



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 3/24/2021
 Re: **Barns Senior Living (City File #20-023)**
Site Plan - Planning Review #4

The applicant is proposing to construct a twelve bed senior living facility at 1841 Crooks, between Hamlin and Avon Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. **The comments are minor in nature and this item can be forwarded to the Planning Commission for consideration. A revised landscape plan addressing the comments in this letter must be submitted prior via email prior to the Planning Commission meeting.**

1. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-1 One-Family Residential District. State Licensed Residential Facilities for up to twelve people are permitted as conditional uses subject to the conditions outlined below. The following requirements of *Section 138-4.433* apply:
 - A. *In accordance with applicable state laws, all state licensed residential facilities shall be registered with or licensed by the State of Michigan and shall comply with applicable standards for such facilities*
 - B. *New state licensed residential facilities with seven or more residents shall be located a minimum of 1,500 ft. from any other state licensed residential facility with seven or more residents. The Planning Commission may permit a smaller separation. The EIS indicates there are no facilities for 7 or more residents within 1,500 feet.*
 - C. *Any state licensed residential facility and the property therewith shall be maintained in a manner consistent with the visible characteristics of the neighborhood in which it is located.*

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	R-1 One Family Residential	Vacant (existing barn)	Residential 2
North	R-1 One Family Residential	Vacant	Residential 2
South	R-1 One Family Residential	Single family residential	Residential 2
East	R-1 One Family Residential	Single family residential	Residential 2
West	R-2 One Family Residential	Single family residential	Residential 3

2. **Historic Designation.** The 1841 Crooks property is part of the City's non-contiguous historic district. Any improvements to or new structures on the property require a Certificate of Appropriateness from the City's Historic District Commission. The plan set confirms the preservation of the historic barn and the Historic Districts Commission has approved a Certificate of Appropriateness for the property improvements.
3. **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 R-4 district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/35 ft.	25 ft.	In compliance
Min. Front Setback (Crooks Rd.) 40 ft.	40 ft. +	In compliance
Min. Side Setback (north/south) 15 ft. min. / 30 ft. total	Min. 16 ft./30 ft. + total	In compliance
Min. Rear Setback (east) 35 ft.	168 ft.	In compliance

4. **Exterior Lighting** (*Section 138-10.200-204*). The applicant has indicated that no post lighting is proposed. Residential style lighting meeting the requirements of the ordinance will be mounted on the structure.

5. **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. # Parking Spaces 0.25 spaces/resident = 3 spaces	4 spaces	In compliance
Max. # Parking Spaces 125% of Min.= 4 spaces		
Min. Parking Setback 10 ft. all sides	10 ft. +	In compliance
Min. Barrier Free Spaces 1 BF spaces 11 ft. in width w/ 5 ft. aisle for up to 25 spaces	1 BF space sized appropriately	In compliance
Min. Parking Space Dimensions 10 ft. x 18 ft. 24 ft. aisle (2-way)/15 ft. (1-way)	10 ft. by 16 ft. (with 2 ft. overhang)	In compliance

6. **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, and so 40% of healthy trees greater than 6" in caliper must be preserved. Trees outside of the 40% requirement that will be removed must be mitigated via on-site plantings or a payment into the City's tree fund. Trees that are dead need not be replaced. Refer to the Parks and Natural Resources review dated February 11, 2021.
- 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.
- Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.

7. **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.

8. **Dumpster Enclosure** (Section 138-10.311). The plan indicates dumpsters will not be on site and trash will be handled with standard residential trash bins.

9. **Landscaping** (Section 138-12.100-308). A landscape plan signed and sealed by a registered landscape architect must be provided. Refer to the table below as it relates to the landscape requirements for this project as proposed.

