



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 8/29/2018
 Re: **633 E. South Boulevard Improvements (City File #99-032.3)**
Site Plan - Planning Review #2

The applicant is proposing to construct 45 additional parking spaces and locate a mobile MRI unit at the existing medical office building at 633 E. South Boulevard between Rochester Road and John R Road. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This item will be reviewed and approved by the Planning Commission in accordance with *Section 138-2.200* due to the requested modification to permit parking exceeding ordinance maximums. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission. **The applicant must submit the required Environmental Impact Statement and landscape cost estimate prior to appearing**

- Zoning and Use** (*Section 138-4.300*). The site is zoned O-1 Office Business District which permits professional office uses as permitted uses. 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
Site	O-1 Office Business	Office	Office
North	M-59	M-59	M-59
South	R-1D One Family Residential (across South Boulevard - City of Troy)	Single Family Homes	Residential
East	O-1 Office Business	Office	Office
West	R-4 One Family Residential	Cagefree Canine	Office

- 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 O-1 district.

Requirement	Proposed	Staff Comments
Max. Height 3 stories/42 ft.	No changes proposed	
Min. Front Setback (South Blvd.) 35 ft.		
Min. Side Setback (east/west) 25 ft./50 ft. total		
Min. Rear Setback (north) 35 ft.	15 ft. (mobile MRI unit)	In compliance – accessory structures may be setback a minimum of 10 ft. from the rear lot line

- Exterior Lighting** (*Section 138-10.200-204*). **If new lighting is proposed, a photometric plan and cut sheets showing the location and intensity of exterior lighting must be 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	Lighting detail provided	In compliance

Requirement	Proposed	Staff Comments
Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited		
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometric plan provided	In compliance – raised light levels are adjacent to M-59 right-of-way
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	Cut sheets provided	In compliance
Max. Height 20 ft.	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. # Parking Spaces Office: 1 space per 350 sq. ft. = 105 spaces	218 spaces	The Planning Commission may modify parking requirements based on evidence submitted by the applicant that another standard would be more reasonable. The applicant has provided documentation regarding the need for excess parking.
Max. # Parking Spaces 125% of Min. = 131 spaces		
Min. Barrier Free Spaces 4 BF spaces + 2.33% 11 ft. in width w/ 5 ft. aisle for 201-300 parking spaces = 9 spaces	22 spaces mostly 8 ft. in width w/ 5 ft. aisle	New space sizes should be adjusted according – See Building review for additional detail
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	9 ft. x 18 ft. 24 ft. aisle	In compliance – sizes are consistent with existing spaces
Min. Parking Front Setback (South Blvd.) 35 ft.	30 ft.	Existing condition – no change proposed
Min. Parking Side Setback (north/east/west) 10 ft.	60 ft.	In compliance

- a. In accordance with Section 138-11.102.3.a., the parking within the front yard may occur if the area between the parking lot and the right-of-way line is landscaped in accordance with Section 138-12.301.B.

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering Department that may pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G). An EIS consistent with ordinance regulations must be submitted prior to the Planning Commission meeting.
 - b. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is not subject to the city's tree conservation ordinance.
 - c. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The proposed improvements do not impact any regulated wetlands.
 - d. **Natural Features Setback** (Section 138-9 Chapter 1). The proposal does not impact any required natural features 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 proposed heating, ventilation and air conditioning mechanical equipment located on the exterior of the building must be indicated on the plans and be screened from adjacent streets and properties.
7. **Dumpster Enclosure** (Section 138-10.311). No additional dumpsters are proposed.
8. **Landscaping** (138-12.100-308). A landscape plan, signed and sealed by a registered landscape architect, has been not been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Buffer D (M-59: Information to be provided)	Existing vegetation appears to fulfill this requirement	

Requirement	Proposed	Staff Comments
25 ft. width + 2.5 deciduous + 1.5 ornamental per 100 ft.		
Right of Way (South: Information to be provided) 1 deciduous per 35 ft. + 1 ornamental per 60 ft.		Existing vegetation appears to fulfill this requirement
Right of Way (Helen Allen Lane: Information to be provided) 1 deciduous per 35 ft. + 1 ornamental per 60 ft.		Existing vegetation appears to fulfill this requirement
Stormwater (information to be provided) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. Basins shall be designed to avoid the need to perimeter fencing.	6 ft. 6 deciduous 10 evergreen 0 shrubs	Perimeter measurement of stormwater basin must be provided – Proposed plantings may need to be adjusted based on ordinance requirements

