



## Department of Planning and Economic Development

Staff Report to the Planning Commission

August 12, 2020

### Hillside Rochester Hills

<b>REQUEST</b>	Tree Removal Permit Site Plan Approval
<b>APPLICANT</b>	David Hardin Hillside Investments 39475 Thirteen Mile Rd., Suite 203 Novi, MI 48377
<b>LOCATION</b>	Between M-59 and Hamlin, west of Adams
<b>FILE NO.</b>	19-040
<b>PARCEL NO.</b>	15-30-103-004
<b>ZONING</b>	ORT Office Research Technology
<b>STAFF</b>	Kristen Kapelanski, AICP, Planning Manager

### Summary

The applicant proposes to construct a 150,000 s.f., three-story office building on nine vacant acres between Hamlin and M-59 west of Adams, bringing approximately 400 employees. The site is zoned and master planned for the proposed use. The applicant is requesting a height modification; in the ORT district three stories or 40 feet is allowed, and the applicant is proposing 45 feet. The applicant states that there is a need for less confining spaces, and further elaboration can be provided at the meeting. A Tree Removal Permit is also required to remove and replace 236 trees, and 40% of the trees onsite will be preserved. Loading space is not being proposed; the applicant states that as an office use, loading space is not needed, and the Planning Commission can waive this requirement. Parking over the required maximum is also being proposed. The applicant is requesting land banked parking for under the building, stating that they would like the option for more parking depending on the tenant(s) and the applicant can expand on the parking justification. A concrete sidewalk is planned from the pathway on Hamlin to the building, with accompanying striping on the parking lot. Underground detention is planned near the south property line adjacent to M-59, and extensive landscaping is being proposed.



The request is fairly straight forward and up to the Planning Commission to determine whether the proposed office building will be an appropriate addition to the ORT District. Below are motions for consideration.

### Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding comments/waivers, modifications requested	Approval

Department	Comments & Waivers/Modifications	Recommendation
Fire	No comments	Approval
Building	Comments to be handled at building plan review	Approval
Engineering	No comments	Approval
Parks & NR	No comments	Approval
Assessing	No comments	Approval

## Motion to Approve a Tree Removal Permit

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-040 (Hillside Rochester Hills), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on July 24, 2020 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 Tree Conservation Ordinance.
2. The applicant is proposing to remove 236 regulated trees and replace on site with 95 tree credits and pay 129 credits into the City's Tree Fund.

### 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 at a rate of \$216.75 per tree.

## Motion to Approve Site Plan

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-040 (Hillside Rochester Hills), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on July 24, 2020, 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 proposed project will be accessed from Hamlin Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The off-street parking area has been designed to avoid common traffic problems and promote customer safety.
4. The Planning Commission modifies the loading space requirement, finding that per the applicant, the proposed office use will not require loading space.

5. The Planning Commission modifies the parking, finding that the applicant's request for more parking is reasonable.
6. The Planning Commission modifies the height of the building by five feet, finding that per the justification by the applicant, the extra room will provide less confining spaces.
7. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
8. 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 bond for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$266,307.00, and post bond prior to temporary grade certification being issued by Engineering.
3. Payment of \$27,961.00 into the City's Tree Fund prior to temporary grade certification being issued by Engineering.

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Reference: Plans dated received by the Planning Department July 24, 2020.

Attachments: Assessing Department memo dated 11/12/19; Building Department memo dated 7/16/20; DPS/Engineering memo dated 7/26/20; Planning Department Memo dated 7/16/20; Fire Department memo dated 7/31/20; Parks & Natural Resources memo dated 7/14/20; WRC Letter dated 10/29/19; RCOC Letter dated 11/1/19; EIS; Traffic Study; Tree Removal Notice;

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