



Department of Planning and Economic Development

Staff Report to the Planning Commission

May 11, 2018

Rochester Hills Plaza Renovations

REQUEST	Tree Removal Permit Site Plan Approval
APPLICANT	Stucky Vitale Architects 27172 Woodward Ave., Suite 100 Royal Oak, MI 48067
AGENT	John Vitale
LOCATION	Walton, west of Livernois
FILE NO.	89-121.4
PARCEL NO.	15-09-476-033
ZONING	B-3 Shopping Center Business with an FB-2 Flexible Business Overlay
STAFF	Kristen Kapalenski, AICP, Manager of Planning

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Summary

The applicant is proposing to renovate the existing shopping center at the northeast corner of Walton and Rochdale with a revised parking layout, the addition of landscaping and updated façade. There are no plans to change the layout of the retail spaces. The parking spaces in front of the entire building will be changed from angled to 90 degree.

Adjacent Land Uses and Zoning

The site abuts RCD One Family Cluster zoning to the north, on which grading has recently begun for the Andover Woods Condominiums. To the south it is zoned O-1 Office Business with an FB-1 Flexible Business Overlay developed with one-story offices and also R-1 One Family Residential where the high school is. To the east it is zoned B-2 General Business with an FB-2 Flexible Business Overlay developed with a Pizza Hut restaurant and also R-2 One Family Residential which is developed with single-family homes (abuts one home mainly). To the west it is O-1 and FB-1 developed with a larger, two-story office building. The existing zoning for the site is B-3 Shopping Center Business with an FB-2 Overlay. The future land use is Business/Flexible Use 2.

Site Plan Review Considerations

- 1. Site Layout.** The site is in compliance with all setback, area and building requirements of the B-3 district. The side yard setbacks are not compliant with the current ordinance but are a result of an existing building and are legally nonconfirming.

2. **Parking.** The minimum parking requirement for the center is 323 spaces plus 14 barrier free, and the maximum (125%) is 401 spaces. 404 regular and 16 barrier free spaces are proposed. One loading space is required and one is provided in the rear of the site. With redevelopment, it is encouraged to bring a site into compliance as much as possible, and the applicants have reduced the parking from what currently exists. Staff recommends that crosswalks throughout the site and a pedestrian connection to Rochdale Dr. and Walton Blvd. should be provided.
3. **Landscaping/Tree Removal.** The Tree Conservation Ordinance applies to the site. The plans show that 13 trees will be removed and replaced onsite. The landscape plan will need to be adjusted to add deciduous and ornamental trees. Please refer to the Planning memo dated April 25, 2018 for the landscaping requirements and what is proposed. The applicant will be required to post a landscape bond plus inspection fees.
4. **Exterior Lighting.** A photometric plan has been provided. The wattage for the fixtures must be reduced to comply with the Ordinance standards.
5. **Building Design.** The proposed renovations will enhance and modernize the appearance of the building. New materials include accent brick veneer, smooth and corrugated metal panel siding, EIFS accent panels and a standing seam metal roof.

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 and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the new façade renovations will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 89-121.4 (Rochester Hills Plaza Renovations).

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 89-121.4 (Rochester Hills Plaza Renovations), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on April 18, 2018, with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with Tree Conservation Ordinance.
2. The applicant is proposing to replace up to 13 regulated trees with 13 tree credits on site.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 89-121.4 (Rochester Hills Plaza Renovations) the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning Department on April 18, 2018, 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 Walton and Rochdale, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways will be incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The proposed façade improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity and should enhance and modernize the appearance of the center.
5. 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.
6. The proposed façade renovations will update and modernize an older, existing shopping center.

Conditions

1. Provide a landscape bond for landscaping/irrigation/trees in the amount of \$25,046, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department April 18, 2018, prepared by Stucky Vitale Architects.

Attachments: Assessing Department memo dated 2/8/18; Building Department memo dated 2/9/18; Fire Department memo dated 2/16/18; Parks and NR memo dated 3/21/18; DPS/Engineering Department memos dated 2/7/18; and 2/9/18; Planning Department Memo dated 4/25/18, WCR Letter dated 9/13/17; Tree Removal Permit Notice

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