

**City of Rochester Hills
Department of Planning**

**STAFF REPORT TO THE PLANNING COMMISSION
July 17, 2007**

Revised Conditional Land Use/Revised Site Plan Crittenton Hospital Medical Office Building Addition	
APPLICANT	French and Associates 1600 Parkdale Rochester, MI 48307
AGENT	Quinn Kiriluk
LOCATION	South of University, East of Livernois
PARCEL NO.	15-15-101-003
FILE NO.	89-153.7
ZONING	SP (Special Purpose) District
STAFF	Ed Anzek, AICP, Director
REQUESTS	Revised Conditional Land Use Recommendation Revised Site Plan Approval

SUMMARY

The proposal is for construction of a 55,340 square-foot building addition to the south end of the existing 66,903 square-foot medical building at Crittenton Hospital, along with parking and landscaping. According to hospital officials, the expansion is being proposed to accommodate the Wayne State University's medical teaching program recently announced by Crittenton Hospital. This project is the completion of the design intended to be built in 2 phases.

Hospitals are permitted in SP districts as a Conditional Land Use (CLU) after Planning Commission recommendation and City Council approval of the CLU, per Section 138-933 of the Zoning Ordinance. Since the proposal is for a medical office building, it would be allowed as an Accessory Use under Section 138-933(10), incidental to the permitted use of a hospital, under Section 138-933(1).

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.

Landscaping/Trees

The Tree Conservation Ordinance does not regulate the site. The applicant is required to replace all trees removed (14) onsite. Buffers are not required for the addition, but the applicant is providing tree planting along the west service drive similar to a Type C Buffer. The parking lot islands and trees will be installed sufficiently to meet the Ordinance. 62 parking stalls are provided for the new lot, requiring 1,050 square-feet of island planter area, and 1,108 square-feet are being provided. The City's Landscape Architect recommends approval of the Landscape Plan with two conditions that have been included in the motion.

Setbacks

As provided for in Sec. 138-933 (1) c. the height of a hospital or any accessory structure may be increased above 2 stories provided the required 50 foot setback is increased by 20 feet for each story above 2. The proposed medical building is 4 stories to match the first phase and the setback must be a minimum of 90 feet ($50 + 20 + 20$) from the western property line. Actual setback at the closest point is 94.89 feet.

Parking

The site has 129 spaces for the current medical facility and 259 spaces in shared parking from the southern-most parking lot. Due to the addition, the lot adjacent to the medical building will be reconstructed, which, although adding six handicap spaces, will reduce the regular spaces by 49. However, the overall hospital site provides 92 spaces more than required by Ordinance (1,477 provided; 1,385 required). The applicant has been requested to provide an overview of the parking situation.

In the parking data shown on sheet C0.1 the "required spaces per city is shown as 7 spaces per 1000 square feet of usable floor area". The Ordinance actually requires 6.66 spaces per 1000 square feet. Sec. 138-1266 (4) Offices c. "Professional offices of doctors, dentists, or similar professions" calls for parking to be required at a ratio of 1 space for every 150 square feet of usable floor area when the space is speculative. They are proposing 49,097 square feet of usable area. Our ordinance requires 327 spaces ($49097/150 = 327.3$) and by their calculations they are accounting for 344 spaces ($49097/1000 \times 7 = 344$).

Detention

Per comments from the City's Engineering consultant, HRC, a note was added to the plan that no detention improvements are proposed due to the reduction in hard surface area.

Wetlands/Natural Features Setbacks

The proposal does not impact a wetland or natural features setback.

Lighting

Light poles installed will be shielded downward and be timer controlled from sundown to sunrise. The height of the light fixtures is 20 feet from grade (see Sheet E0.01).

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

There are five areas of consideration for the Planning Commission to consider 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.*

In response to these areas the applicant has provided a response. Please see the attached letter from Kirco discussing these areas.

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 the addition will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 89-153.7 (Crittenton Hospital Medical Center Addition).

THANK YOU

Conditional Land Use Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 89-153.7(Crittenton Hospital Medical Building Addition), the Planning Commission **recommends** to City Council **approval** of the **Revised Conditional Land Use**, based on plans dated received by the Planning Department on June 7, 2007, with the following findings.

Findings:

1. The proposed building addition 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.
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 medical building, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the land use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further meeting the medical needs of people in the area.
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

MOTION by _____, seconded by _____, in the matter of City File No. 89-153.7 (Crittenton Hospital Medical Building Addition), the Planning Commission **approves** the **Revised Site Plan**, based on plans dated received by the Planning Department on June 7, 2007, 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 improvement will be accessed by existing driveways, 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. Additional off-street parking areas have been designed to avoid common traffic problems and promote safety.
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 nor an injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
6. The improvements will allow Crittenton Hospital to expand the valuable services it provides to the community.

Conditions:

1. City Council approval of the Revised Conditional Land Use.
2. Tree Protection Fencing must be installed, inspected, and approved by the City's Landscape Architect prior to issuance of the Land Improvement Permit for this development.
3. Provide a landscape bond for replacement trees in the amount of \$41,797.00 prior to issuance of a Land Improvement Permit for this development.
4. Appropriate approvals from the Oakland County Drain Commissioner must be obtained prior to issuance of a Land Improvement Permit for this project.
5. Provide corrections to the parking data section prior to Final Approval by Staff.
6. Address comment from Building Department memo regarding the maximum slope for accessibility dated July 2, 2007 on revised plans prior to Final Approval by Staff.

Reference: Plans dated received by the Planning Department June 7, 2007 (Cover Sheet, Sheet Numbers CO.1 through CO.5 of the Site Plans, prepared by Spalding DeDecker Associates, Inc.; Sheets L1, L2, IR1, and IR2 Landscape Plans, prepared by Michael J. Dul & Associates, Inc.; Sheets E0.01 and E0.02, Electrical Plans, prepared by Strategic Energy Solutions, Inc.; Sheets A0.2, A2.01, thru A2.06, and A4.01 and A4.02 of the Architectural Plans, all prepared by French Associates).

Attachments: Letter from Kirco dated 07/03/07; Letter from L. Orfgen, dated 07/10/07 and parking data from Site Plan; Assessing Department memo dated 06/06/07; Building Department memo dated 07/02/07; Fire Department memo dated 06/21/07; Parks and Forestry memo dated 04/26/07; Public Services memo dated 04/20/07; Planning and Development Department memo dated 06/25/07; HRC letter dated 05/31/07; Oakland County Health Division letter dated 04/23/07; Oakland County Drain Commissioner letter dated 04/30/07; Notice of Public Hearing; Development Application signed 04/13/07; and Environmental Impact Statement dated 04/13/07.