Requirement	Proposed	Staff Comments
Right of Way (Crooks: 239 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 7 deciduous + 4 ornamental	4 deciduous 1 ornamental	3 additional ornamental and deciduous trees required If trees cannot be planted because of corner clearance or utility conflicts they can be placed elsewhere on the site. This should be clearly noted on the plan. Existing vegetation can be used to meet requirements and should be clearly identified on the plan.
Parking Lot: Perimeter: 45 ft. 1 deciduous per 25 ft. + 1 ornamental per 35 ft. = 2 deciduous + 1 ornamental	0 deciduous 3 ornamental	2 deciduous trees required

-
- a. A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
 - 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 has been submitted. 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.
10. **Signs.** (*Section 138-8.603*). Any new proposed signage should be indicated on the plans. 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.
11. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. Stone and brick veneer is proposed along with a significant percentage of asphalt shingles and board and batten siding. **The type of siding (i.e. vinyl, wood, etc.) proposed should be provided and a pdf of the proposed material sample board should be provided prior to the Planning Commission meeting. This application was reviewed and approved by the Historic Districts Commission who did not make significant comments on the façade. It should be noted that this is a historic site and any proposed materials should generally match the character of the site and the remaining barn.**



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: Ann L. Echols
To: Planning Department
Date: March 10, 2021
Re: Barnes Senior Living

SITE PLAN REVIEW

FILE NO: 20-023 REVIEW NO: 4

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above noted project as the proposed design meets the fire and life safety requirements of the adopted fire prevention code related to the site only. Thank you for your assistance with this project and if you have any additional questions or comments, please do not hesitate to contact our office.

William A. Cooke
Assistant Chief / Fire Marshal



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

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: March 22, 2021
Re: Barns Senior Living, City File #20-023, Section 20
Site Plan Review #4

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on March 10, 2021, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Roads/Traffic/Pathway

1. The road and pathway sight distance lines should be accurately depicted and transferred to the Landscape Plan. Currently the Site Plan shows a 145 foot sight line for both road and pathway. Whereas the pathway sight distance is accurate, the road sight distance is not (should be 500 feet). In addition, both sight lines are connected by a straight line in between the driveways when they should continue on an angle. (See attached details for reference.)
2. Provide "one way" signage location and detail on plan view and detail sheets.
3. Please correct misspelling of Rochester Hills under the "Prepared For" header.
4. Clarify if the reference to Powell Engineering on the Utility Plan is 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.

JRB/dj

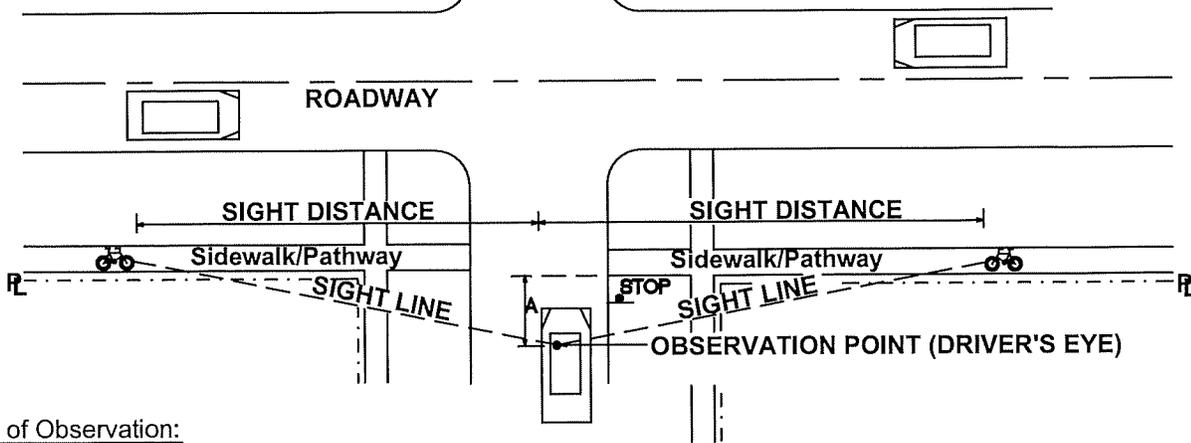
Attachments: City Road and Pathway Sight Line Details.

