



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
Date: 3/7/2022  
Re: **Bebb Oak Meadows, 2800 Rochester Rd. (City File #21-008)**  
**Site Plan - Planning Review #7**

The applicant is proposing the development of a mixed use, four-story apartment building with ground floor retail and a drive-through restaurant on the five-acre former Barnes and Noble parcel on Rochester Rd. north of Auburn. There will be 94 apartments. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments in this and other review letters are minor in nature and the application can be forwarded to the Planning Commission for review.

- Background:** The applicant appeared before the Planning Commission on February 15, 2022 where this matter was postponed by the Commission with the following issues shown below identified for the applicant to revise or in which to provide additional information. Staff comments are shown in italics.
  - Revise the elevations to tone down the 'white/gray' color of the façade. *The elevations have been revised to remove the white/gray appearance.*
  - Provide an accurate detail of the proposed carports. *An elevation of the proposed carport has been added to Sheet A1.1.*
  - Revise the drive-through to provide further separation between on-coming traffic and drive-through patrons. *Changes to the drive-through circulation have been made to provide some additional separation.*
  - Provide the maximum floorplate. *Per the Courtyard Frontage standards in Section 138-8.500.B, the maximum floorplate of this building design is 25,000 sq. ft. The floorplate is defined as 'the total indoor floor area of the first floor of a building, measured to the exterior of the wall. **The applicant should provide the floorplate as defined in the text previous prior to the Planning Commission.** This standard is modifiable by the Planning Commission provided the intent of the FB Ordinance is met per Section 138-8.604.*

The applicant appeared before the Planning Commission on November 16, 2021 where this matter was postponed by the Commission with the following issues shown below identified for the applicant to revise or in which to provide additional information. Staff comments are shown in italics.

- Submit plans to MDOT for formal review. *The applicant has submitted to MDOT and MDOT has approved the plans and granted permits.*
- Add a right lane taper to the southern driveway. *This has been added.*
- Swap out deciduous trees along the adjacent residential property line for evergreen trees. *This is shown on the landscape plan.*
- Relocate the dumpster further away from the adjacent residential property. *The dumpsters furthest to the south have been relocated.*
- Add masonry to the second, third and fourth floors. *Brick veneer has been added to the second, third and fourth floors.*
- Add pavement markings to better direct patrons to the drive-through. *Additional markings have been included.*
- Consider curbing or an acceptable alternative to better separate the second lane of the drive-through from the adjacent drive aisle. *Pavement markings added.*
- Consider the addition of carports. *Carports have been added to the perimeter parking areas nearest the apartment building.*
- Provide a rendering of the courtyard view. *This has been provided.*

- Detail the proposed apartment amenities. *A gathering space has been provided in the apartment courtyard including landscaping and dining tables.*
  - Correct the outstanding issues noted in the HRC review letter. *Refer to traffic review letter dated December 17, 2021. These items are minor and can be addressed at final administrative plan review.*
  - Include a rendering showing a truck passing under the open drive-through area. *This has been provided.*
  - Indicate locations of provided perspectives on an aerial photo. *This has been provided.*
  - Show existing trees on residential properties. *An 'evergreen buffer' has been indicated on the neighboring properties. Deciduous trees on neighboring properties have been indicated.*
  - Include a note on the landscape plan instructing the clay barrier should be broken up to allow for better plant growth. *This should be added on future plan submittals.*
  - Consider adding a loading area for residents. *Loading area added on the north side of the apartment building.*
  - Consider removing the fourth floor or otherwise reduce the density. *The applicant has elected to proceed with four stories.*
2. **Zoning and Use** (Section 138-4.300). The site is zoned B-3 Shopping Center Business District with an FB-3 Flexible Business Overlay, which permits mixed-use retail and residential developments. Drive-throughs are permitted as conditional uses. Conditional uses require a Planning Commission public hearing and recommendation to City Council. In addition a sign must be posted on the property 15 calendar days prior to the public hearing. Refer to Section 138-1.203 of the Zoning Ordinance for sign requirements. 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>B-3 Shopping Center Business with an FB-3 Flexible Business Overlay</b>	<b>Vacant Barns and Noble Store</b>	<b>Commercial Residential Flex 3</b>
North	B-5 Automotive Service Business with an FB-3 Flexible Business Overlay	Jax Car Wash	Commercial Residential Flex 3
South	B-3 Shopping Center Business with an FB-3 Flexible Business Overlay	Ford Dealership	Commercial Residential Flex 3
East (across Rochester)	B-3 Shopping Center Business with an FB-3 Flexible Business Overlay	Hampton Village Retail plaza	Commercial Residential Flex 3
West	R-3 One Family Residential	Single family residential	Residential 3

