



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 11/6/2020
 Re: **Rochester Hills Surgical Center (City File #20-009)**
Site Plan - Planning Review #4

The applicant is proposing to construct a 60,000 sq. ft. medical office building on 3.34 acres on the north side of South Boulevard, east of John R. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. 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.

1. **Planning Commission – Outstanding Issues:** The Planning Commission first considered the plan and associated requests on September 15, 2020. At that meeting, the matter was tabled and the Planning Commission asked for plan modifications or additional information on the topics identified below. Plan changes in response are noted in italics.
 - a. **Requested Parking Modification:** The applicant previously requested a parking modification of 31 spaces. *The parking lot layout has been reworked and the applicant is now proposing 161 spaces to be constructed now with ten landbanked spaces that could be provided if needed.*
 - b. **Additional Barrier Free Space:** The previous parking layout was one barrier free space short. *An additional barrier free space has been added.*
 - c. **Front Setback:** The Planning Commission requested the applicant consider a greater front yard setback. *The building has been setback an additional five feet in the front yard.*
 - d. **Additional Front Landscaping:** The Planning Commission requested additional landscaping be added along the front façade. *Deciduous and ornamental trees have been added.*
 - e. **Architectural Features:** The Planning Commission requested some variation be added to the building, particularly the front façade. *A projected glass element has been added to the southeast elevation. Stone masonry clad insets have been added to provided contrast with the bulk of the building.*
2. **Zoning and Use (Section 138-4.300).** The site is zoned O-1 Office Business District which permits medical 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	Vacant	Office
North	M-59 right-of-way	M-59	M-59 right-of-way
South (Troy)	Community Facilities	Donald J Flynn Park	Recreation and Open Space
East	O-1 Office Business	Beaumont Health Club	Office
West	O-1 Office Business	Vacant	Office

3. **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.	3 stories / 42 feet	In compliance
Min. Front Setback (South Blvd.) 35 ft.	40 ft.	In compliance
Min. Side Setback (east/west) 50 ft. total	240 ft. total	In compliance
Min. Rear Setback (north)	164 ft.	In compliance

Requirement	Proposed	Staff Comments
35 ft.		

- a. Setbacks taken from existing right-of-way line.

4. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan 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 Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	Manufacturer's details provided	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometrics provided	In compliance
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	Max. 250 watts	In compliance
Max. Height 20 ft.	20 ft.	In compliance

5. **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. = 171 spaces	161 spaces plus 10 landbanked spaces = 171 spaces	See a. below, Planning Commission may defer parking. Applicant has provided justification for the proposed landbanked parking.
Max. # Parking Spaces 125% of Min. = 214 spaces		Parking is calculated based on gross square footage of building
Min. Barrier Free Spaces 2 + 3.33% BF spaces 11 ft. in width w/ 5 ft. aisle for 101-150 parking spaces = 8 BF spaces	8 spaces 11 ft. in width w/ 5 ft. aisle	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	9+ ft. x 16+ ft. (w/ 2 ft. overhang) 24 ft. aisle	In compliance
Min. Parking Front Setback (South Blvd.) 35 ft.	40 ft.	In compliance
Min. Parking Side Setback (north/east/west) 10 ft.	Min. 11 ft.	In compliance

- a. In accordance with *Section 138-11.203*, the Planning Commission may defer parking based on evidence from applicant that the full amount of parking does not need to be constructed because of the level of current or future employment or customer traffic.

6. **Natural Features.** In addition to the comments below, refer to the review letters from ASTI, the city's wetland consultant and the Engineering and Forestry Departments that may pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*). An EIS meeting ordinance requirements has been submitted.
- b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so 40% of healthy trees greater than 6" in caliper must be preserved. Trees outside of the 40% requirement that will be removed must be mitigated via on-site plantings or a payment into the City's

tree fund. Trees that are dead need not be replaced. Plans indicate 40% of regulated trees will remain. 19 trees will be replaced on site with the remainder to be paid into the City's tree fund. See the October 27, 2020 Parks and Natural Resources Department review letter for additional information.

- c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does contain regulated wetlands and impacts are proposed. See the August 10, 2020 ASTI review letter for additional information.
 - d. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does contain required natural features setbacks. Impacts and impacts are proposed. See the August 10, 2020 ASTI review letter for additional information.
 - e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
7. **Equipment Screening** (*Section 138-10.310.J*). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building must be screened from adjacent streets and properties.
 8. **Dumpster Enclosure** (*Section 138-10.311*). One double dumpster enclosure is proposed in the rear yard with adequate screening to match the building.
 9. **Landscaping** (*138-12.100-308*). A landscape plan, signed and sealed by a registered landscape architect has been provided. Refer to the table below as it relates to the landscape requirements for this project. This is in addition to the required tree replacement credits discussed above.

