



Department of Planning and Economic Development

Staff Report to the Planning Commission December 12, 2014

Fire Station Upgrades	
REQUEST	Site Plan Approvals
APPLICANT	City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309
AGENT	Sean Canto, Fire Chief
LOCATIONS	1251 E. Auburn, East of John R (Fire Station No. 2) 2137 Auburn, West of Crooks (Fire Station No. 3) 2695 Walton Blvd., East of Adams (Fire Station No. 4) 251 E. Tienken, East of Rochester Rd. (Fire Station No. 5)
FILE NOS.	14-017 14-018 14-020 14-019
PARCEL NOS.	15-25-380-013 (.72 acre) 15-32-227-093 (.66 acre) 15-17-128-022 (1.49 acres) 15-02-376-012 (1.65 acres)
ZONINGS	R-4, One Family Residential R-4, One Family Residential R-1, One Family Residential R-4, One Family Residential
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

At the direction of the City Council regarding the current and future needs of the City's Fire Station facilities and staffing, the Public Safety & Infrastructure Committee made recommendations to move forward with renovations, and Council approved financing for architectural design services (and subsequently, for the total costs of the projects). Many of the City's Fire Stations were built in the 1980's and were designed to accommodate a Fire fighting team that was composed mainly of Paid on Call personnel (large parking area, small office space and one bathroom). In addition, their design was based

on a City with a lower population and call volume. Many of the stations have bay doors that are inadequate for modern equipment and do not have proper ventilation or adequate insulation. The stations were also not designed with male and female personnel in mind. A summary of the improvements at each station is as follows:

- **Fire Station #1 Command Center** (1111 Horizon Ct., west of Livernois) Interior renovations only, therefore site plan review is not required.
- **Fire Station #2** (1251 E. Auburn Rd., east of John R) Extensive interior renovations, new overhead doors, addition of 2,321 sq. ft. to the existing 4,711 sq. ft. building, resulting in a 7,032 sq. ft. building.
- **Fire Station #3** (2137 Auburn Rd., west of Crooks) Extensive interior renovations, new overhead door, new patio area enclosed by a 6 ft. wall, addition of an 81 sq. ft. vestibule to the existing 5,288 sq.-ft. building, resulting in a 5,369 sq. ft. building.
- **Fire Station #4** (2723 Walton Rd., east of Adams) Demolition of existing 4,086 sq. ft. building to be rebuilt on the east side of the site as a 8,345 sq. ft. building with site improvements such as landscaping, paving, etc.
- **Fire Station #5** (251 E. Tienken Rd., east of Rochester Rd.) Extensive interior renovations, new overhead doors, new patio area enclosed by a 6 ft. wall, addition of an 69 sq. ft. vestibule to the existing 5,690 sq.-ft. building, resulting in a 5,759 sq. ft. building.

Adjacent Land Uses and Zoning

All of the stations are in residential zoning districts, and municipal buildings and uses are permitted. Fire Station No. 3 is the only one with a Flexible Business One (FB-1) Overlay. Fire station #2 is surrounded by single-family residential; fire station #3 is surrounded by residential to the east and south and a portion of the north, with B-2, General Business to the other portion of the north parcel and to the west; fire station #4 is surrounded by residential on the east, west and south with multiple-family residential to the north; and fire station #5 is surrounded by residential on the north, east and south with Industrial to the west.

Site Plan Review Considerations

1. **Site Layout.** The proposed projects all meet the area, setback, and building requirements of the applicable R-1 and R-4 districts.
2. **Exterior Lighting.** A photometric plan showing the location and intensity of exterior lighting has been submitted for each site; however, there are multiple locations along portions of the right-of-way and property lines where the footcandles exceed requirements at each of the stations and must be reduced. In addition, the maximum heights of the fixtures must be provided to ensure a maximum of 15 feet in height.
3. **Landscaping.** (*Section 138-12.100-308*). There will be minimal disruption to the exterior site for fire stations #3 and #5, therefore existing landscaping is not being altered. Additional landscaping is being proposed to better buffer the adjacent properties at Fire Station #2 and #4. Buffer plantings are not required as the sites are all zoned residential, however the applicant has voluntarily provided additional plantings along property lines that will be affected by the proposed plans. A meeting was held with the adjacent property owners of Fire Station #4 on December 2, 2014 to discuss the plans. As a result, the applicant has agreed to place additional plantings along the 2 tiered retaining wall to provide a continuous screen along the southeastern and eastern property lines of Fire Station #4. Residents abutting Fire Station #2 were also invited to a meeting but none called to RSVP therefore the meeting was not held.

4. **Buildings.** The buildings are all designed to have a consistent theme to complement the existing buildings, and to respect the surrounding residential neighborhoods. The buildings will primarily be brick with pitched roofs.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees that the renovations will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File Nos. 14-017 to 14-020 (Fire Station Upgrades).

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File Nos. 14-017 to 14-020 (Fire Station Updates), the Planning Commission **approves** the **site plans**, based on plans dated received by the Planning Department on November 17, 2014, with the following findings and subject to the following conditions.

Findings

1. The site plans 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 majority of the buildings are existing fire stations, which are being renovated and improved to maintain adequate facilities and response times for current and future medical and fire incidents in Rochester Hills and surrounding communities.
3. The original fire stations were designed and built for a lower population and call volume, which has increased considerably since the 1980's.
4. The renovated fire stations will promote the health, safety and welfare of the community.
5. The developments meet the intent and standards of the zoning district with regard to municipal buildings.
6. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
7. With the noted conditions, the proposed improvements should have a satisfactory and harmonious relationship with the developments on-site as well as existing development in the adjacent vicinities.
8. With the noted conditions, the proposed improvements will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the sites or those of the surrounding areas.
9. With the noted conditions, the proposed improvements should have a positive impact on the community as a whole and the surrounding areas in which they offer support services.

Conditions

1. Submittal of a revised photometric plan for each station if exterior lighting is to be altered, that meets ordinance requirements, prior to final approval by staff.
2. Submittal of a revised landscape plan for fire station #4 that provides a 8 ft. high "green wall" along the northern tier of the retaining wall to provide a visual buffer for neighboring properties.
3. Addressing all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

Attachments: *Site Plans dated December 11, 2014 - Fire Station #2: Cover Sheet, Sheet 1 of 1, prepared by Huron Consultants; Sheets C-1 to C-4, Sheets A-1 and A-2, Sheet E-2, prepared by CHMP, Inc.; Fire Station #3: Cover Sheet, Sheet 1 of 1, prepared by Huron Consultants; Sheet C-1, Sheets A-1 and A-2, Sheet E-2, prepared by CHMP, Inc.; Fire Station #4: Cover Sheet, Sheet 1 of 1, prepared by Huron Consultants; Sheets C-1 to C-7, Sheets A-1 and A-2, Sheet E-2, prepared by CHMP, Inc.; Fire Station #5: Cover Sheet, Sheet 1 of 1, prepared by Huron Consultants; Sheet C-1, Sheet A-1 and A-2, Sheet E-2, prepared by CHMP, Inc.*

Planning Dept. memo dated 12/5/14; Assessing Department memos dated 11/25, 12/1, 11/25, 12/1/14; Building Department memos dated 12/2, 12/2, 12/2, 12/2/14; Fire Department memos dated 12/4, 12/3/14; Parks & Forestry memos dated 12/4, 11/21, 12/2, 12/5/14; and Public Services Department memos dated 11/21, 12/4, 11/21, 11/21, 12/4/14

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