3. **Site Design and Layout** (Section 138-6.303). Refer to the table below as it relates to the area, setback, and building requirements of this project in the FB-3 district.

Requirement	Proposed	Staff Comments
<b>Max. Height</b> 4 stories/60 ft. with appropriate setbacks	59 ft.	In compliance
<b>Min. / Max. Front Setback</b> Optional 70 ft./none	143 ft.	In compliance – see a. below
<b>Min. Side Setback (north)</b> 25 ft.	65 ft.	In compliance
<b>Min. Side Setback (south)</b> 25 ft.	65 ft.	In compliance
<b>Min. Rear Setback</b> 125 ft. (for four story building)	160 ft.	In compliance
<b>Min. Facade Transparency</b> Ground floor, non-residential use: 70% Upper floor, residential use: 20%	Ground floor: 73% Upper floor: 21%	In compliance
<b>Building Materials</b> Primary Materials: 60% min. Accent Materials: 40% max.	Primary 78.5% Accent 21.5%	

- Optional layouts are permitted per the standards noted in Section 138-8.104. Design appears to be in compliance with all optional layout standards.
  - Buildings must be designed in accordance with one of the building design options outlined in the FB District standards. It appears the retail building is designed as a lawn frontage building and the apartment building is designed as a courtyard frontage building. The site layout meets all applicable standards.
4. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting must be 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  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	Manufacturer's details provided	In compliance
<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	Photometrics provided	In compliance
<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. 250	In compliance
<b>Max. Height</b> 20 ft. (15 ft. w/in 50 ft. of residential)	20 ft.	In compliance

5. **Parking, Loading and Access** (138-11.100-308 and 138-6.303). 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> Residential: 1.5 spaces per unit plus .5 visitor spaces for every unit = 188 spaces Non-Residential: 1 space per 400 sq. ft. = 35 spaces  Total required: 223	232 spaces	In compliance
<b>Max. # Parking Spaces</b> 200% of Min. = 446 spaces		
<b>Min. Barrier Free Spaces</b> 5 + 2.33% for 201-300 parking spaces = 11 BF spaces - 11 ft. in width w/ 5 ft. aisle	13 barrier free spaces w/ 5 ft. aisle/11 ft. width	In compliance
<b>Min. Parking Space Dimensions</b> 10 ft. x 18 ft. 24 ft. aisle	10 ft. x 18 ft. 24 ft. aisle	In compliance
<b>Drive-Through</b> 10 stacking spaces per restaurant - 3 stacking spaces for other uses	13 stacking spaces provided	In compliance

6. **Natural Features.** In addition to the comments below, refer to the review letters from Engineering and Forestry Departments that may pertain to natural features protection.
- **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS consistent with ordinance regulations has been submitted.
  - **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, so any healthy tree 6" or greater in diameter will have to be preserved. Trees outside of the 40% requirement that will be removed must be mitigated via on site plantings or a payment into the City's Tree Fund. Trees that are dead need not be replaced. Information must be provided on the tree replacement. If required plantings cannot be replaced on site, money will have to be paid into the City's Tree Fund at \$304 per tree.
  - **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
  - **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any regulated natural features.
  - **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any steep slopes.
7. **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.

