



ASSESSING DEPARTMENT
Laurie Taylor, Director

From: Nancy McLaughlin
Date: 5/23/18
Re: File No.: 18-011
Project: Hayden Storage Building Review #1
Parcel No: 70-15-30-452-013
Applicant: CMA Design Services

No comment.



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 7/10/2018
 Re: Hayden Storage Building (City File #18-011)
 Site Plan – Planning Review #2

The applicant, CMA Design Services, is planning the construction of a storage building at 2653 Leach Road. The proposed storage building would be used for the storage of recreational vehicles, trailers and trucks. It is presumed that the existing house on the site would be utilized as an office. 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-W Regional Employment Center-Workplace District which permits office and warehouse uses as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the subject site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Subject Site	REC-W	Vacant home	Regional Employment Center
North	REC-W	Residential	Regional Employment Center
South	REC-W	Industrial	Regional Employment Center
East	REC-W	Industrial	Regional Employment Center
West (across Leach Rd.)	REC-W	Residential	Regional Employment Center

- Site Layout (Section 138-5.100-101 and Section 138-10.102).** Refer to the table below as it relates to the area, setback, and building requirements of the REC-W district for this project.

Requirement	Proposed	Staff Comments
Max. Height 42 ft.	Max. 16 ft.	In compliance
Min. Front Setback (Leach Rd.) 10 ft.	29.5 ft. (existing house)	In compliance
Min. Side/Rear Setback 15 ft./30 ft.	16.62 ft./51 ft.	In compliance

- 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 Warehouse & Office: 1 space per 1,700 sq. ft. + 1 space per 350 sq. ft. of office area = 1,062 sq. ft. office + 3,500 sq. ft. warehouse = 5 spaces required	2 spaces inside warehouse	In accordance with Section 138-11.202, the Planning Commission may modify requirements based on evidence from applicant that another standard is more reasonable because of the level of current or future employment or customer traffic. Only one employee will be on site at any one time.
Max. # Parking Spaces 125% of Min. = 6 spaces		

4. **Exterior Lighting** (*Section 138-10.200-204*). If new lighting is proposed, the standards listed in *Section 138.10.200-204* should be consulted.
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 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.
6. **Landscaping** (*Section 138-12.100-308*). A landscape plan has been provided. Refer to the table below as it relates to the landscape requirements for this project as proposed.

Requirement	Proposed	Staff Comments
Right of Way (Leach Rd.: 68 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 2 deciduous and 1 ornamental	2 deciduous and 1 ornamental	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, including irrigation costs, for landscape bond purposes must also be provided.**
- b. If required trees cannot fit or be 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 should be 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 should be 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." should be included on the plans.**
7. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided showing a metal storage building, which is generally consistent with other industrial use properties along Leach Road.
8. **Signs.** (*Section 138-8.603*). Proposed signage should be indicated on the plans. 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

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: June 11, 2018
Re: Hayden Storage Building

SITE PLAN REVIEW

FILE NO: 18-011

REVIEW NO: 2

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 proposed building requires a fire flow of 1500 GPM with a minimum of one fire hydrant located within 400 feet of all portions of the building.
 - Provide a flow test to verify 1500 GPM of fire flow is available for this development. Flow tests can be acquired by contacting the Rochester Hills Engineering Department at (248) 656-4640.

IFC 2006 508.4

William A. Cooke
Assistant Chief / Fire Marshal



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

SRB
From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: July 6, 2018
Re: Hayden Storage Building, City File #18-011, Section 30
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on June 26, 2018, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Storm Sewer

1. The proposed storm sewer design will have to be changed to a 25-year volume detention instead of the proposed 10-year volume calculations shown.

Traffic/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/bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Manager; DPS
Scott Widingland, Engineering Aide; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Keith P. Depp, Staff Engineer; DPS



BUILDING DEPARTMENT

Scott Cope

M I C H I G A N

From: Craig McEwen, Building Inspector/Plan Reviewer *CDM* Draft
To: Kristen Kapelanski, Planning Department
Date: July 10, 2018
Re: Hayden Storage Building – Review #2
2653 Leach Rd.
Sidwell: 15-30-452-013
City File: 18-011

The Building Department has reviewed the site plan approval documents received June 22, 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. Please refer to Section 1009.2 for requirements for accessible means of egress. If an accessible route to the public way is not provided an exterior area of assisted rescue should be provide meeting requirements of section 1009.7.

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