

April 16, 2020

Ms. Kristen Kapelanski, AICP
Manager of Planning
Planning and Economic Development Department
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Via Email & Overnight Mail

RE: City File Number #19-038.2 – Speedway #8832 – Comment Response Letter

Dear Kristen:

The following responses are provided to the comments received from the City of Rochester Hills Site Plan Review dated April 9, 2020 related to the proposed expansion and reconstruction of Speedway #8832 at 1010 South Rochester Road, Rochester Hills, Michigan.

Planning Comments

- Item #3 – Exterior Lighting – Maximum Intensity
Response: Per our correspondences during the review process, the lighting plan has been adjusted from the initial submittal which illustrated a maximum of 59 FC under canopy to a maximum of 26 FC under canopy. The lighting intensity along the right-of-way lines has been reduced from 4.7 FC to 2.7 FC. Lighting intensity along the common property lines has been reduced from 5.4 FC to a 3.7 FC (west property line).

While the proposed lighting plan does not exactly meet code, Speedway significantly reduced the proposed lighting for the facility. Areas along the right-of-way lines that exceed 1.0 FC requirement are either at or near the vehicular access driveways. Speedway tends to keep these areas brighter to assist drivers and pedestrians. The areas along the common property lines that exceed the 0.5 FC requirement are along the shared access driveway and near the rear door of the convenience store. Speedway typically installs four lights in this area for safety. They reduced the amount to two.

Lighting under the canopy has been reduced from the initial submittal. In their experience, customers tend to utilize well-lit sites as they feel safer. Speedway uses lighting as a crime deterrent. Speedway found anything less than 20 foot-candles produces a glare effect for attendants inside the store viewing the canopy. Speedway requires their attendants to watch the pumps and canopies for safety and security purposes.

Speedway measured foot-candles (using a handheld light meter) at surrounding developments and found the following:

Winchester District Shopping Center – Ranges from 6.4 foot-candles to 28 foot-

candles
Aldi – 14.78 foot-candles
Exon – 65.2 foot-candles

All proposed lighting fixtures for the facility are full cut-off or they are flush mounted into the ceiling of the canopy or the soffit of the building. The fixtures utilize LED technology. This allows Speedway to provide better light control and minimize spillage. The fixtures are energy efficient.

Speedway feels the proposed lighting is consistent with the surrounding developments, given the style of lighting fixture, lighting on the adjoining properties, and the amount of right-of-way between property lines. The development is not adjacent to residential areas/uses. Our team feels the proposed lighting is an improvement over the existing condition.

- Item #4a. – Parking
Response: The Zoning Ordinance requires off street parking spaces be provided at a rate of 1 space per 300 SF of gross floor area, with a maximum amount of parking spaces not to exceed 125% of the minimum requirement. Speedway proposes to construct a 4,608 square foot convenience store, which requires 15 to 19 parking spaces. The redeveloped site will provide 14 striped spaces. In addition to the 14 spaces, Speedway is providing 14 fueling positions. Speedway finds customers will utilize the fueling positions as parking spaces, even if they are not fueling a vehicle.
- Item #8a – Landscaping
Response: Due to the size of the site, underground utilities, and equipment for the functionality of the facility additional trees cannot be installed. Instead, Speedway investigated alternatives to the required tree plantings. Additional shrubs have been added to landscape plan along Rochester Road, Avon Road, west property line, and south property line.

Additional landscaping to meet the regulations is unable to be planted in the required areas. Around the fuel canopy, Speedway aims to have 30' of clearance between the dispenser island and the inside curb. From the center of the dispenser to the front curb, Speedway likes to have 47' to allow enough clearance for vehicular access, especially vehicles with trailers. On this site, Speedway is limited to 39'. Areas behind the building and along the western portion of the site are used for utility lines and drainage areas. They are proposing a 24' wide cross access easement to the western property. Plantings in this area need to be removed if the adjoining property were to redevelop. Areas along the street frontage are planted to the maximum extent to meet site visibility requirements at the driveway and street intersections. The southern property line is used as a cross access drive into the adjoining retail center. Due to the size limitations of site, utility locations, and the operational practicality of the use, we feel the proposed landscaping is reasonable alternative to meeting the landscaping requirements. In order to offset the deficiencies in plantings, Speedway installed additional shrubs and other landscaping elements throughout the site. They are also requesting authorization to allow payment into the City's tree fund for deficient and replacement trees.

- Item #8b – Landscaping
Response: The estimated landscape cost information for bonding purposes has been provided to staff via email on April 16, 2020. A copy of the landscaping estimate is provided for your use.
- Item #8c – Landscaping
Response: Speedway requests Staff and/or Planning Commission support payment into the City’s tree fund to offset the deficiency in the required number of trees.
- Item #8d – Landscaping
Response: An irrigation plan will be submitted prior to final site plan approval.
- Item #8e – Landscaping
Response: Refer to the notes on drawing 8832-LP1.
- Item #8f. – Landscaping
Response: Note will be added to the plans.
- #10 – Land Division
Response: Speedway is aware of the required Land Division. Our team is working on preparing the required documents for the proposed land division, consolidation, and easements.

Parks & Natural Resources Department

- Items #1
Response: Speedway is not proposing to replace removed trees and is willing to pay into the City Tree fund due to the lack space to plant replacement trees.
- Item #2
Response: Shrubs and plantings will be removed from the corner clearance restrictions.

DPS / Engineering

- Sanitary Sewer Lead
 - Item #1 – **Information to be provided by Civil Engineer prior to final site plan approval.**
- Storm Sewer
 - Item #1 – **Information to be provided by Civil Engineer prior to final site plan approval.**
- Traffic/Roads
 - Item #1 – **Speedway plans to install a mountable curb system to discourage drivers from driving diagonally across the lot but allowing our fuel delivery truck roll over. Details will be provided on the Final Plan Set.**

- Item #2 – Easements are currently worked on with adjoining property owners. Documentation will be provided to the City once completed.
- Item #3 – The Regional Manager for that location is James Fiene. James can be reached at 313-749-5791 or via email at JaFiene@speedway.com.

Fire Department

- Item #1 – Note will be added to the plans. The canopy has vertical clearance of 14’.
- Item #2 – Flow information has been requested from the Engineering Department. Per correspondence with Jason Boughton the request has been forwarded to DPS. However, due to the COVID-19 restrictions, DPS is only attending to emergency requests. Once the governor lifts the COVID-19 restrictions, DPS will complete the test.

Building Department Comments

- Comments from November 13, 2019 review have been noted and will be provided to our architect to address during architectural plan formulation.

Please review the responses and contact me immediately if additional information is needed.

Thank you for your continued assistance with this project. Our team looks forward to presenting to the City of Rochester Hills Planning Commission.

Sincerely,



Robert C. Sweet

Enclosures

cc: Jake Miller, Speedway LLC
MDC #4224