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp, Project Engineer, DPS
Alex Rucinsky, Transportation Engineer, RCOC
arucinski@rcoc.org
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
Scott Sintkowski, Permit Supervisor, RCOC
ssintkowski@rcoc.org

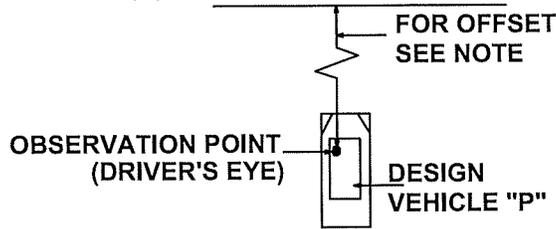
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Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



Point of Observation:

(A) Eighteen (18) feet from edge of pavement of sidewalk/pathway.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR STREETS AT INTERSECTIONS	
PATHWAY GRADE APPROACHING INTERSECTION (%)	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS
0	135
-1	140
-2	145
-3	150
-4	160
-5	165
-6	175
-7	190
-8	205

NOTES

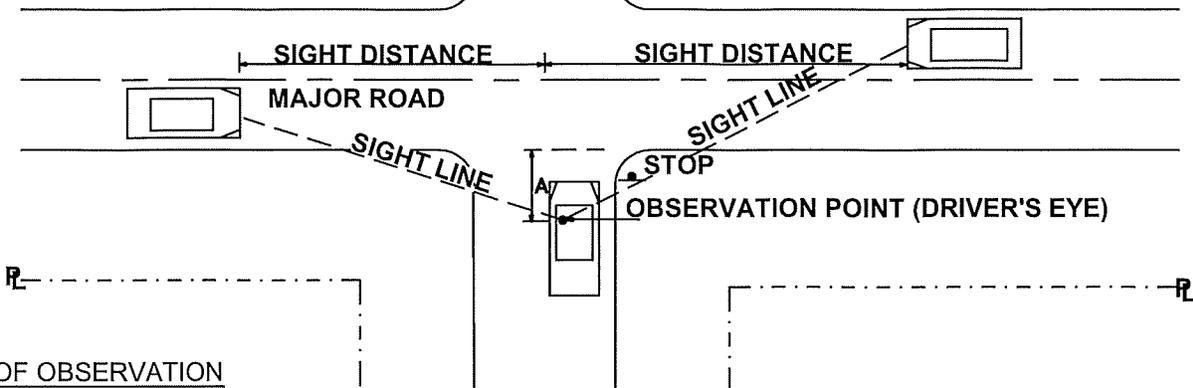
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO Guide for the Development of Bicycle Facilities.
2. This design guide also applies to new Permit and Plat construction projects.
3. The bicycle design speed used in the chart is 18 MPH.
4. Approach pathway slope greater than 8% is not allowed due to ADA compliance.
5. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Sight Distance Pathways



DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 2 OF 2

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



POINT OF OBSERVATION

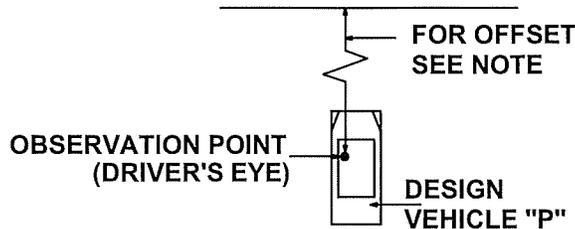
Paved Surface:

(A) Eighteen (18) feet from edge of pavement of through lane.

Gravel Surface:

(A) Eighteen (18) feet from edge of gravel road.