8. **Dumpster Enclosure** (*Section 138-10.311*). A dumpster is indicated on the plans. Screening details meeting ordinance standards provided.
9. **Landscaping** (*138-12.100-308*). A landscape plan, signed and sealed by a registered landscape architect, must be provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
<b>Right of Way</b> (Rochester Rd. 324 ft.) 15 ft. buffer width and 3 deciduous per 100 lineal ft. + 4 ornamental per 100 ft. + 15 shrubs per 100 ft. = 15 ft. buffer + 10 deciduous + 13 ornamental + 49 shrubs	15 ft. 2 deciduous 6 evergreen 5 ornamental 49 + shrubs	Additional deciduous and ornamental plantings added to parking lot perimeter and interior because of utility conflicts in ROW
<b>Parking Lot: Perimeter</b> 1 deciduous per 25 ft. + 1 ornamental per 35 ft. = 8 deciduous + 6 ornamental	44 deciduous/ornamental	In compliance
<b>Buffer D: West</b> (328 ft.) 25 ft. + 2.5 deciduous per 100 lineal ft. + 1.5 ornamental per 100 lineal ft. + 5 evergreen per 100 lineal ft. + 8 shrubs per 100 lineal ft. = 25 ft. + 8 deciduous + 5 ornamental + 16 evergreen + 26 shrubs	0 deciduous 0 ornamental 30 evergreen	In compliance – per Planning Commission's request
<b>Parking Lot: Interior</b> 5% of vehicle area + 1 deciduous per 150 sq. ft. = 5,230 sq. ft. + 35 deciduous	11,000 sq. ft. + 66 deciduous/ornamental	In compliance

- 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 has been provided.
  - 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 \$304 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
  - 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.
  - Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
  - 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.
10. **Outdoor Amenity Space:** A minimum of 2% of the gross land area must be set aside as an outdoor amenity space. 4,104 sq. ft. is required and over 8,000 sq. ft. has been provided.
  11. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. The proposed buildings shall be designed in accordance with the City's Architectural Design Standards and with the standards outlined in the City's Architectural Design Standards. Awnings are encouraged over the retail stores to protect from the elements. In general, it appears that the proposed elevations are in compliance with ordinance requirements.
  12. **Signs.** (*Section 138-10.302*). A note has been included on the plans that all new signage must meet *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: Lieutenant / Fire Inspector Echols  
To: Planning Department  
Date: March 7, 2022  
Re: 21-008 Bebb Oak Meadows

**SITE PLAN REVIEW**

**FILE NO: 21-008**

**REVIEW NO: 6**

**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



JRB

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

From: Jason Boughton, AC, Engineering Utilities Specialist  
To: Kristen Kapelanski, AICP, Planning Manager  
Date: March 2, 2022  
Re: **Bebb Oak Meadows, City File #21-008, Section 27  
Site Plan Review #7**

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on February 25, 2022, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

**Traffic, Roads and Pathway**

1. Show sight distance lines for Road and Pathway with the Landscape Plan (sheet L1). Currently, the road and pathway sight distance lines are shown on the Rochester Road Entrance Plan (sheet 7) but the landscaping and any fixed objects are not shown.
2. Remove the drainage channel into the island of the RI/RO approach. The applicant can change this in construction review but it would be preferred to adjust the plans accordingly with the Site Plan.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process started.

JRB/dj

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

Paul Davis, P.E. City Engineer/Deputy Director; DPS  
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS  
Jenny McGuckin, ROW/Survey Technician; DPS  
File

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## PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

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To: Kristen Kapelanski, Planning Manager  
From: Matt Einheuser, Natural Resources Manager  
Date: March 7, 2022  
Re: Bebb Oak Meadows- Review #6  
File #21-008

No comments at this time; Recommend for Approval.

ME/ms