- a. **A landscape planting schedule must be provided that includes the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes if any new landscaping is proposed or landscaping will be relocated.**
 - b. If required trees cannot fit be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree.
 - c. All landscape areas must be irrigated. **This must be noted on the landscape plan. A note specifying that watering will only occur between the hours of 12am and 5am must be included on the plans.**
 - d. **Site maintenance notes listed in Section 138-12.109 must be 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." must be included on the plans.**
9. **Signs.** (Section 138-10.302). **A note must be included on the plan indicating that all signs must meet Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.**



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Kristen Kapelanski, Planning Department
Date: August 28, 2018
Re: Oakland Medical Group – Admin. Review #2 Rev.
633 E. South Blvd.
Sidwell: 15-35-477-002
City File: 99-032.3

The Building Department has reviewed the site plan approval documents received May 22, 2018 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 provided that the following are addressed in the next submittal or on the building permit documents:

1. The Planning Department has indicated that they have had conversations with the applicant and they will allow the current 8 accessible parking spaces to remain as is with 8 foot wide space and a 5 foot wide access aisle. All new accessible space are to comply with the City Ordinance Section 138-11.300 which requires all accessible spaces to use the Universal Design to allow van access in any barrier free space. Spaces shall be 11 feet in width with a 5 foot access aisle.
2. The slopes of the rebuilt portions of the ramps at the east and west side of the building exceed 5 percent and are will be considered ramps. Either reduce the slopes to 5 percent or less or comply with the ramp requirements of A117.1 Section 405. Since the rise is greater than 6 inches handrails will also be required.

A building permit will be required for the installation of the new light poles. The new site lighting and controls shall comply with the Michigan Energy Code and ASHRAE 90.1-213, Section 9.4.1.4.

A building permit will be required for any work related to the mobile MRI.

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

JRB

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: September 19, 2018
Re: 633 E. South Blvd Improvements, City File #99-032.3, Section #35
Site Plan Review #2 Revised

Engineering Services has reviewed the site plan received by the Department of Public Services on August 17, 2018 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Sanitary Sewer

1. Provide a sanitary sewer basis of design for the proposed development. Use 4.0 for a peaking factor.

Storm Sewer

1. The applicant has provided a notarized letter stating that they are aware that the full design of the additional storm sewer needed for the parking lot additions will be handled at the construction phase of the development (see attachment).

Grading

1. Provide grading for the revised detention basin located near the east property line.

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

JB/au

Attachment: Notarized Letter

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Scott Windingland, Engineering Aide; DPS
Keith Depp, Staff Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
File

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

JRB
From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: August 24, 2018
Re: 633 E. South Blvd Improvements, City File #99-032.3, Section #35
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on August 17, 2018 for the above referenced project. Engineering Services **does not** recommend site plan approval due to the following comments:

Sanitary Sewer

1. Provide a sanitary sewer basis of design for the proposed development. Use 4.0 for a peaking factor.

Storm Sewer

1. Provide the redevelopment calculations on the civil engineering site plan (see attachment). If the proposed additional parking lots exceed the 10% or greater of the existing surface area, or disturb more than an acre of land then flood control, channel protection and storm water quality will need to be met.

Grading

1. Provide grading for the revised detention basin located near the east property line.

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

JB/jf

c: Allan E. Schneck, P.E., Director; DPS
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Scott Windingland, Engineering Aide; DPS
Keith Depp, Staff Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
File



ASSESSING DEPARTMENT
Laurie Taylor, Director

From: Nancy McLaughlin
Date: 8/22/18
Re: File No.: 99-032.3
Project: 633 E South Blvd. Improvements Admin. Review #2
Parcel No: 70-15-35-477-002
Applicant: Joe Novitsky, JSN-AIA

The provided legal description does not match the tax description.

Chord bearing on west property line does not match the tax description please have applicant verify this is accurate.