



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
Date: 7/16/2020
Re: Hillside Rochester Hills
Site Plan – Planning Review #3

The applicant is proposing to construct a 150,000 sq. ft., three-story office building on the south side of Hamlin Road, west of Adams. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. **The comments in the Fire review letter should be addressed as part of a revised submittal for additional review prior to this item being forwarded to the Planning Commission for consideration.**

- Zoning and Use** (Section 138-4.300). The site is zoned ORT Office, Research & Technology District. The applicant must develop this site under the B-3 District, which permits new vehicle sales and showrooms as a permitted use. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	ORT Office, Research & Technology	Vacant	Technology and Office Image Corridor
North (across Hamlin Rd.)	R-2 One Family Residential	Rookery Woods Subdivision	Residential 3
South (across M-59)	ORT Office, Research & Technology and zoned by Consent Judgment	Marketplace Retail Center	Interchange
East	ORT Office, Research & Technology and zoned by Consent Judgment	Molex	Technology and Office Image Corridor
West	ORT Office, Research & Technology and zoned by Consent Judgment	K & F Office Complex	Technology and Office Image Corridor

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

Requirement	Proposed	Staff Comments
Max. Height 3 stories/40 ft.	3 stories/ 45 ft.	The Planning Commission may approve height modifications in the ORT District
Min. Front Setback (north) 30 ft.	288 feet	In compliance
Min. Side Setback (east/west) 0 ft..	57 ft. west, 127 ft. east	In compliance
Min. Rear Setback (south) 30 ft.	102 ft.	In compliance

- Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting has been provided. 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 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	Manufacturer's details provided	In compliance

Requirement	Proposed	Staff Comments
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometrics provided	In compliance
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	274 watts (double fixture)	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	20 ft.	In compliance

4. **Parking, Loading and Access** (138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
Min./Max. # Parking Spaces Office: 1 space per 350 sq. ft. = 429 spaces 125% maximum = 536 spaces	487 (plus optional 126 underground garage spaces)	See a.below
Min. Barrier Free Spaces 5 + 2% BF spaces 11 ft. in width w/ 5 ft. aisle for 401 - 500 parking spaces = 15 spaces	15 spaces	In compliance 2% of underground spaces must be barrier free if installed
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle (2-way)/15 ft. (1-way)	10 ft. x 16 ft. 9 ft. x 16 ft. 24 ft. aisle ways	In compliance – 2 ft. overhang into landscape areas and 7 ft. pathways permitted
Min. Parking Setback 10 ft. on all sides	18 ft. north 10 ft. east 10 ft. west 30 ft. south	Parking lots may occupy space within the required rear and side yard setbacks provided they are landscaped in accordance with the perimeter landscape requirements (Section 138-12.301.B), which requires a 10 ft. landscaped greenbelt.
Loading Space 3 - 10 ft. x 50 ft. space	No loading space indicated	The Planning Commission may modify the requirements for loading based on evidence of use – office use indicated

- The Planning Commission may modify parking minimums and maximums provided the applicant provides information that additional parking is needed. Since this is based on a yet to be identified tenant's individual need and is proposed as an underground garage, staff recommends the Planning Commission include a condition that sufficient justification be presented to staff before the underground parking is installed.
- In an effort to improve pedestrian access, in accordance with the city's Complete Streets Policy, a sidewalk has been provided off of Hamlin Rd. pathway. Crosswalk striping is being shown for crossing the parking lot drive aisles.

5. **Natural Features**

- Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets ordinance requirements has been submitted.
- Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, requiring 40% of the trees outside of the building envelope to be preserved. If that is not possible, any healthy tree greater than 6" in caliper that will be removed must be replaced according to the Tree Conservation ordinance. Trees that are dead need not be replaced. The removal of any regulated tree requires the approval of a tree removal permit and/or associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$304 per credit into the City's tree fund. See the Parks and Natural Resources letter dated July 14, 2020 for additional information.
- Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
- Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any natural feature setbacks.