Requirement	Proposed	Staff Comments
Buffer D (North: 457 ft.) 25 ft. width (or 8 ft. with solid green wall) + 2.5 deciduous + 1.5 ornamental + 5 evergreen + 8 shrubs per 100 ft. = 25 ft. + 12 deciduous + 7 ornamental + 23 evergreen + 37 shrubs	25 ft. + 12 deciduous 7 ornamental 23 evergreen 37 shrubs	In compliance
Right of Way (South Blvd.:442 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 13 deciduous + 7 ornamental	None provided	See. b. below
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 2,943 sq. ft. + 20 deciduous	3,121 sq. ft. 20 deciduous	In compliance
Parking Lot: Perimeter (130 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. = 5 deciduous + 4 ornamental	6 deciduous 4 ornamental	In compliance

- a. A landscape planting schedule has been 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.
 - 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 \$304 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
 - c. All landscape areas must be irrigated. This has been noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
 - d. Site maintenance notes listed in *Section 138-12.109* have been 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." has been included on the plans.
10. **Architectural Design** (*Architectural Design Standards*). The proposed building has been designed in accordance with the City's Architectural Design Standards. Scaled elevations have been submitted showing a mostly masonry building with stone, glass and metal accents.
 11. **Signs**. (*Section 138-10.302*). A note has been included on the plans 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.



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: Ann Echols, Lieutenant / Fire Inspector
To: Planning Department
Date: October 21, 2020
Re: Rochester Hills Surgery Center

SITE PLAN REVIEW

FILE NO: 20-009

REVIEW NO: 4

APPROVED X

DISAPPROVED _____

The new entrance design appears to be adequate for emergency vehicle travel. The Rochester Hills Fire Department recommends approval of the above noted project as the proposed design meets the fire and life safety requirements of the adopted fire prevention code related to the site only. Thank you for your assistance with this project and if you have any additional questions or comments, please do not hesitate to contact our office.

Ann Echols
Lieutenant / Fire Inspector



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: October 27, 2020
Re: Rochester Hills Surgery Center: Review # 5
File #20-009

No comments at this time; Recommend for Approval.

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



From: Mark Artinian, R.A., Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: July 8, 2020
Re: Rochester Hills Surgery Center
Sidwell: 15-36-376-008, 009, 010
City File: 20-009

The Building Department has reviewed the revised Site Plan Review documents received June 23, 2020 for the above referenced project. Our review was based on the City of Rochester Hills' Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted.

Approval is recommended.

General:

1. Passenger Loading Zone: Per Section 1106 of the 2015 MBC, a passenger loading zone is required if the medical facility offers treatment or care where the period of stay **exceeds** 24 hours. The Rochester Hills Surgery Center proposes all floors to be Ambulatory Care Facility which provides care for less than 24 hours therefore a passenger loading zone required by ICC A117.1-2009, Section 503 is not required and the design proposed is acceptable.
2. Per Paul Tulikangas of Nowak & Fraus Engineers (NFE) and Susan Bowers of Bowers + Associates, the specific MRI trailer has not been selected but they have acknowledged that the MRI trailer will not encroach on the sidewalk to the north that provides accessibility from the asphalt pathway to the accessible building entrance.
3. Per Kristen Kapelanski of the Planning Department, the (3) accessible parking spaces north of the building can have a clear 16' parking space depth + a 2' car extension over the 7' wide sidewalk to achieve compliance with the 18' accessible parking space depth requirement.
4. Per a phone conversation with Paul Tulikangas of NFE, curb ramps or other means of accessibility will be provided at the intersections of the proposed 4' asphalt pathway and the entrance/egress drives off of South Blvd East.
5. When establishing grade elevations around the building, please consider that landscape areas adjacent to buildings shall pitch away from the foundation at a 5 percent slope for a minimum of 10 feet from the foundations. Impervious surfaces within 10 feet of the building should be sloped at a minimum 2 percent slope.

Building Code Analysis:

1. Use Classification:
 - a. All floors: B (Business)
2. Type of Construction: IIB
3. Fire Suppression:
 - a. Proposed: All (3) floors shall be equipped with an automatic sprinkler system.
 - b. Allowable: Required per Section 903.2.2.
4. Fire Alarm & Smoke Detection:
 - a. Proposed:
 - b. Allowable: Required per Section 907.2.2.

