



Department of Planning and Economic Development

Staff Report to the Planning Commission

February 12, 2016

Stonecrest at Rochester Hills Senior Living

REQUEST	Tree Removal Permit Wetland Use Permit Recommendation Natural Features Setback Modification Site Plan Approval
APPLICANT	Mark Pomeranke NP Senior Living Development, LLC 5015 N.W. Canal St., Suite 200 Riverside, MO 64150
LOCATION	East side of Rochester Rd., north of Hamlin
FILE NO.	15-019
PARCEL NO.	Part of 15-23-300-305
ZONING	R-4, One Family Residential with an FB-2, Flexible Business Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The proposed project is for a 100 bed, two-story, 81,073 square-foot assisted living and memory care facility on 3.53 acres (2.54 net) on the east side of Rochester Rd., north of Hamlin. The site is on part of a parcel previously approved as City Place PUD. The site is zoned R-4 One-Family Residential with an FB-2 Flexible Business Overlay, and is being developed under the FB-2 Overlay. State licensed residential facilities are permitted uses in the FB-2 District; assisted living facilities must also be developed in accordance with the requirements of Section 138-4.423 of the Zoning Ordinance. Please refer to the Planning Dept. memo dated January 14, 2016 under Zoning and Use regarding compliance. The plans show off-site improvements to roads to connect to future development north of this site and an associated retaining wall and detention. Bike racks and sidewalks into and throughout the site have been provided to connect to Rochester Rd. and to the future internal road, in addition to a pathway along Rochester Rd. In accordance with FB regulations, an outdoor amenity space has been provided at the northeast corner of the site, abutting Rochester Rd. that will include large boulder outcrops, plantings and benches.

The area is vacant to the north and east and is zoned R-4 with an FB-2 Overlay; to the south is Bordine's; and to the west, across Rochester Rd. is the Avon Hills Village Subdivision. The site is master planned Business/Flexible Use 2. There will be wetland impacts from construction activities and a Wetland Use Permit is required. In addition, the site falls under the City's Tree Conservation Ordinance. Approximately 1.5 acres of the site will be preserved as open space.

The applicants met with the neighbors on November 10, 2015 to conduct an open forum. Neighbors from the Avon Hills and Eddington Farms Subdivisions were invited to learn about the project and have an opportunity to ask questions. The applicants state that the outcome of the meeting was overwhelmingly positive.

Development Layout

As mentioned, the project is being developed using the FB-2 standards of the Ordinance. There are a multitude of requirements for this zoning as outlined in the Planning Dept. memo dated February 5, 2016 including specific dimension, design, building, street design, outdoor amenity space and landscaping regulations. There are several areas where the Planning Commission can modify the minor adjustments being requested to the extent the Commission feels that the applicant meets the intent of the FB-2 district to achieve an optimum development.

Review Considerations

1. **FB Dimension, Street Design and Building Standards.** The Flexible Business Overlay Districts designed to foster vital, lively, and sustainable development that creates an imageable neighborhood identity. The overlay has very detailed design regulations, of which the proposed project meets the vast majority of them, however as proposed, they are asking the Planning Commission to modify, in accordance with *Section 138-8.604* the following regulations:
 - a. Front yard setback along the proposed new road to the east from 20 ft. to 84 ft.
 - b. Minimum building frontage build to area (*the width of the front façade of the building that is located in the area between the minimum and maximum setback requirements divided by the lot width at the minimum setback line*) as depicted on plans
 - c. Main street design pedestrian zone frontage area along north property line increased from 2.5 ft. to 5+ ft.
 - d. Minor street design vehicle zone width along east property line increased from 22 ft. to 23 ft.
 - e. Minor street design pedestrian zone frontage area along east property line increased from 2.5 ft. to 5+ ft.
2. **Tree Removal.** The Tree Conservation Ordinance applies to this development, since the land is unplatted. There are four regulated trees on-site, and the applicant is proposing to remove and replace all four trees with four tree credits.
3. **Landscaping/Tree Replacement.** A landscape plan has been provided for review. According to the applicant's EIS, "The development will have an intense landscaping plan to meet the rigorous standards of Rochester Hills." Applicable requirements include the right-of-way, buffer, and parking lot landscaping requirements in addition to FB specific landscaping including front yard and street trees along both Rochester and the newly created streets to the north and west. The proposed plan is heavily landscaped and the plans are in compliance with consideration of the following:
 - a. The landscape plan includes all information required by *Section 138-12.103* and also complies with the requirements of Article 12 of the Zoning Ordinance.
 - b. Provision of an Irrigation Plan and cost estimate.

