

**City of Rochester Hills
Department of Planning**

**STAFF REPORT TO THE PLANNING COMMISSION
January 30, 2004**

Site Plan Approval Executive Office	
APPLICANT	Executive Place LLC. 42500 Hayes road, Suite 100 Clinton Twp, MI 48038
AGENT	
LOCATION	Northeast corner of John R. and South Blvd.
PARCEL NO.	15-36-352-018 & 019
FILE NO.	02-026
ZONING	O-1 Office Business
STAFF	Derek L. Delacourt, Planner
REQUESTS	Site Plan Approval Wetland Use Permit Recommendation Natural Features Setback Modification Tree Removal Permit

SUMMARY

The submitted site plan proposes construction of a two story 45,000 square foot office building, parking, landscaping, and associated site improvements on the 3.5 acre site. The subject site is zoned and planned O-1 (Office Business) and the proposed use is permitted in the O-1 district. Surrounding zoning and land use include the M-59 corridor to the north, O-1 to the east and west across John R, and the City of Troy is to the South.

Specific action requested for consideration by the Planning Commission is approval of the proposed Site Plan, granting of a Tree Removal Permit and Natural Features Setback Modification, and Recommendation for Wetland Use Permit Approval to City Council.

OUTSTANDING ISSUES

Tree Removal Permit

- The applicant is removing 44 regulated trees and replacing them with 44 replacement credits.
- The Site conforms to the requirements of the Tree Conservation Ordinance. No payment into the City's tree fund is required.

Please refer to Planning Department memo dated December 4, 2003 for full review comments.

Wetland Use Permit

- The City's Wetland consultant performed a wetland determination on the subject site and adjacent properties.
- The City's Consultant recommends that a Wetland Use Permit and Natural Features Setback Modification be issued subject to conditions.

Please refer to ASTI letter dated January 28, 2004 for full review comments.

Site Plan

- The submitted site plans meet applicable requirements of the O-1 Zoning District and associated city ordinances related to parking, and area, height, and bulk regulations.
- The City's Planning Staff recommends approval of the submitted site plan subject to conditions.
- The City's Landscape Architect reviewed the submitted plans related to interior landscaping requirements. The proposed development meets all applicable requirements regarding amount of interior landscape island and tree plantings.

As part of the technical review for this project, all applicable City departments and consultants have reviewed the plans and supplemental documentation. All review comments are contained within the enclosed information. Since the reviewers have approved, recommended approval, recommended approval with conditions, or had no comments relative to the submittal, Staff recommends approval of the following motions relative to City File No. 02-026.

THANK YOU

Reference: Site Plan, Floor Plans, Elevations, Landscape Plans, and photometric grid dated received by the Planning Department December 15, 2003 (Drawing Nos. 1-3; PA-1 to PA-3) prepared by Apex Engineering Group, Inc., and D'Anna & Assoc.

Attachments: Department of Public Services memo dated 09/30/03; OHM letter fax dated 09/23/03; OCRC letter dated 04/08/03; Fire Department memorandum dated 12/12/04; Parks and Forestry memorandum dated 09/24/03; Planning Department memorandum dated 12/04/03; Building Department memorandum dated 06/24/03; ASTI letter dated 01/28/04; Tree Removal Permit Notice for 02/03/04 meeting; EIS dated received 03/13/03; Warranty Deed dated 06/22/01; Development Application dated 03/11/03.

Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 02-026 (Executive Place Office), the Planning Commission **GRANTS** a **Tree Removal Permit**, based on plans dated received by the Planning Department on December 15, 2003 with the following findings and subject to the following conditions.

FINDINGS:

1. The proposed removal and replacement of regulated trees on-site is in conformance with the Tree Conservation Ordinance.
2. The applicant is removing 44 regulated trees on the subject site.
3. The applicant is replacing 44 regulated tree removals with 44 tree credits on the subject site.

Wetland Use Permit

MOTION by _____, seconded by _____, in the matter of City File No. 02-026 (Executive Place Office), the Planning Commission **Recommends Approval of a Wetland Use Permit**, based on plans dated received by the Planning Department on December 15, 2003 with the following findings and subject to the following conditions.

FINDINGS:

1. The impacted wetlands are of a low quality (road ditch along South Blvd).
2. The proposed plans minimize the impact to regulated wetlands.

3. The wetlands are impacted only for the proposed drive crossing on South Blvd.
4. No mitigation is requested for the proposed impact.

CONDITIONS:

1. Reduce the enclosure of the regulated drain from 435 feet to 255 feet on revised plans, to be reviewed and approved by the City Staff prior to final approval, to minimize adverse impacts.
2. Obtain all applicable MDEQ wetland permits prior to issuance of a Land Improvement Permit.

Natural Feature Setback

MOTION by _____, seconded by _____, in the matter of City File No. 02-026 (Executive Place Office), the Planning Commission **Approves a Natural Features Setback Modification** based on plans dated received by the Planning Department on December 15, 2003 with the following findings and subject to the following conditions.

FINDINGS:

1. The proposed road crossing will impact 255 linear feet of natural features setback.
2. The setback currently is and will continue to be maintained as a mowed road ditch.
3. The wetland and natural feature area are within the Oakland County Road Commission right-of-way and subject to their control and maintenance.

CONDITIONS:

1. The Natural Features Setback Area is shown on revised plans to be reviewed and approved by Staff prior to Final approval.

MOTION by _____, seconded by _____, in the matter of City File No. 02-026 (Executive Place Office), the Planning Commission **APPROVES** the **Site Plan**, based on plans dated received by the Planning Department on December 15, 2003 with the following findings and subject to the following conditions.

FINDINGS:

1. All requirements of the Zoning Ordinance, other City ordinances, standards, and requirements can be met.

2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site, and on access and adjoining streets.
3. Automobile parking areas are designed to avoid common traffic problems and promote safety.
4. There can be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
5. The proposed development will not have an unreasonably detrimental, nor an injurious effect upon the natural characteristics and features of the parcel being developed and the larger area of which the parcel is a part.

CONDITIONS:

1. That the applicant receive a Land Improvement Permit from the City's Engineering Services Department prior to any construction.
2. That the applicant receive a Wetland Use Permit from City Council prior to issuance of a Land Improvement Permit
3. All White Ash indicated on the site plans be replaced with October Glory Red Maples subject to review and approval of Staff prior to final approval.
4. That the applicant receives a right-of-way permit from the Oakland County Road Commission for the installation of the proposed drive prior to the issuance of a Land Improvement Permit.
5. Submission of a performance and maintenance guarantee in the amount of \$38,720 as adjusted if necessary by the City, prior to issuance of a Land Improvement Permit. Upon approval of the installation by City Staff, a maintenance guarantee shall be retained for a minimum of two full growing seasons.