



Department of Planning and Economic Development

Staff Report to the Planning Commission November 11, 2020

Rochester Hills Surgery Center

REQUEST	Tree Removal Permit Wetland Use Permit Natural Features Setback Modifications Site Plan Approval
APPLICANT	Brad Chojnacki The Alan Group Constructors LLC 1800 Brinston Dr. Troy, MI 48083
LOCATION	North side of South Boulevard, west of Dequindre
FILE NO.	20-009
PARCEL NO.	15-36-376-014
ZONING	O-1 Office Business
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct a 60,000 s.f. medical building on 3.34 acres. According to the Environmental Impact Statement, the facility will employ approximately 60 people. Hours of operation will be from 6 a.m. until 9 p.m. The proposed building will be three stories/42 feet high, which is permitted in the O-1 district. The site is zoned and master planned for the proposed use. A traffic study was completed for the operation, which is included. All site requirements are now in compliance.

The applicant appeared before the Planning Commission on September 15, 2020, and the matter was postponed. Comments had been raised regarding the parking modification, the lack of architectural elements and

landscaping for the south elevation and the building's proximity to the front property line. As a result, the revised plans show the required number of parking spaces at 171, with plans to construct 161 and bank 10. The building has been shifted five feet to the north. Also, the southeast elevation now shows a projected glass element from the ground floor to the roof and two masonry insets to break up the façade, and there is additional landscaping proposed for that elevation (facing South Boulevard).

The applicant is requesting a Wetland Use Permit and Natural Features Setback Modification. Please see the ASTI Environmental email dated October 7, 2020 which recommends approval as there were no changes in the impacts from the previous plan. A Tree Removal Permit is also being requested for the removal and replacement of as many as 39 trees with some replacements on site and a majority of credits to be paid into the City's Tree Fund. The site has Office zoning to the east and west, and the east is developed with other medical and health



and wellness facilities. M-59 is to the north, and there is a lake and park area across South Boulevard to the south in Troy. The development will require a center left turn lane which will be finalized at construction plan review.

All staff have recommended approval. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Comment regarding deferred parking	Approval
Fire	No outstanding comments	Approval
Assessing	No outstanding comments	Approval
Engineering	No outstanding comments	Approval
Parks & NR	No outstanding comments	Approval

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 20-009 (Rochester Hills Surgery Center), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on October 16, 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 39 regulated trees replacing some onsite and paying the majority into the City's Tree Fund.

Conditions

1. Tree protective, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Payment into the City's Tree Fund of \$43,776.00 prior to temporary grade being issued by Engineering.

Motion to Recommend a Wetland Use Permit

MOTION by _____, seconded by _____, in the matter of City File No. 20-009 (Rochester Hills Surgery Center), the Planning Commission **recommends to City Council** approval of a Wetland Use Permit to temporarily and permanently impact approximately 14,375 square feet for construction activities, based on plans dated received by the Planning Department on October 16, 2020 with the following findings and subject to the following conditions.

Findings

1. Of the .33 acre of wetland area on site, the applicant is proposing to impact approximately .33 acre.
2. The wetland area is of low ecological quality and is only a semi-valuable natural resource, so the City's Wetland consultant, ASTI, recommends approval.

Conditions

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives an applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and implement best management practices, prior to final approval by staff.

Motion to Approve a Natural Features Setback Modification

MOTION by _____, seconded by _____, in the matter of City File No. 20-009 (Rochester Hills Surgery Center), the Planning Commission **grants natural features setback modifications** for 825 linear permanent impacts for construction activities, based on plans dated received by the Planning and Economic Development Department on October 16, 2020 with the following findings and conditions:

Findings

1. The temporary impact to the Natural Features Setback area is necessary for construction activities.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated August 10, 2020, which also states that the areas are of low vegetative quality and function.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 20-009 (Rochester Hills Surgery Center), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on October 16, 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 South Boulevard, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements 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 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 \$60,660, and posting of bond prior to temporary grade certification being issued by Engineering.
3. Payment into the City's Tree Fund of \$43,776.00 prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning October 16, 2020

Attachments: Assessing Department memo dated 5/26/20; DPS/Engineering memo dated 11/4/20; Planning Department Memo dated 11/6/20; Fire Department memo dated 10/21/20; Parks & Natural Resources memo dated 10/27/20; EIS; WRC Letter; RCOC Letter; ASTI letter dated 8/10/20 and email dated 10/7/20; Tree Removal Notice; Minutes with 9/15/20 Minutes for Approval.

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