

**City of Rochester Hills
 Department of Planning and Development**

**REVISED STAFF REPORT TO THE PLANNING COMMISSION
 September 2, 2008**

Revised Conditional Land Use/Revised Site Plan Crittenton Hospital Medical Center Parking Deck Expansion	
APPLICANT	Crittenton Hospital Medical Center 1101 West University Rochester Hills, MI 48307
AGENTS	Mr. Lynn Orfgen, President & CEO Richard Whedon, AIA, Albert Kahn and Associates
LOCATION	South of Walton, East of Livernois
PARCEL NO.	15-15-101-003
FILE NO.	89-153.8
ZONING	SP (Special Purpose) District
STAFF	Ed Anzek, AICP, Director
REQUESTS	Revised Conditional Land Use Recommendation Revised Site Plan Approval

SUMMARY

(The above requests were postponed at the July 29, 2008 meeting at the request of the applicants. The additional time would give the applicants a chance to meet with the adjacent neighbors, to gather input and talk about any concerns they might have, and to address items raised by the Planning Commission. As mentioned in the attached memo, Staff was advised by Crittenton officials that they did meet with residents. The applicants will discuss the results of those meetings at the September 2, 2008 meeting, as well as specify revisions to the proposed parking deck).

The east and south elevations have been modified so that the third and fourth levels will be cut back to reduce the east façade height. The deck will now have 465 spaces. Revised improvements also include revisions to the materials on the east façade to contrast the brick and concrete materials, adding steel vegetation trellis and lower level plantings. The surface level, south vehicle entrance has been moved eastward, and will still be signed for emergency vehicles

only, but the interior parking lot spaces have been reconfigured to move vehicle traffic further way from the residents. Other interior modifications include reconfiguring the inner ramping on the second, third and fourth levels; deleting the structural light walls modifying with shear walls; foundation modifications and lighting reconfigurations.

The proposal has been designed to match the current deck's brick, concrete and metal materials. There will be approximately 60 feet between the deck and the residential lot lines to the east, and additional trees will be added to the existing line of trees to the east (in Rochester) to meet the intent of our IVO (even though it is in Rochester).

No handicap spaces are proposed for the new structure; however, five additional handicap spaces are being added to the existing structure. A portion of the structure will be built on an existing paved parking area in the City of Rochester, and the Rochester Planning Commission preliminarily approved the project on August 6, 2007 (the Minutes from that meeting are included). A tower at the northwest corner of the structure will provide an elevator and stairs, and will tie into the existing enclosed, overhead walkway. The proposed deck is designed to provide a connection (overhead walkway) to a future hospital facility, which is shown on the enclosed colored copy of their overall Master Plan.

Specific actions requested for consideration by the Planning Commission are a Revised Conditional Land Use Recommendation to City Council and approval of the Revised Site Plan.

At the April 16, 2002 meeting, the Planning Commission recommended approval of a Revised Conditional Land Use and approved a Revised Site Plan and Buffer Modifications to allow the hospital to expand and to add a four-story parking structure. It was acknowledged that there were plans for further expansion at some point, and Staff felt it was important for the applicants to provide the hospital's Master Plan before going forward with the new parking deck, which they have provided and will be in attendance to answer any questions about future expansion.

General Requirements for Conditional Land Uses (138-1306[d])

There are five areas of consideration for the Planning Commission to regard in the discretionary decision of a Conditional Land Use. They are:

1. *Will promote the intent and purpose of this chapter.*
2. *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*

3. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

Please refer to the attached letter from Richard Whedon of Albert Kahn Associates, Inc., dated July 17, 2008, in response to the above criteria.

Landscaping and Buffering

The Tree Conservation Ordinance does not regulate the site, but tree replacement and preservation is being respected by the hospital. Sixteen (16) trees will be removed and replaced with 16.5 tree credits. The addition of the parking garage does not require tree islands, since the parking will be provided within a structure, but planter island trees will be provided in large planting areas around the perimeter of the parking deck. The City's Landscape Architect feels this will meet the intent of the Ordinance.

As mentioned, the Hospital's eastern portion is located in the City of Rochester, adjacent to a residential area. The neighbors brought up concerns about the buffer having bare spots. In response, the applicant is adding trees to meet the intent of the IVO. The City's Landscape Architect will work with the applicant and review the plans subsequently, to ensure the proper type and sufficient buffering. (A condition of approval requires that any outstanding items must be addressed prior to Final Approval by Staff. This includes the amount to be determined for bonding for landscaping and trees). The southern property line will be approximately 300 feet from the parking structure, and has sufficient buffering due to the natural wetland area that has been preserved and a retention basin. The basin is in the City of Rochester.

Wetland and Natural Features

There is an existing wetland located south of the subject parking structure. There is no work proposed in the wetland or within the natural features setback.