- e. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
6. **Equipment Screening** (Section 138-10.310.J). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
7. **Dumpster Enclosure** (Section 138-10.311). Dumpsters are indicated along the east property line. Screening details have been provided to match the building.
8. **Landscaping** (Section 138-12.100-308). A landscape plan signed and sealed by a registered landscape architect has been provided. Refer to the table below as it relates to the landscape requirements for this project as proposed.

Requirement	Proposed	Staff Comments
Buffer B (south: 2,195 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 10 ft. + 44 deciduous + 33 ornamental + 44 evergreen + 88 shrubs	44 deciduous (42 existing) 33 ornamental 44 evergreen 88 shrubs	In compliance
Right of Way (Hamlin Rd.:533 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 16 deciduous + 9 ornamental	16 deciduous 10 ornamental	In compliance
Parking Lot: Perimeter (Hamlin Rd.: 420 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. + vegetative hedge = 17 deciduous + 12 ornamental + hedge	17 deciduous 12 ornamental Hedge row provided	In compliance
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area, plus landscaped islands = 8,206 sq. ft. + 55 deciduous	12,534 sq. ft. 55 deciduous	In compliance

- a. A landscape planting schedule has been provided including the size of all proposed landscaping. A unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes has been included.
- b. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$304 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
- c. All landscape areas must be irrigated. This has been noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
- d. Site maintenance notes listed in Section 138-12.109 have been included on the plans.
- e. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.
9. **Architectural Design** (Architectural Design Standards). Two proposed façade options have been provided, one with the underground garage and one without. The applicant has indicated this is a speculative building and they would like to have the underground garage as optional. They are seeking approval of both options, which are mostly composed of glass, brick and metal panels. Both options appear to be generally designed in accordance with the City's Architectural Design Standards.
10. **Signs**. (Section 138-8.603). A note has been added to the plans that states that all signs must meet Section 138-8.603 and Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: July 31, 2020
Re: Hillside Rochester Hills

SITE PLAN REVIEW

FILE NO: 19-040

REVIEW NO: 4

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Please remove Class 1 standpipe note from sheet C-5.0.

William Cooke
Assistant Chief / Fire Marshal



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: July 14th, 2020
Re: Hillside Rochester Hills: Review #3
File #19-040

Approved; No comments

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: July 16, 2020
Re: Hillside Rochester Hills - Site Plan Review #3
[Company Address]
Sidwell: 15-30-103-004
City File: 19-040

The Building Department has reviewed the revised site plan approval documents received by the Planning Department on June 30, 2020 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted.

Approval is recommended.

The following should be addressed on construction documents submitted for building permit review:

General:

1. When establishing finish first floor elevations please consider that landscape areas adjacent to the building shall pitch away from the foundation at a 5-percent slope for a minimum of 10 feet from the foundations. Impervious surfaces within 10-feet of the building should be sloped at a minimum 2-percent slope.
2. A building permit will be required for the installation of the new light poles, if applicable. The new site lighting and controls shall comply with the Michigan Energy Code and ASHRAE 90.1-213, Section 9.4.1.4.

Sheet C-2.0/C-2.1:

1. **Please note: The following is a correction to a previous Building Department Site Plan Review comment from the Building Department letter dated January 2, 2020, item #2.**
Universal barrier free spaces may be 16 feet in depth when they are adjacent to a 7 foot wide sidewalk.

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: July 16, 2020
Re: Hillside Rochester Hills, City File #19-040, Section 30
Site Plan Review #3

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on July 1, 2020, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

General

1. Maintain 10-foot horizontal separation between utilities. There is a proposed fire hydrant and storm sewer line closer than the allowed 10 feet.

Sanitary Sewer

1. Revise the sanitary sewer basis of design to 2.44 people per REU.

Water Main

1. Provide a looped water main system connecting to the neighboring parcels to the east or west, or provide a secondary connection out to Hamlin Road.
2. Provide additional gate valves as needed so that only two fire hydrants are off at one time.

