



## Department of Planning and Economic Development

Staff Report to the Planning Commission

March 16, 2018

### Gateway of Rochester Hills

<b>REQUEST</b>	Site Plan Approval
<b>APPLICANT</b>	Gateway Properties – Rochester Hills, LLC 38700 Van Dyke, Suite 200 Sterling Heights, MI 48312
<b>AGENT</b>	Emily D’Agostino Kunath
<b>LOCATION</b>	Northwest corner of Rochester and South Boulevard
<b>FILE NO.</b>	95-044.2
<b>PARCEL NO.</b>	15-34-477-015
<b>ZONING</b>	B-3 Shopping Center Business with an FB-3 Flexible Business Overlay
<b>STAFF</b>	Kristen Kapelanski, Manager of Planning

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#### Summary

The applicants appeared before the Planning Commission on February 20, 2018 and after a lengthy discussion, the matter was postponed so the applicants could work with staff, the City’s consultants HRC and the RCOC on traffic concerns. HRC had provided a number of recommendations to enhance traffic function on and around the site including restricting the existing driveway on Rochester to right-in, right-out only and adding dedicated right and left turn lanes for exiting traffic for the proposed driveway closest to Bolyard Lumber. The plans have been revised to incorporate those recommendations. In addition, the Planning Commission suggested the applicant look at other traffic improvement measures including a right turn/deceleration lane for the Rochester road main entrance and dual left turn lanes on South Boulevard. The applicant has added a right turn lane for the main Rochester Road entrance and investigated the need/impacts of dual lefts on South Boulevard. The dual left traffic analysis has been provided in the packet. Please see the attached correspondence from HRC and the email from the RCOC regarding additional minor items to be addressed. As stated in the HRC letter dated March 14, 2018, outstanding points raised can be handled during construction plan review.

Other concerns noted by the Planning Commission are described below and have been addressed as follows. The western most dumpster has been shifted 230 feet to the east of the adjacent residential. The applicant investigated the possibility of cross access with the adjacent Bolyard Lumber and determined it was not feasible due to the grade differential between the two properties and the function of the existed stormwater management on the Bolyard site. The fiber cement siding on the proposed façade has been eliminated and replaced with brick.

The applicant is proposing to construct a new four-story hotel (108-room Marriott Fairfield Inn & Suites) and a two-story, mixed-use building with 11,037 s.f. of retail, 6,047 s.f. of restaurant with outdoor seating and 11,856 s.f. of office on the second floor on a 9.42 acre site. The site is already developed with the Gateway Office Building at the northwest corner of Rochester and South Boulevard, and the owner is the same for both

developments.

The applicant reached out to the neighbors and held an open house prior to a discussion meeting with the Planning Commission in November 2017. Please see the attached correspondence regarding that meeting. Neighbors adjacent to the site were notified of the March 20<sup>th</sup> meeting.

The site will be accessed from Rochester Rd. and South Boulevard. Walkways for pedestrians will be incorporated throughout. There will be cross access to the existing office building. Storm water will be contained on site and released at a controlled rate to the storm system in the roads. As required in the FB districts, an outdoor amenity area has been provided between the hotel and the retail/office building.

### **Adjacent Land Uses and Zoning**

The uses proposed are permitted in the FB-3 district, under which the site is being developed. There is B-3 and FB-3 zoning to the north, developed with Bolyard Lumber; the south is zoned O-1 with an FB-3 Overlay and developed with the Gateway Office Building; to the east, across Rochester Rd. it is zoned B-2 General Business and developed with various retail buildings; and to the west, it is zoned single-family residential and comprises the Martin Farms Subdivision. The site is master planned for Office.