Detention

The land area that is proposed for the parking deck in Rochester Hills and Rochester is hard surface parking and roadway. Since there is no increase in impervious area, the City Engineer has determined that no increase in detention is necessary. Water runoff will be contained on site in the detention pond, which was sized for Crittenton's future expansion plans.

Lighting

According to the applicants, design of the lighting will minimize the impact to the surrounding neighbors. The sidewalls of the parking structure have been designed to hide glare from headlights. The ground-mounted light poles around the deck structure 20 feet high. The poles on the top of the deck are 15 feet in height and placed toward the center portion. The walls around the 4th floor deck have low wall-mounted light fixtures.

Since the revised plans were received August 27, 2008, they have not had a final review by applicable City departments and consultants. Conditions have been added to the motion and, as part of the technical review for the project, the plans will be reviewed by Staff and recommendations must be followed prior to issuance of a Land Improvement Permit, Building Permits or Final approval by Staff. The plans must also be approved by the City of Rochester. Since the plans must conform to all Ordinances, Staff conditionally recommends approval of the following motions relative to City File No. 89-153.8 (Crittenton Hospital Medical Center Parking Deck Expansion).

THANK YOU

Reference: Plans dated received by the Planning and Development Department August 27, 2008 (Cover Sheet, Sheets C-100, C-200, C-300, C-400, C-401, C-402, C-500, C-600, C-601, C-602, C-603, CD-100, L-100, A-110, A-120, A-130, A-140, A-200, A-300, ES-101, and ES-500, prepared by Albert Kahn Associates, Inc.).

Attachments: *Assessing Department memo dated 09/06/07; Building Department memo dated 02/05/08; Fire Department memo dated 02/14/08; Parks and Forestry memo dated 08/09/07; Planning and Development Department memo dated 10/29/07; HRC letter dated 11/02/07; Oakland County Health Division Letter dated 08/29/07; Letter from Richard Whedon dated 07/17/08; City of Rochester Planning Commission Minutes dated 08/06/07; Planning Commission Minutes dated 07/29/07; Notice of Public Hearing; Environmental Impact Statement dated received 07/31/07; and Development Application dated 07/18/07.*

Revised Conditional Land Use Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 89-153.8 (Crittenton Hospital Medical Center Parking Deck), the Planning Commission **recommends** to City Council **approval** of a **Revised Conditional Land Use**, based on plans dated received by the Planning Department on August 27, 2008, with the following findings and subject to the following condition.

Findings:

1. The proposed parking structure expansion and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.

2. The existing and expanded use will promote the intent and purpose of the Zoning Ordinance, by meeting the criteria of Section 138-1306.
3. The proposed development has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the land use.
4. The proposal should have a positive impact on the community by improving the site for patient care and access.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Revised Site Plan Approval

MOTION by _____, seconded by _____, in the matter of City File No. 89-153.8 (Crittenton Hospital Medical Center Parking Deck), the Planning Commission **approves** the **Revised Site Plan**, based on plans dated received by the Planning Department on August 27, 2008, with the following findings and subject to the following conditions.

Findings:

1. The Revised 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 parking deck will have a drive that passes through it, and the fire lane on the eastern side is for emergency vehicles only, thereby reducing traffic flow nearest to the residences.
3. The parking structure has been designed to avoid common traffic problems and promote safety and convenience for vehicular traffic within the site.
4. Because of the design and landscaping, the proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.

5. The proposed development will not have an unreasonably detrimental or an injurious effect upon the natural characteristics and features of the site.
6. The improvements will allow Crittenton Hospital Medical Center to expand the valuable service it provides to the community.

Conditions:

1. City Council approval of the Revised Conditional Land Use.
2. Provision of a note on Sheet Number C1 (Site Plan) stating whether the deck will be equipped with a Class I standpipe system or required fire hydrants, and that the locations shall be approved by the Fire Department, and any further comments from the Fire Department after review of the revised plans dated August 27, 2008 must be addressed, prior to Final Approval by Staff.
3. Plans shall show the Registered Landscape Architect's name, address, State registration and phone numbers on the plans prior to Final Approval by Staff.
4. Tree protective fencing must be installed, inspected and approved by the City's Landscape Architect prior to issuance of a Land Improvement Permit.
5. Provision of a performance and maintenance guarantee in an amount to be determined by the City, to ensure the correct installation and maintenance of the proposed landscaping. Such guarantees to be provided by the applicant prior to issuance of a Land Improvement Permit.
6. Address comments from the Building Department memo dated February 5, 2008, and any further comments after review of the revised plans dated August 27, 2008, prior to issuance of Building Permits.
7. Add a note to the plans stating that should any well casing be discovered during demolition, it will be evaluated by the Oakland County Health Division and properly abandoned and documented.
8. Approval of the plans by the City of Rochester Planning Commission and/or City Council.