



## Department of Planning and Economic Development

Staff Report to the Planning Commission

March 16, 2018

### Oakridge Dental Center

<b>REQUEST</b>	Revised Tree Removal Permit Revised Site Plan Approval
<b>APPLICANT</b>	Christian Unverzagt M1/DTW 1938 Franklin St., Suite 204 Detroit, MI 48207
<b>LOCATION</b>	Northeast Corner of Hamlin and Livernois
<b>FILE NO.</b>	17-020
<b>PARCEL NO.</b>	15-22-351-002
<b>ZONING</b>	O-1 Office Business
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

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#### **Summary**

The applicant appeared before the Planning Commission on August 15, 2017 with requests for a Tree Removal Permit and Site Plan Approval for a 5,000 s.f. dental office, which were granted. During the Building and Engineering permit process, the owner cancelled the project due to high development costs. After some deliberation, the building has been redesigned and reduced in size to 3,000 s.f. Plans are to divide the parcel into two with the dental office on one parcel and the other vacant with the potential for future development. Please see the attached letter from the applicant, Christian Unverzagt, outlining the new proposal and the new building elevation and materials. The balance of the staff report is similar to the one presented in August 2017.

The applicant is proposing to construct a one-story, 3,000 s.f. dental office with associated site improvements on 2.26 acres located at the northeast corner of Hamlin and Livernois. The owner, Dr. Obeid, has had a dental practice on Livernois in Rochester Hills for almost 20 years, and plans to move his business a mile-and-a-half south. The site will be accessed from Livernois. Several spaces to park bikes and a sidewalk to the building will be added for pedestrians. Two bio-retention areas to filter storm water and reduce run-off from the building and parking lot are proposed. According to the applicant, "The plan is to preserve as much of the existing vegetative cover as possible to keep the site natural looking and help minimize impact to the wildlife."

#### **Adjacent Land Uses and Zoning**

The site is zoned O-1 Office Business which permits dental offices. There is residential zoning with a Mixed Residential Overlay to the south and east. The land is developed with a church to the east and vacant land (City-

owned property) and a home to the south. To the north, the property is presently developed with a single-family home and zoned O-1 Office Business also with a Mixed Residential Overlay. To the west across Livernois, the property is zoned REC-W Regional Employment Center – Workplace and developed with multi-tenant and industrial businesses. You might recall that the subject site was conditionally rezoned to office in 2010 after the roundabout went in.

## Site Plan Review Considerations

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1. **Site Layout.** The proposed development is in compliance with all setback, area and building requirements of the O-1 district. The proposed building meets the requirements of the conditional rezoning, which states that the height of the building is limited to two stories and 32 feet with a maximum footprint of 28,000 sq. ft. and total building size of 48,000 sq. ft. (proposed 15 foot height and 3,000 sq. ft. building size).
2. **Parking/Access.** The number of spaces required for office parking is one space per 350 sq. ft. or 9 spaces. The maximum number of parking spaces allowed is 11 (125% of the minimum), and 14 spaces are proposed. The applicant has provided a narrative addressing the increased parking and noting the need for additional spaces, and a modification from the Planning Commission is being requested. All parking setbacks are in compliance. A note was added to the plans regarding loading, stating that only parcel deliveries by smaller trucks are expected.
3. **Tree Removal.** The Tree Conservation Ordinance applies to this development. According to the conditions of approval for the conditional rezoning, 30% of the existing regulated trees must be maintained on site. There are 81 regulated trees, and the tree preservation plan indicates that 46 will be saved (56%). The Tree Removal Permit is for 35 trees to be removed and replaced on site.
4. **Lighting.** The proposed lighting plan is in compliance for fixtures, intensity (footcandles) and wattage; however, the mounting height for Fixture B needs to be provided.
5. **Detention.** Two new bio-retention areas to store and filter stormwater, as well as reduce run-off from the building and parking lot from directly entering the City's sewer system are proposed. The bio-retention areas "are expected to add to the bio-diversity of the site."
6. **Natural Features.** The site does not contain any impacts to natural features setbacks or wetland areas in the subject development area.
7. **Landscaping.** All landscaping requirements of Section 138-12.100-308 are in compliance. Please refer to 9. Landscaping in the Planning memo dated March 15, 2018 for what is required and proposed. A performance bond will be required prior to final grade inspection by Engineering.
8. **Architecture.** According to the applicant's Architectural Design Narrative, "The design of the new dental center strives to integrate the structure into its wooded site in a meaningful way. The building's exterior is clad predominately with Norman sized face brick which will receive a mineral paint finish. The exterior material palette is deliberately restrained in order to highlight its relationship to the surrounding site and provides a neutral backdrop to the seasonally changing colors and textures of the site and landscaping." The building will be mostly brick with cedar siding accents. Please refer to the attached colored renderings.
9. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's building department and the engineering comments can be handled during construction plan approval. Please refer to the appropriate attached reviews.

## 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 that the development areas will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 17-020 (Oakridge Dental Center).

## **Motion to Approve a Revised Tree Removal Permit**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 17-020 (Oakridge Dental Center), the Planning Commission **grants a Revised Tree Removal Permit**, based on plans dated received by the Planning Department on March 1, 2018, with the following findings and subject to the following conditions.

### **Findings**

1. The proposed removal and replacement of regulated trees is in conformance with the conditions of the Conditional Rezoning and Ordinance.
2. The applicant is proposing to replace up to 35 regulated trees with 35 tree credits on site.

### **Conditions**

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.

## **Motion to Approve Site Plan**

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 17-020 (Oakridge Dental Center), the Planning Commission **approves the Revised Site Plan**, based on plans dated received by the Planning Department on March 1, 2018, 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 site was conditionally rezoned in 2010 to O-1 Office in anticipation of the proposed type of use.
3. The proposed project will be accessed from Livernois north of the roundabout, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Paths have been incorporated to promote safety and convenience of pedestrian traffic.
4. Off-street parking areas have been designed to avoid common traffic problems and promote safety for the school visitors.
5. The Planning Commission has approved a modification for an increase in the number of parking spaces determining that applicant's statement of why more parking is needed is valid.
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.

### **Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape performance bond for replacement trees, landscaping and irrigation in the amount of \$28,763.00, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.

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Reference: Plans dated received by the Planning Department March 1, 2018, coordinated by M1/DTW, LLC.

Attachments: Assessing Department memo dated 2/2/18; Building Department memo dated 3/2/18; DPS/Engineering memo dated 3/15/18; Planning Department Memo dated 3/15/18; Fire Department memo dated 2/16/18; Street Committee memo dated 3/12/18; Parks & Natural Resources memo dated 3/8/18; Architectural Design Narrative; EIS; Tree Removal Notice.

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