* For residential driveways approaching gravel or paved roads (A) is 10' from the edge of gravel/pavement.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR DRIVEWAYS AND STREETS AT MAJOR ROAD INTERSECTIONS FOR PASSENGER VEHICLES

MAJOR ROAD POSTED OR 85% SPEED IN MPH	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS	
	2 OR 3 LANE THRU ROAD IN FEET	4 OR 5 LANE THRU ROAD IN FEET
25	280	295
30	335	355
35	390	415
40	445	470
45	500	530
50	555	590
55	610	650

The basic prima facia speed shall be used for gravel roads, unless otherwise approved by the Engineer.

NOTES

1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO policy on geometric design.
2. This design guide also applies to new Permit and Plat construction projects.
3. The above data is based on a left turn maneuver into the intersecting roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distanced required. Right turn onto major roads shall have the same sight distances.
4. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Sight Distance Roadways



DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 1 OF 2



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Laurie Taylor
To: Sara Roediger
Date: 1/29/20
Re: Project: Barns Senior Living
Parcel No: 70-15-20-428-003
File No.: 20-023
Applicant: Grace Properties Group

No comment.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: February 11, 2021
Re: Barns Senior Living: Review # 3
File # 20-023

No comments at this time; Recommend for Approval.

Copy: Maureen Gentry, Economic Development Assistant

ME/ms



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, R.A., Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: February 18, 2021
Re: 1841 Crooks Rd. – Barns Senior Living – Site Plan Review #3
Sidwell: 15-20-428-003
City File: 20-023

The Building Department has reviewed the revised Site Plan Review documents received February 3, 2021 for the above referenced project. Our review was based on the City of Rochester Hills' Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, and the use of NFPA 13R sprinkler system unless otherwise noted.

Approval is recommended.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



WRC
WATER RESOURCES COMMISSIONER
Jim Nash

September 2, 2020

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

Reference: **Barns Senior Living, CAMS #202000453**
Part of the SE ¼ of Section 20, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for the Barns Senior Living Project to be developed in part of the Southeast ¼ of Section 20, City of Rochester Hills.

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

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 248-897-2744.

Sincerely,



Glenn R. Appel, P.E.
Chief Engineer

GRA/dfb





September 9, 2020

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

RE: R.C.O.C. PRELIMINARY PLAN REVIEW 20P0032
LOCATION: CROOKS ROAD , ROCHESTER HILLS
PROJECT NAME: GRACE PROPERTIES GROUP

Dear Ms. Kapelanski:

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Enclosed you will find one set of plans with our comments in red. All comments are for conceptual purpose only and should be incorporated into detailed construction plans. Below you will find a listing of the comments generated by the RCOC review:

- A) The RCOC Master ROW Plan indicates a 60-foot wide half width ROW for Crooks Road. The existing ROW is shown to be 33-foot wide half width. Please contact Mike Smith, Right-of-Way Supervisor, at (248) 645- 2000 to discuss dedicating the ROW or establishing a dedicated highway easement.
- B) Remove or relocate all fixed objects prior to excavation. Fixed objects shall be no nearer than 5 feet from back of curb, or 12 feet from lane line.
- C) Driveway must have sufficient stopping and corner sight distance (see enclosed RCOC policy).
- D) Any pedestrian facilities shall be constructed in accordance with current Americans with Disabilities Act (ADA) guidelines.
- E) Right of way shall be ditched/graded to provide positive roadside drainage.
- F) Gravel shoulders shall consist of 8 inches of MDOT 23A compacted aggregate.
- G) Please note that a construction permit application (20-0682) has been approved on June 26, 2020 for the sanitary sewer installation.

**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



Kristen Kapelanski
September 9, 2020
Page 2

Once the comments above are addressed, plans should be submitted to this office with completed RCOC permit application(s) Form 64a, signed by the owner (or his agent), three sets of plans (per application) and the appropriate application fee(s).

All future correspondence related to the above referenced project will be sent to the address provided by the applicant. Separate applications will be required for:

- a) Drive approaches

Upon receipt of the appropriate application packet, RCOC will provide a more detailed review. Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

A handwritten signature in blue ink, appearing to read "S. Sintkowski". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

SS/mac

Enclosure