



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 8/13/2019
 Re: Auburn Road Plaza (City File #19-013.2)
 Site Plan - Planning Review #1

The applicant, the City of Rochester Hills, is proposing to develop a park plaza as part of the development and construction of the Auburn Road Corridor Plan. The plaza is one element of the Auburn Road Corridor Plan, which includes extensive improvements to the alleys paralleling Auburn Road, two public parking lots and a complete redevelopment of the road itself and the corresponding streetscape. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. Improvements in outdoor recreation facilities and parks can be reviewed administratively in accordance with *Section 138-2.200*, however because of the significance of the Auburn Road project, staff wanted to bring this to the Planning Commission as an update and to solicit input.

- Zoning and Use** (*Section 138-4.300*). The site is zoned CI Commercial Improvement w/ FB-2, Flex Business Overlay which permits municipal buildings and 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	CI Commercial Improvement w/ FB-2, Flex Business Overlay	Vacant	Commercial Residential Flex 2 w/ Auburn Road Corridor
North	R-4 One Family Residential	Single family residential home	Residential 4
South	CI Commercial Improvement w/ FB-2, Flex Business Overlay	Brain Freeze & Sonaar Driving School	Commercial Residential Flex 2 w/ Auburn Road Corridor
East	CI Commercial Improvement w/ FB-2, Flex Business Overlay	Metro PCS	Commercial Residential Flex 2 w/ Auburn Road Corridor
West	CI Commercial Improvement w/ FB-2, Flex Business Overlay	Pizza One	Commercial Residential Flex 2 w/ Auburn Road Corridor

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

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	13 ft.	In compliance
Min./Max. Front Setback 0 ft./10 ft.	108 ft.	See a. below
Min. Side Setback N/A	N/A	
Min. Rear Setback 25 ft.	39 ft. (from nearest residential property line)	In compliance

- The Planning Commission may allow for a larger setback provided the larger setback is necessary to accommodate the intended use.

- Exterior Lighting** (*Section 138-10.200-204*). Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle	Fully shielded wall pack lighting and decorative string lights	In compliance

Requirement	Proposed	Staff Comments
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		
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometrics to be provided	Lighting is minimal and is not expected to exceed Ordinance maximums
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	Max. 25 watts	In compliance
Max. Height 15 ft.	15 ft.	In compliance

4. **Parking** (Section 138-11.100-308). Refer to the table below as it relates to the parking requirements of this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Municipal use: 1 space per employee	17 spaces	As a park use, there are no ordinance requirements on # of spaces
Max. # Parking Spaces 125% of Min.		
Min. Barrier Free Spaces 1 BF spaces 11 ft. in width w/ 5 ft. aisle for up to 25 spaces	1 BF space dimensions to be provided	Dimensioned plans must be provided on the final plan set
Min. Parking Space Dimensions 9 ft. x 18 ft. w/ 22 ft. one-way aisle	Information to be provided	

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.
- Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is not subject to the city's tree conservation ordinance.
 - Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The affected area does not contain any regulated wetlands.
 - Natural Features Setback** (Section 138-9 Chapter 1). The affected area does not contain any required natural features setbacks.
 - Steep Slopes** (Section 138-9 Chapter 2). The affected area does not contain any regulated steep slopes.
6. **Landscaping** (Section 132-12.100-308). Streetscape plantings and alley work (including the adjacent parking spaces) are not within the scope of this portion of the Auburn Road Corridor plan. Landscaping is proposed within the plaza area; however, there are not specific ordinance requirements related to landscaping in public parks.