



Department of Planning and Economic Development

Staff Report to the Planning Commission

March 31, 2017

ARaymond Engineering Headquarters

REQUEST	Site Plan Approval
APPLICANT	ARaymond Tinnerman Industrial, Inc. 2600 Auburn Rd., Suite 160 Auburn Hills, MI 48326
AGENT	Chuck Lee, President & CEO
LOCATION	2474 Devondale, Rochester Hills, MI, west of Crooks, north of Auburn
FILE NO.	17-005
PARCEL NOS.	15-29-451-001 and -003
ZONING	REC-W Regional Employment Center - Workplace
STAFF	Sara Roediger, AICP, Director of Planning and Economic Development

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Summary

ARaymond Corporate N.A., the parent entity to Rayconnect, is proposing to consolidate various engineering facilities from other states and construct a new, one-story 21,982 square-foot headquarters building, including office, engineering, and warehouse, with associated site improvements on 6.45 vacant acres (two parcels which will be combined subsequently) on Devondale, west of Crooks and north of Auburn. This is expected to be phase I of an overall development plan. Phase II is expected to start in two to three years after completion of this project with another 22,000 square feet on the second story, thus preserving green space, to house additional employees. If Phase II proceeds in the future, the project would need additional Planning Commission approval.

ARaymond Corporate N.A. is the parent entity to Rayconnect, located directly across from the proposed project on Devondale Road, which was constructed in 2008. The sites will form a campus-style operation, and there will be a pedestrian walkway to connect both facilities. The proposed site will be accessed from one drive on Devondale. Storm sewer was extended to this site as part of the Austin and Devondale Road improvement plans completed in 2008. The site drains to the storm sewer located at the southeast corner of the parcel and storm water will be detained per the City's standards. The building will incorporate LEED gold standards, and will consist of burnished block, metal panels and cedar planks with accent colored trim to match the Rayconnect building. Traffic generation will be from employees only with occasional FedEx-type deliveries but no large trucks, as no manufacturing will be conducted.

Adjacent Land Uses and Zoning

The site is surrounded by REC-W zoning on the north, east and south sides, which are developed with homes and small businesses, Rayconnect and JJ Barney Concrete Construction. To the west is the Avon on the Lake Senior Living mobile home park, zoned RMH Manufactured Housing Park.

Site Plan Review Considerations

1. **Site Layout.** The site is in compliance with all setback, area and building requirements of the REC-W district. Outside operations or storage will not take place on-site. The residential area to the west will be buffered with plantings, and the setback between the building and the mobile home park property is over 230 feet. A sidewalk into the site from Devondale is being provided, as well, and a bike rack will be placed near the building entrance.
1. **Parking.** The maximum parking requirement for the office is 79 spaces and 86 are being provided, as well as five ADA spaces. 86 spaces exceeds Ordinance requirements, however, the Planning Commission may modify the parking requirement based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic. The applicant has provided documentation that the site will contain 77 employees and needs additional spaces for visitors. It was also indicated that their existing facility across the street currently experiences parking shortages, which these spaces would help alleviate. Parking setbacks have been met and exceeded on all sides. A loading area is normally required to be provided, however, the Planning Commission may modify the loading requirements if it determines that there is adequate loading space to serve the building or that the loading space is unnecessary or impractical to provide. The applicant has indicated that “the building will serve primarily as office space and will not experience large deliveries.”
2. **Landscaping/Tree Removal.** The Tree Conservation Ordinance does not apply to the site since the land was platted prior to the Ordinance. The landscape plan meets or exceeds the landscape requirements of the Ordinance. Staff had observed that some existing vegetation could be used to help meet the Type E Buffer requirement on the east property line, however, as the most intense buffer adjacent to residential, it is intended to substantially block vision between different zoning districts, and existing vegetation will be enhanced with new landscaping to create a solid opaque screen. Please refer to the Planning memo dated March 17, 2017 for the landscaping and buffer requirements and what is proposed. The applicant will be required to post a landscape bond in the amount of \$70,604, plus inspection fees, as adjusted by staff as necessary.
3. **Exterior Lighting.** A photometric plan has been provided, which will show compliance with location and intensity for exterior lighting with the condition that the lamp wattage is reduced from 276 watts to 250 per fixture and the height of the light fixtures are reduced from 25 to 20 feet.
4. **Building Design.** The proposed building will incorporate LEED gold standards. It will consist mainly of burnished block, corrugated metal panels and cedar planks with accent colors. The building has been designed to meet the City’s Architectural Standards. Please refer to the attached colored elevation.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the new headquarters building will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 17-005 (ARaymond Engineering Headquarters).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 17-005 (ARaymond Engineering Headquarters) the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 16, 2017, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Devondale, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. The parking requirements are modified upon the Planning Commission's determination that the applicant needs additional parking due to the number of employees (77) and customers, and their Rayconnect operation across the street has a shortage of parking at various times.
4. The loading space requirement is modified upon the Planning Commission's determination that there is adequate loading space to serve the building and the loading space is unnecessary.
5. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
7. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
8. The proposed headquarter building will bring new employees to Rochester Hills.

Conditions

1. Provide a landscape bond for landscaping/trees in the amount of \$70,604, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. Reduce lamp wattage from 276 watt LED to 250 and reduce height of the light fixtures from 25 to 20 feet, prior to final approval by staff.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department March 16, 2017.

Attachments: Assessing Department memo dated 3/21/17; Building Department memo dated 3/17/17; Fire Department memo dated 3/28/17; Parks and Forestry memo dated 3/27/17; DPS/Engineering memos dated 3/30/17; and 1/6/17; Planning Memo dated 3/17/17; EIS dated received 12/21/16.

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