



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 3/19/2021
 Re: **First Baptist Church Addition (City File 20-028)**
Site Plan - Planning Review #3

The applicant is proposing to replace an open air canopy with a 2,500 sq. ft. enclosed entry hall and an addition totaling 8,100 sq. ft. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. **The comments in this and other reviews are minor in nature and this item can be forwarded to the Planning Commission for consideration.**

1. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-1 One-Family Residential District. Places of Worship are permitted as conditional uses subject to the conditions outlined below. Conditional uses require a Planning Commission public hearing and recommendation to City Council. In addition, places of worship need to be developed in accordance with the requirements of *Section 138-4.433* as follows:
 - A. *The site shall be so located as to provide for ingress to and egress from such site directly onto a major or secondary thoroughfare having an existing or planned right-of-way of at least 120 feet.* In compliance
 - B. *Buildings of greater than maximum height may be allowed subject to certain conditions.* Proposed modifications will not exceed existing building height.
 - C. *Steeple, bell towers and similar architectural features are exempt from the height requirements of this ordinance.* No architectural features proposed on areas to be modified.
 - D. *A Landscape Buffer D shall be required in the rear and side yards.* Existing buffers on the site will not be impacted by the proposed additions.

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
Proposed Site	R-1 One Family Residential	First Baptist Church	Residential 2
North	R-1 One Family Residential	Single family residential	Residential 2
South	R-1 One Family Residential	Single family residential	Residential 2
East	R-1 One Family Residential	Single family residential	Residential 2
West	R-1 One Family Residential	Single family residential	Residential 2

2. **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 R-1 district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	Below existing height of structure	In compliance
Min. Front Setback (Orion Rd.) 40 ft.	40 ft. +	In compliance
Min. Side Setback (north/south) 15 ft. min. / 30 ft. total	40 ft. +	In compliance
Min. Rear Setback (east) 35 ft.	40 ft. +	In compliance

3. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting has been 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	216 watts	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	Max. 18 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 1 per 3 people permitted in the main worship hall at maximum capacity = 212 spaces	263 spaces (24 new)	In compliance
Max. # Parking Spaces 125% of Min. = 265 spaces		
Min. Parking Setback 10 ft. all sides (40 ft. along Orion)	15 ft./40 ft.	In compliance
Min. Barrier Free Spaces 2 BF spaces + 2.33% of total spaces 11 ft. in width w/ 5 ft. aisle for 200-300 spaces = 10 spaces required	13 spaces sized appropriately	In compliance
Min. Parking Space Dimensions 10 ft. x 18 ft. 24 ft. aisle (2-way)/15 ft. (1-way)	10 ft. x 18 ft.	In compliance

5. **Natural Features**

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets 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 any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead need not be replaced. A tree preservation plan must be included in the plan set. The removal of any regulated tree requires the approval of a tree removal permit and associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$304 per credit into the City's tree fund. See the Parks and Natural Resources Department review dated January 25, 2021 for additional information.
- c. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
- d. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any natural feature 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 heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
7. **Dumpster Enclosure** (Section 138-10.311). Dumpsters with appropriate screening included on plan.

8. **Landscaping** (*Section 138-12.100-308*). Landscaping is not proposed. If landscaping is proposed, a landscape plan signed and sealed by a registered landscape architect must be provided.
9. **Architectural Design** (*Architectural Design Standards*). The proposed façade changes are mainly composed of brick veneer and vision glass. This design is in accordance with the Architectural Design Standards and will match the existing building.
10. **Signs**. (*Section 138-8.603*). No new signage is proposed.



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Laurie Taylor
To: Sara Roediger
Date: 9/24/20
Re: Project: First Baptist Church Additions
Parcel No: 70-15-03-276-030
File No.: 20-028
Applicant: Steve Auger, Auger Klein Aller Architects Inc.

No comment.



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, R.A., Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: March 18, 2021
Re: 6377 Orion Rd. – First Baptist Church Additions
Sidwell: 15-03-276-030
City File: 20-028

The Building Department has reviewed the revised Site Plan Review documents received March 5, 2021 for the above referenced address and 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.

The following issues should be addressed on the Cover Sheet, under the "BUILDING DATA" column of information, on the construction documents submitted for building permit review:

1. Indicate which of the 2 codes noted will be the primary code used for code compliance review. This site plan review was based on the 2015 Michigan Building Code.
2. Coordinate the storage use (S-1 vs S-2) between item #2 and that indicated on the floor plan legend indicating the separate uses.
3. Revise the 'greater than' sign (>) to a 'lesser than' sign (<) at item #6, "Fire Area 1".
4. Revise item #10, "Required Fire Resistance of Building Elements...", to show code requirements for type **5A** construction in lieu of type 5B construction.

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.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: March 19, 2021
Re: First Baptist Church Additions: Review # 3
File # 20-028

No comments at this time; Recommend for Approval.

Copy: Maureen Gentry, Economic Development Assistant

ME/ms



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

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: March 18, 2021
Re: First Baptist Church Additions, City File #20-028, Section 3
Site Plan Review #3

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on March 5, 2021, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Water Main

1. Revise the proposed water main utilizing 2-45 degree bends instead of the 90-degree bends as shown.

Legal

1. Legal description for Parcel "A" and "B" does not close, and does not match what is shown on the survey plan.
2. Include bearings and distances on all boundaries of the parcel.
3. The 60' taken for road should state 60' instead of "ROW varies".
4. Under Orion Road (Public) state "ROW varies".
5. A water main easement will be needed during the construction plan phase.
6. Please provide a certificate of survey on legal size signed and sealed by a professional land surveyor to correct the legal description on file with Oakland County. The description currently on file does not close.

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.

JRB/dj

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

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

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FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: Joshua Boyce, Lt Fire Inspector
To: Planning Department
Date: 3/19/2021
Re: Site Plan 20-028 First Baptist Church Additions

SITE PLAN REVIEW

FILE NO: 20-028

REVIEW NO: 3

APPROVED X

DISAPPROVED _____

The following review is contingent on the structure being fully suppressed in accordance with NFPA 13. It is noted that the proposed building will be 47,778 square feet and be of VA construction. The building data states the building will be fully suppressed.

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Provide documentation, including calculations that a flow of 3000 GPM can be provided.
 - Fire flow data can be obtained by contacting the Rochester Hills Building Department at (248) 656-4640.

Joshua Boyce
Lt Fire Inspector



October 2, 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

**RE: R.C.O.C. PRELIMINARY PLAN REVIEW 20P0033
LOCATION: ORION RD, CITY OF ROCHESTER HILLS
PROJECT NAME: FIRST BAPTIST CHURCH-ADDITION**

Dear Ms. Kapelanski:

At your request, the Road Commission for Oakland County has completed a preliminary geometric review for the above referenced project. There is no work proposed in public right-of-way under the jurisdiction of the Road Commission for Oakland County.

Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

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

SS/mac

Enclosure

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



September 23, 2020

Maureen Gentry
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **First Baptist Church Addition, CAMS #20200521**
Part of the NE ¼ of Section 3, City of Rochester Hills

Dear Ms. Gentry,

This office has received one set of plans for the First Baptist Church Addition Project to be developed in part of the Northeast ¼ of Section 3, City of Rochester Hills.

Our stormwater system review indicates that the proposed project does not have an involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drain permit will not be required from this office.

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 248-897-2744.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn R. Appel", is written over a light blue background.

Glenn R. Appel, P.E.
Chief Engineer

C: Kristen Kapelanski – City of Rochester Hills
Steve Auger – Auger Klein Aller Architects, Inc.

