



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
 Date: 12/3/2020  
 Re: **Action One Auto Addition (City File #20-011)**  
**Site Plan - Planning Review #3**

The applicant is proposing to construct a 1,205 sq. ft. building addition onto the existing 1,221 sq. ft. auto repair facility at the southwest corner of Auburn and John R. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments remaining are minor in nature and the application can be forwarded to the Planning Commission for their review.

- Zoning and Use** (*Section 138-4.300 and 138-8.100*). The site is zoned B-5 Automotive Service Business with an FB-2 Flex Business Overlay. The applicant has opted to develop this site under the B-5 zoning regulations, for which auto repair facilities are a conditional use. **A conditional use requires a Planning Commission public hearing and recommendation to City Council.** The Flex Business Districts do not permit vehicle service or repair. 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	B-5 Automotive Service Business w/ FB-2 Flex Business Overlay	Auto Repair Facility	Commercial Residential Flex 2
North	B-3 Shopping Center Business w/ FB-2 Flex Business Overlay	Shopping Center, Various	Commercial Residential Flex 2
South	B-2 General Business w/FB-2 Flex Business Overlay	Commercial Building	Commercial Residential Flex 2
East	B-1 Local Business w/ FB-2 Flex Business Overlay	Commercial Building	Commercial Residential Flex 2
West	B-2 General Business w/FB-2 Flex Business Overlay	Auto Zone	Commercial Residential Flex 2

- Dimension and Building Standards** (*Section 138-5.100*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the B-5 district.

Requirement	Proposed	Staff Comments
Min. Front Yard Setback (Auburn Rd.) 25 ft.	75 ft.	In compliance
Min. Front Yard Setback (John R.) 25 ft.	66 ft.	
Min. Side Yard Setback (west) 0 ft.	20 ft.	In compliance
Min. Rear Yard Setback (south) 50 ft.	15 ft.	<b>Where a B district abuts another B District, the rear yard may be reduced to 10 ft. with the approval of the Planning Commission</b>

- The Planning Commission has the ability to modify regulations upon a determination that the requested reduction will allow for better development and will be compatible with adjoining properties.

- 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
<b>Shielding/Glare</b> Lighting shall be fully shielded & directed downward at a 90° angle	Cut sheets provided	In compliance

Requirement	Proposed	Staff Comments
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		
<b>Max. Intensity</b> (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
<b>Lamps</b> 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	Max. 92	In compliance
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	20 ft.	In compliance

4. **Parking, Loading and Access** (Section 138-8.600 and 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
<b>Min. # Parking Spaces</b> Auto repair facilities: 1 space per 300 sq. ft. floor area = 8 spaces	10 spaces	In compliance
<b>Max. # Parking Spaces</b> 125% of Min. = 10 spaces		
<b>Min. Barrier Free Spaces</b> 1 BF space 11 ft. in width w/ 5 ft. aisle for 1-25 parking spaces	1 space 10' x 11' with 5' access aisle	In compliance
<b>Min. Parking Space Dimensions</b> 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle (two way)/ 12/15 ft. (one way)	10' x 18'	In compliance
<b>Min. Parking Setback</b> 10 ft. on all sides	10 ft.	In compliance

a. Crosswalk striping or use of alternative pavement should be used when crossing drive aisles.

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted.
- b. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
- c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
- d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance. Refer to the Parks and Natural Resources review dated November 24, 2020 for a full review.
- e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.

6. **Dumpster Enclosure** (Section 138-10.311). A dumpster is indicated along the south property line. An enclosure to match the building has been provided.

7. **Landscaping** (*Section 138-8.602 and 138-12.100-308*). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
<b>Right of Way</b> (Auburn: 130 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 4 deciduous + 2 ornamental	3 deciduous 1 ornamental	Additional plantings cannot be accommodated because of corner clearance requirements – See a. below
<b>Right of Way</b> (John R 180 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	4 deciduous 3 ornamental	
<b>Buffer A</b> (west: 176 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 3 deciduous + 2 evergreen + 7 shrubs	11 ft. 3 deciduous 4 evergreens 18 shrubs	In compliance
<b>Buffer A</b> (south: 128 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 2 deciduous + 1 evergreen + 12 shrubs	12 ft. 2 deciduous 1 evergreen 12 shrubs	In compliance
<b>Parking Lot: Perimeter</b> (Auburn 70 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge = 3 deciduous + 2 ornamental + shrub hedge	0 deciduous 0 ornamental Shrub hedge	Additional plantings cannot be accommodated because of spacing and corner clearance requirements – See a. below
<b>Parking Lot: Perimeter</b> (John R 70 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge = 3 deciduous + 2 ornamental + shrub hedge	0 deciduous 0 ornamental Shrub hedge	

- a. The Planning Commission may modify landscape standards provided the conditions in Section 138-12.307 have been met.
- b. A landscape planting schedule has been provided that includes the size of all proposed landscaping. A unit cost estimate and total landscaping cost summary, including irrigation costs, has been provided for landscape bond purposes.
- c. If required trees cannot fit be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$304.00 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
- d. All landscape areas must be irrigated. This has been noted on the landscape plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
- e. Site maintenance notes listed in Section 138-12.109 have been included on the plans.
- f. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.

8. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. The proposed building mainly consists of fiber cement siding, burnished concrete block and brick. Although the City's Architectural Design Standards recommend mostly natural materials or those natural in appearance, they do state that, "Building materials for non-traditionally styled buildings may be synthetic materials as long as they are durable." The provided rendering shows a modern style building where the proposed materials do seem to work well with the design aesthetic. **Staff recommends the applicant provide renderings of the other sides of the building and confirm the proposed landscaping is also shown on all the renderings provided.**

9. **Signs.** (*Section 138-8.603*). One free standing monument sign is indicated on the plans. A note has been added to the plans that states that all signs must meet Section 138-8.603 and Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



**FIRE DEPARTMENT**

Sean Canto  
Chief of Fire and Emergency Services

From: Ann Echols, Lieutenant / Fire Inspector  
To: Planning Department  
Date: November 17, 2020  
Re: Action One Auto Addition

**SITE PLAN REVIEW**

**FILE NO: 20-011**

**REVIEW NO: 3**

**APPROVED** \_\_\_\_\_ **X** \_\_\_\_\_

**DISAPPROVED** \_\_\_\_\_

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

1. Construction type and square footage of building require a fire flow of 1500 GPM and a minimum of 1 fire hydrant, with an average spacing of 500 feet. The existing on site hydrant can be used to fulfill this requirement.  
*IFC 2006 Appendix B & C*
  - Provide documentation, including calculations of fire flow available. Flow tests can be obtained by contacting the Rochester Hills Engineering Department at 248-656-4640.

Ann Echols, Lieutenant / Fire Inspector



BUILDING DEPARTMENT  
Scott Cope

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From: Mark Artinian, R.A., Building Inspector/Plan Reviewer  
To: Kristen Kapelanski, Planning Department  
Date: December 2, 2020  
Re: 966 E Auburn Rd. – Addition/Alteration to Action One Auto  
Sidwell: 15-35-226-006  
City File: 20-011

The Building Department has reviewed the revised Site Plan Review documents received November 17, 2020 for the above referenced 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.**

When documents are submitted for a building permit, please add the following item:

1. Please provide a curb ramp per A117.1-2009, Section 406 at the interface of the new concrete sidewalk adjacent to the main entrance to the building and the proposed striped area used for an accessible route for pedestrian access to the sidewalk connected to the existing sidewalk along John R Rd.

This additional item will make access to the proposed striped area more convenient in lieu of using the landing next to the accessible parking space loading area.

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.



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

JRB

From: Jason Boughton AC, Engineering Utilities Specialist  
To: Kristen Kapelanski, AICP, Manager of Planning  
Date: December 10, 2020  
Re: Action One Auto Addition, City File #20-011, Section #35  
**Site Plan Review #3**

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on November 17, 2020 for the above referenced project. Engineering Services **does recommend** site plan approval with the following comments:

**Storm Sewer**

1. Revise all catch basins to have 3-foot sumps with floatables traps being installed per the use of the development.

**Roads/Traffic**

1. Include a demolition plan for all paving operations.

**Pathway/Sidewalk**

1. Show where the existing parking lot bumper blocks are located and how they will be removed/replaced.
2. Provide the road and pathway sight lines on the Landscape Plan per City Details attached.
3. All details referenced in the attachments below must be included in the Construction Plan set.

**Legal**

1. Include the liber and page for the highway easement on sheet 1 (L.40224 P.383).

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to commence the construction plan review process.

Attachments: City Pathway Detail, MDOT R-28-J Sidewalk Ramp & Detectable Warning Details, MDOT R-29-I Driveway Openings & Approaches, & Concrete Sidewalk and City Road & Pathway Sight Distance Details

JRB/kc

c: Allan E. Schneck, P.E.; DPS Director  
Paul Davis, P.E., Deputy Director/City Engineer; DPS  
Tracey Balint, P.E., Public Utilities Engineer Mgr.; DPS  
File

Keith Depp, Project Engineer; DPS  
Jenny McGuckin, Right-of-way/Survey Technician; DPS  
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS

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## PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

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To: Kristen Kapelanski, Planning Manager  
From: Matt Einheuser, Natural Resources Manager  
Date: November 24, 2020  
Re: Action One Auto Addition: Review # 3  
File #20-011

Approved.

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



ASSESSING DEPARTMENT  
Laurie A Taylor, Director

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From: Laurie Taylor  
To: Sara Roediger  
Date: 6/3/2020  
Re: Project: Action One Auto Qwik Service  
Parcel No: 70-15-35-226-006  
File No: PSP2002-0010  
Applicant: Vito Pampalona

No comment





Planning and Economic Development  
Sara Roediger, AICP, Director

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From: Maureen Gentry  
To: Kristen Kapelanski, Manager of Planning  
Date: June 4, 2020  
Re: Street Names

Action One Auto Addition and Renovation  
City File #20-011

In a review of the plans stamped received May 13, 2020, East Auburn and John R are labeled correctly. Add Rd. after East Auburn.

cc: V. Foisy  
B. Sauer



May 22, 2020

Kristen Kapelanski  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Reference: **Action One Auto Addition, CAMS #202000161**  
**Part of the NE ¼ of Section 35, City of Rochester Hills**

Dear Ms. Kapelanski,

This office has received one set of plans for the Action One Auto Addition Project to be developed in part of the Northeast ¼ of Section 35, 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 248-858-2089.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn R. Appel".

Glenn R. Appel, P.E.  
Chief Engineer

GRA/dfb