### **Site Plan Review Considerations**

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1. **Site Layout.** The site is not in compliance with all setback, area and building requirements of the FB-3 district. The Planning Commission has the ability to modify the requirements if they meet the intent of the FB district; that evidence has been submitted demonstrating that compliance with the standard makes development impractical; that they will not make future adjacent development impractical; that they are the smallest modifications necessary; and that they will permit innovative design. Please refer to the Planning memo for what is proposed and provided under 2. Site Design and Layout. It will be up to the Planning Commission to determine if the proposed setbacks and building requirements are appropriate as proposed. The residential area to the west will have a 52-foot Buffer D with plantings as required between the homes and the hotel (total 125 ft. setback). A sidewalk into the site from Rochester is being provided, as well, and a bike rack will be placed near the building entrance.
2. **Parking.** The minimum parking requirement for a nonresidential development is 1 space per 400 s.f. or 327 spaces for this development. The maximum allowed is 200% of minimum or 654, and the applicant is proposing 477 spaces including 26 ADA accessible spaces, which is in compliance. The vehicle zone and on-street parking zone will need a modification from the Planning Commission. In addition, parking is proposed in front of the retail/office building, which is not a desired design feature in the FB district. The parking standards may be modified by the Planning Commission as outlined in the Planning memo. A loading area is not required to be provided, however, trucks can maneuver around the site.
3. **Landscaping/Tree Removal.** The Tree Conservation Ordinance does not apply to the site since the land was platted prior to the Ordinance. The landscape plan meets the landscape requirements of the Ordinance. Trees required for planting in the right-of-way and parking lot are located in other places on site due to utility easements or line of sight requirements. Please refer to the Planning memo dated March 14, 2018 for the landscaping requirements and what is proposed. The applicant will be required to post a landscape bond in the amount of \$137,082, plus inspection fees, as adjusted by staff as necessary, and provide an irrigation plan.
4. **Exterior Lighting.** A photometric plan has been provided, which generally shows compliance with location and intensity for exterior lighting.
5. **Building Design.** The proposed buildings are designed in accordance with the City's Architectural Design Standards. As recommended at the February 20, 2018 meeting, the hotel is composed mostly of brick. The mixed use building is composed of limestone and brick with decorative metal accents. Please refer to the attached colored elevation.

## 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, which are attached for consideration. The site plan review for this project is considered a discretionary review by the Planning Commission because of the request for modifications from the Flex Business Overlay District regulations as noted in this report. In order to approve the requested modifications, the Planning Commission shall find all of the following:

1. The proposed development meets the intent of the FB district.
2. Evidence has been submitted demonstrating that compliance with the standard makes development impractical on the site and that the modifications are necessary to development in accordance with the FB district.
3. The modifications will not make future adjacent development impractical.
4. The modifications are the smallest modifications necessary.
5. The modifications will permit innovative design.

A sample motion is provided below if the Planning Commission feels that the proposed project warrants the discretionary approval of the requested modifications.

## Site Plan Approval Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 95-044.2 (Gateway of Rochester Hills) the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on March 6, 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 Rochester and South Boulevard, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. The vehicle and on-street parking zones are modified upon the Planning Commission's determination that they meet the intent of the FB district and will permit innovative design.
4. The front yard arterial, front yard minor and side yard perimeter setbacks are modified upon the Planning Commission's determination that they meet the intent of the FB district.
5. The minimum building frontage build-to-areas for Rochester and for the east/west drive between the existing medical and proposed retail/restaurant and the minimum facade transparency are modified upon the Planning Commission's determination that they meet the intent of the FB district and are the smallest modifications necessary.
6. The requirements for a "Shopfront" building design including a the required building setback, off-street parking location and 'building bay width' are modified upon the Planning Commission's determination that they meet the intent of the FB district and are the smallest modifications necessary.
7. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
8. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
9. 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.

10. The proposed development will bring additional employees and a new hospitality venue, restaurant and retail and office businesses to Rochester Hills.

**Conditions**

1. Provide a landscape bond for landscaping/trees in the amount of \$137,082, plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. Continue to work with the City's engineering consultant, HRC, to satisfactorily address the Traffic Impact Study concerns and incorporate any recommended improvements to provide safe access to the site.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

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Reference: Plans dated received by the Planning Department March 6, 2018.

Attachments: Assessing Department memo dated 12/21/17; Building Department memo dated 2/2/18; Fire Department memo dated 3/14/18; Parks and Natural Resources memo dated 1/30/18; DPS/Engineering memo dated 3/14/18; Planning Memo dated 3/14/18; EIS dated received 12/21/17; TIS dated received 2/15/18; WCR Letter dated 1/3/18; and PC Minutes dated 11/21/17.

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