Storm Sewer

1. Verify with MDOT that they approve of the detention outlet for the entire site into the M59 drainage.
2. Provide access manholes at all four corners of the underground detention system for maintenance purposes.
3. Provide an additional catch basin near the northwest corner of the site to maintain drainage onsite.
4. Provide soil borings to verify that underground detention system is viable. A high ground water table would impact the ability of having an underground detention system.

Grading

1. The proposed retaining walls will need to be structurally engineered due to the height is over 4 feet.

Traffic/Roads

1. The traffic impact study that has been previously submitted is in draft form. Please submit final TIS study in pdf form.

Pathway/Sidewalk

1. Several (15 or so) of the SP36 plantings east and west of the westerly drive approach are in the pathway sightlines. Please remove or relocate as necessary.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process started.

JB/kc

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp, Project Engineer, DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Jenny McGuckin, ROW/Survey Technician; DPS



ASSESSING DEPARTMENT

Laurie A Taylor, Director

From: Laurie Taylor
To: Sara Roediger
Date: 11/12/19
Re: Project: Hillside Rochester Hills
Parcel No: 70-15-30-103-004
File No.: 19-040 BESC 19-0035
Applicant: Hillside Investments (David Hardin)

No comment.

October 29, 2019

Kristen Kapelanski
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Hillside Rochester Hills, CAMS #201900937**
Part of the NW ¼ of Section 30, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for the Hillside Rochester Hills Project to be developed in part of the Northwest ¼ of Section 30, City of Rochester Hills.

Our stormwater system review indicates that the proposed project does not have an involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drain permit will not be required.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills for review.

The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-2089.

Sincerely,



Glenn R. Appel, P.E.
Chief Engineer

GRA/DFB





November 1, 2019

City of Rochester Hills
Attn: Kristen Kapelanski
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Gregory C. Jamian
Commissioner

Andrea LaLonde
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI 48328

248-858-4835

FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org

RE: R.C.O.C. PRELIMINARY PLAN REVIEW 19P0049
LOCATION: HAMLIN RD., CITY OF ROCHESTER HILLS
PROJECT NAME: HILLSIDE ROCHESTER HILLS

Dear Ms. Kapelanski:

At your request, the Road Commission for Oakland County has completed a preliminary geometric review for the above referenced project. There is no work proposed in public right-of-way under the jurisdiction of the Road Commission for Oakland County.

Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

Scott Sintkowski, P.E.
Permit Engineer
Department of Customer Services

SS/mac

Enclosure



**CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309
ZOOM VIDEO CONFERENCE MEETING**

ROCHESTER HILLS PLANNING COMMISSION PUBLIC NOTICE

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 236 regulated trees associated with the proposed development of a 150,000 s.f., three-story office building. The property is identified as Parcel No. 15-30-103-004, zoned ORT Office Research Technology (File No. 19-040).

LOCATION: South of Hamlin, west of Adams

APPLICANT: David Hardin
Hillside Investments
39475 Thirteen Mile Rd., Suite 203
Novi, MI 48377



DATE OF MEETING: Tuesday, August 18, 2020 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309
via ZOOM VIDEO CONFERENCE MEETING

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660 and can be seen on the City's website at rochesterhills.org, City Government, maps, Planning and Economic Development, Development Projects map.

To view and participate in the meeting you will need to join the Zoom video conference meeting at website address <https://us02web.zoom.us/j/86001563382>. Public comment will be accepted via email before or during the meeting at planning@rochesterhills.org or during the meeting by telephone at 1-929-205-6099 and use the webinar 860 01560 3382 or by joining the meeting as indicated above. In compliance with Governor Whitmer's Executive Order 2020-154, members will be logging in Zoom via their home computers. There will also be some City personnel at City Hall overseeing this meeting.

**Deborah Brnabic, Chairperson
Rochester Hills Planning Commission**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.