



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 16, 2018

Gateway of Rochester Hills

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

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Summary

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 Blvd., and the owner is the same for both developments.

The applicant appeared before the Planning Commission on November 21, 2017 to get guidance and input about the proposed project. It was generally well received, but there were concerns about a hotel near residential homes. A generous buffer between the hotel and the residential homes has been provided as required. There was a directive to further talk with the residents to the west, as the applicant already had initial contact. A drive-through for the restaurant was discouraged and is not proposed at this time. Several Commissioners mentioned a concern about traffic and asked that a traffic study be done. A study was provided and reviewed by the Traffic division, and it has been included in the packet.

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

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. The applicant will be in attendance to answer questions about the site design.
1. **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 480 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.
2. **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. Please refer to the Planning memo dated February 6, 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.
3. **Exterior Lighting.** A photometric plan has been provided, which generally shows compliance with location and intensity for exterior lighting. Fixture heights must be provided for two of the four proposed fixture types.
4. **Building Design.** The proposed buildings are designed in accordance with the City's Architectural Design Standards. The hotel is composed of fiber cement siding, brick and stacked stone. 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. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees, staff recommends approval of the following motion relative to City File No. 95-044.2 (Gateway of Rochester Hills) subject to the conditions noted in the motion provided below.

Site Plan Approval Motion

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 January 23, 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.

Reference: Plans dated received by the Planning Department January 23, 2018.

Attachments: Assessing Department memo dated 12/21/17; Building Department memo dated 2/2/18; Fire Department memo dated 2/16/18; Parks and Natural Resources memo dated 1/30/18; DPS/Engineering memo dated 2/6/18; Planning Memo dated 2/6/18; EIS dated received 12/21/17; TIS dated 1/25/18; WCR Letter dated 1/3/18; and PC Minutes dated 11/21/17.

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