5. Building Height per Table 504.3:
 - a. Proposed: 42 feet.
 - b. Allowable: 75 feet
 - i. City ordinance regulations may be more restrictive.
6. Stories per Table 504.4:
 - a. Proposed: 3
 - b. Allowable: 4
7. Building Area per Table 506.2 and Equation 5-2:
 - a. Proposed: 60,000 sf (total building)
 - b. Allowable: 258,750 sf (total building)

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



JRB

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

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: November 4, 2020
Re: **Rochester Hills Surgery Center, City File #20-009, Section 36
Site Plan Review #5**

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on October 16, 2020, for the above referenced project. Engineering Services **does** recommend site plan approval with no comments.

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

JRB/kc

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp, Project Engineer, DPS
Scott Sintkowski, P.E., ssintkowski@rcoc.org
Chuck Keller, P.E., ckeller@rcoc.org

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Jenny McGuckin, ROW/Survey Technician; DPS
File

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May 13, 2020

Kristen Kapelanski
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Rochester Hills Surgery Center, CAMS #202000146**
Part of the SW ¼ of Section 36, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for the Rochester Hills Surgery Center Project to be developed in part of the Southwest ¼ of Section 36, City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have an involvement with the Van Maele Drain, which is a legally established County Drain under the jurisdiction of this office. Therefore, a storm drain permit may be required from this office. Please submit a set of plans to wrcplanreview@oakgov.com for review.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills for review.

The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-2089.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn R. Appel".

Glenn R. Appel, P.E.
Chief Engineer

GRA/dfb





May 20, 2020

City of Rochester Hills
Attn: Kristen Kapelanski
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Gregory C. Jamian
Commissioner

Andrea LaLonde
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI 48328

248-858-4835

FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org

RE: R.C.O.C. PRELIMINARY PLAN REVIEW 20P0025
LOCATION: E SOUTH BLVD, ROCHESTER HILLS
PROJECT NAME: ROCHESTER HILLS SURGERY CENTER

Dear Ms. Kapelanski:

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Enclosed you will find one set of plans with our comments in red. All comments are for conceptual purpose only and should be incorporated into detailed construction plans. Below you will find a listing of the comments generated by the RCOC review:

- A) The RCOC Master ROW Plan indicates a 60-foot wide half width ROW for South Blvd. The existing ROW is shown to be 33-foot wide half width. Please contact Mike Smith, Right-of-Way Supervisor, at (248) 645- 2000 to discuss dedicating the ROW or establishing a dedicated highway easement.
- B) Remove or relocate all fixed objects prior to excavation. Fixed objects shall be no nearer than 5 feet from back of curb, or 12 feet from lane line.
- C) Any pedestrian facilities shall be constructed in accordance with current Americans with Disabilities Act (ADA) guidelines.
- D) This project required to widen South Blvd for Center Left Turn Lane (CLTL) and to be connected to existing (CLTL) to the west. Please note that this work also need to be coordinated with Oakland County Water Resources Commission (OCWRC) for work within Van Maele Drain.
- E) Drive approach should include a detail M curb line to provide controlled drainage across the driveway.
- F) The boulevard island in the drive approach should extend no nearer than 6 feet from the back of curb along South Blvd.
- G) Pavement cross section shall consist of a minimum 2 inches of MDOT 5E HMA, over 3 inches of 4E, over 4 inches of 3E, or 9 inches of MDOT 35-P concrete, with epoxy coated rebar lane and curb ties over a suitable base, as determined in the field by RCOC.
- H) Match and tie proposed curb to existing curb. Epoxy coated #4 bar required.
- I) Right of way shall be ditched/graded to provide positive roadside drainage.



Kristen Kapelanski
May 20, 2020
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- J) Excavations within a 1:1 influence of the roadway will require MDOT Class II backfill compacted to 95% maximum density.
- K) Adjust/reconstruct existing storm structure as warranted.

Once the comments above are addressed, plans should be submitted to this office with completed RCOC permit application(s) Form 64a, signed by the owner (or his agent), three sets of plans (per application, 5 for signal permit) and the appropriate application fee(s).

All future correspondence related to the above referenced project will be sent to the address provided by the applicant. Separate applications will be required for:

- a) Drive approach & road improvements
- b) Utility connections

Upon receipt of the appropriate application packet, RCOC will provide a more detailed review. Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

A handwritten signature in black ink, appearing to be "Scott Sintkowski". The signature is written in a cursive style with a long horizontal line extending to the right.

Scott Sintkowski, P.E.
Permit Engineer
Department of Customer Services

SS/mac
Enclosure



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Laurie Taylor
To: Sara Roediger
Date: 5/26/20
Re: Project: Rochester Hills Surgery Center
Parcel No: 70-15-36-376-014
File No.: 19-407

Please note new parcel number, formally 70-15-30-376-008, 009, and 010.