

Rochester Hills Research Park

REQUEST	Preliminary Planned Unit Development Concept Plan Recommendation
APPLICANT	Greg Ezzo Designhaus Architecture 301 Walnut Rochester, MI 48307
LOCATION	1400 S. Livernois, on the west side of Livernois, south of Avon
FILE NO.	18-021
PARCEL NO.	15-21-276-013
ZONING	REC-W Regional Employment Center - Workplace
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

This matter was postponed at the February 18, 2020 meeting. Several recommendations were made by Commissioners which have been incorporated into the plans, including adding parking spaces by the trail head for public use; adding a notation that no trailers are to be parked by the road; proposing that site improvements will not be any closer to the property line than the current pavement edge; and noting that the initial phase shall include road and major utilities. The applicants have also included a view of the development from the trail in the illustration package and colored renders are provided.

The remainder of this report was taken from the previous meeting information:

The applicant is proposing to add approximately 150,000 square feet of office, research, production and high bay warehouse space at the existing 25-acre EEL Global site on the west side of Livernois. The site currently has two buildings, which will be updated and one will be expanded; three buildings will be added. There will be an interconnected roadway and pedestrian



walkways to and from each building and to the Clinton River Trail. A roadway is proposed to allow for a future connection from Rochester Industrial Drive off of Hamlin to the proposed Horizon Circle, which circles from Livernois around the west side of the campus. Access in and out of the site will be from two entrances on Livernois connecting to Horizon Circle. Please refer to the TIS for the full report. Outdoor amenities will include areas for seating, art sculptures and passive recreation for employees. A food truck area with covered shelter is proposed in front of Building 5. A Tree Removal Permit will be requested at Final PUD, but there are no wetlands or natural features. The Ordinance sets forth criteria that a PUD must meet. Please see the Planning memo outlining staff's comments regarding compliance.

If the Planning Commission agrees that the proposed project meets the criteria for use of a PUD, below is a motion for consideration:

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments/PUD Waivers requested	Approval
Engineering	Minor comment to be addressed construction plan Review	Approval
Fire	No outstanding comments	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	No outstanding comments	Approval
Assessing	No outstanding comments	Approval

Motion to Recommend Preliminary PUD Plan

MOTION by _____, seconded by _____, in the matter of 18-021 (Rochester Hills Research Park PUD), the Planning Commission **recommends** that **City Council approves** the PUD Concept plans dated received March 11, 2020, with the following findings and subject to the following conditions.

Findings

1. The proposed PUD Concept Plan meets the criteria for use of the PUD option.
2. The proposed PUD Concept Plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The proposed development is consistent with the Master Land Use Plan to provide research and development operations.
6. The Planning Commission modifies the parking requirements, as justified by the applicant.
7. The Planning Commission modifies the right-of-way landscaping for Livernois, finding that existing vegetation meets the Ordinance requirements and modifies the required minimum parking spaces.

Conditions

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal and setback modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan.
3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.

4. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
5. Obtain a Tree Removal Permit at Final PUD Review.
6. Provide landscape and irrigation bond in the amount of \$281,225.00, plus inspection fees, as adjusted as necessary, prior to issuance of a Land Improvement Permit.
7. Address comments from applicable City Staff memos, prior to Final PUD submittal.

Reference:	Plans and colored renderings dated received by the Planning Department March 11, 2020
Attachments:	Assessing Dept. memo dated 10/30/18; Building Department memo dated 4/22/19; DPS/Engineering memo dated 1/16/20; Planning Department Memo dated 1/27/20; Fire Department memo dated 8/9/19; Parks memo dated 7/30/19; Cover letter, Traffic memo dated 3-9-20; Designhaus; WRC Letter dated 11/1/18; RCOC Letter dated 11/21/18; TIS dated 10/15/19; PC minutes dated 1/15/19; EIS received 10/26/18

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