improvements are designed to better meet the intent of the Architectural Design Standards.



ASSESSING DEPARTMENT
Laurie Taylor, Acting Director

From: Nancy McLaughlin
Date: 2/8/18
Re: File No.: 89-121.4 Escrow #287.299
Project: Rochester Hills Plaza Review #2
Parcel No: 70-15-09-476-033
Applicant: Stucky-Vitale Architects

No comment.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CM*
To: Kristen Kapelanski, Planning Department
Date: February 9, 2018
Re: Rochester Hills Plaza – Site Plan Review #2
Sidwell: 15-09-476-033
City File: 89-121.4

The Building Department has reviewed the site plan approval documents received February 6, 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. Maximum slopes in accessible parking spaces and aisles cannot exceed 1:48. Please indicate how this will be achieved at the accessible parking space locations.
2. Confirm that all accessible ramps are in compliance with current A117.1 Standards, Section 406.
3. Although not enforced by the City of Rochester Hills, that ADA requires detectible warning to be provided at all sidewalk ramps.
4. 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. Relocate the light pole that is front of Gordon Foods so that is not in the traffic aisle.

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.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

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

SITE PLAN REVIEW

FILE NO: 89-121.4

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The scope of the parking lot improvements have changed significantly since the last site plan submittal. The new scope appears to be addressing a milling and resurfacing project rather than a site layout change. Therefore, the Fire Department has no objections to the proposed milling and resurfacing project as proposed and all previous comments have been adequately addressed.

William A. Cooke
Assistant Chief / Fire Marshal



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

JRB
From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Planning Manager
Date: February 7, 2018
Re: Rochester Hills Plaza, City File #89-121.4, Section 9
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on February 5, 2018 for the above referenced project. Engineering Services **does** recommend site plan approval with the no comments.

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.

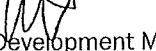
JB/jb

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Russell George, Engineering Aide; DPS
Keith Depp, Staff Engineer; DPS

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



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

From: Michael Taunt, Survey Technician 
To: Kristen Kapelanski, AICP Planning & Development Manager
Date: February 9, 2018
Re: Rochester Hills Plaza, City File #89-121.4, Section 9
Revised Site Plan Review #1, Legal

RE: Revised Site Plan Review for Plans Received February 5, 2018

Sheet 1 of 1

- The legal description closes mathematically, matches the tax description, and agrees with occupation lines.
- The proposed dumpsters at the north side of the site encroach on the City's water main easement. The poured in place walls are on top of a storm sewer that has only 4'-5' feet of cover.
- There are no changes to sanitary sewer, water mains and storm water management system; therefore no new or revised easements are necessary.

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



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: March 21, 2018
Re: Rochester Hills Plaza
Review #3
File #89-121.4

Forestry review pertains to right-of-way tree issues only.

No comment at this time.

ME/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



WRC
WATER RESOURCES COMMISSIONER

Jim Nash

September 13, 2017

Kristen Kapelanski
Manager of Planning & Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Rochester Hills Plaza**
Part of the Southeast ¼ of Section 9, City of Rochester Hills

Dear Ms. Kapelanski:

The Oakland County Water Resources Commissioner's Office (WRC) received plans for the above referenced project, which were submitted to this office for review.

Our stormwater system review indicates that the proposed project may have an involvement with the Fessler Drain, a legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit may be required from this office. Please submit two sets of construction plans and a \$250 check made payable to this office for review.

The water system is maintained by the City of Rochester Hills and any required permit pertaining to the water system must be attained through their office.

The sanitary sewer is within the Clinton-Oakland Sewage District System. Any proposed sewers of 8" or larger will require a permit through this office.

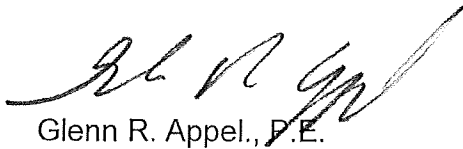
Please note that permits and approvals from federal, state or local authorities, public utilities, private property owners, must be obtained as applicable.

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 for the required soil erosion permit shall be submitted to this office.**



If there are any questions regarding this matter, please contact Dan Butkus at 248.858.8505.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn R. Appel". The signature is fluid and cursive, with the first name "Glenn" being the most prominent part.

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

GRA/clr



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

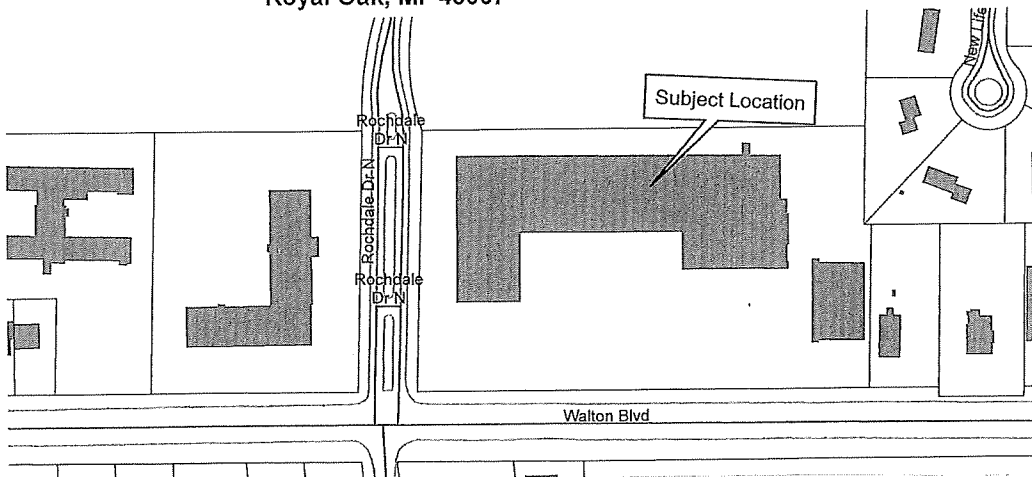
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 13 regulated trees associated with the proposed renovation of the Rochester Hills Plaza shopping center. The property is identified as Parcel No. 15-09-476-033 (City File No. 89-121.4).

LOCATION: North side of Walton, east of Rochdale

APPLICANT: John Vitale
Stucky Vitale Architects
27172 Woodward Ave., Suite 100
Royal Oak, MI 48067



DATE OF MEETING: Tuesday, May 15, 2018 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660. The plans can also be viewed at www.rochesterhills.org, City Government, Maps, Planning & Economic Dev., Development Status Map.

**Deborah Brnabic, Chairperson
Rochester Hills Planning Commission**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

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