- c. Posting of a landscaping bond in the amount of \$166,000 prior to issuance of a land improvement permit.
 - d. Depositing \$3,200 with the City's Tree Fund for deficiency in trees on site.
4. **Wetland Use Permit/Natural Features Setbacks.** There are wetlands on site which are regulated by the City and the MDEQ because of the proximity to the Honeywell Ditch. Approximately 6,650 square feet of the wetlands will be both temporarily and permanently impacted due to construction of the proposed road and for associated site grading. The City's wetland consultant, ASTI, recommends approval of a Wetland Use Permit for these activities due to the quality of the wetlands. A retaining wall consisting of natural stone is proposed to minimize impacts to the Honeywell Ditch.
- Approximately 458 linear feet of Natural Features Setback will be temporarily and permanently impacted from the construction of the proposed road and associated site grading. ASTI recommends that modifications be allowed in these areas because of their low to poor quality. Please refer to ASTI's letter dated January 27, 2016.
5. **Architectural Design.** The building materials proposed are of high quality and designed to meet the intent of the Architectural Design Standards. The materials consist of a mixture of cultured stone and textured fiber cement siding and shake, with fiber cement panels as an accent and an asphalt shingle roof. A colored drawing has been provided.
6. **Other Reviews.** The plans have received a conditional recommendation of approval from the City's engineering, fire and building departments subject to conditions identified in their applicable review letters which will not impact the site layout, and which may be handled prior to final site condo and construction plan approval. Please refer to the appropriate attached reviews.

Site Plan Recommendation

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees that the development will be harmonious and compatible with surrounding development, staff recommends approval of the following motions relative to City File No. 15-019 (Stonecrest at Rochester Hills), subject to any changes or conditions recommended by the Planning Commission.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 15-019 (Stonecrest at Rochester Hills), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on January 20, 2016, with the following findings and subject to the following condition.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to replace four regulated trees with four tree credits.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.

Motion to Recommend Wetland Use Permit Approval

MOTION by _____, seconded by _____, in the matter of City File No. 15-019 (Stonecrest at Rochester Hills) the Planning Commission **recommends** City Council **approves** a **Wetland Use Permit** to temporarily and permanently impact approximately 6,650 square feet for the construction of the proposed drive and site grading, based on plans dated received by the Planning Department on January 20, 2016, with the following findings and subject to the following conditions.

Findings

1. Of the approximately 1.12 acres of City-regulated wetlands on site, the applicant is proposing to impact less than one-third.
2. The wetland areas are of medium to low ecological quality and should not be considered a vital natural resource to the City.

Conditions

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.

Motion to Approve a Natural Features Setback Modification

MOTION by _____, seconded by _____, in the matter of City File No. 15-019 (Stonecrest at Rochester Hills), the Planning Commission **grants Natural Features Setback Modification** for the permanent impacts to as much as 458 linear feet of natural features setbacks associated with the construction of the proposed drive and site grading, based on plans dated received by the Planning Department on January 20, 2016, with the following findings.

Findings

1. Natural Features Setback Modifications are needed to construct a portion of the road and for site grading.
2. The Natural Features Setbacks are of low ecological quality and the City's Wetland Consultant, ASTI, recommends approval.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 15-019 (Stonecrest at Rochester Hills), the Planning Commission recommends that City Council approves the Site Plan based on plans dated received by the Planning Department on January 20, 2016, 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 have a cross access easement to a road to the north to Eddington Blvd. in case of future development. Access has been designed to promote safety and convenience of vehicular traffic within the site. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. 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 injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
6. The Planning Commission has determined that proposed plan meets the required criteria for a modification to the FB district requirements and therefore approves the requested modifications from the FB dimension and design standards for front yard setback, building frontage area build to area, and street design pedestrian and vehicle zones as described in this report to allow for programming and function of the building.

Conditions

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide a landscape bond in the amount of \$166,000 for landscaping and replacement trees, prior to issuance of a Land Improvement Permit.
3. Provide an irrigation plan and cost estimate, prior to final approval by staff.
4. Payment of \$3,200 into the tree fund for landscaping deficiency of deciduous and evergreen trees, prior to issuance of a Land Improvement Permit.
5. Approval of all required permits and approvals from outside agencies.
6. Compliance with the department memo comments, prior to final approval by staff and Building Permit Approval.

Reference: Plans dated received by the Department of Planning and Development on January 20, 2016 (Cover Sheet, Sheet G1.1; Code Analysis, Sheet G2.1; Overall First Floor Plan, Sheet SK0; Overall Second Floor Plan, sheet SK1; Building Elevations, Sheet SK6; Building Elevations, Sheet SK7; prepared by PI Architects and NSA Architects; Cover Sheet, Sheet C-0.0; Topographic Survey, Sheet C-1.0; Preliminary Dimension Plan, Sheet C-2.0; Preliminary Dimension Plan – ALT, Sheet C-2.0; Overall Plan, Sheet C-2.1; Fire Protection Plan, Sheet C-2.3; Preliminary Grading and Utility Plan, Sheet C-3.0; Preliminary Landscape Plan, Sheet L-1; Tree Preservation Plan, Sheet T-1, prepared by PEA, Inc.; and Site Lighting and Photometric Plan, Sheet 1 of 1, prepared by Gasser Bush Associates.

Attachments: Assessing Department memo dated 11/17/15; Planning Department memo dated 2/5/16; Building Department memo dated 2/1/16; Fire Department memo dated 1/4/16; DPS/Engineering Department memos dated 1/26/16 and 1/11/16; Parks & Forestry memo dated 2/1/16; ASTI Environmental letter dated 1/27/16; WRC Letter dated 11/30/15; Environmental Impact Statement dated 11/5/15; Wetland Use Permit Notice; Tree Removal Notice.

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