

## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
 Date: 10/14/2014  
 Re: **A-Star C-Store/Fuel/Tim Horton's (City File #87-823.2)**  
**Preliminary Site Plan - Planning Review #2**

The above referenced project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. Please note that this review and the comments contained herein were conducted by the new Manager of Planning, with the concurrence and approval of the Planning and Economic Development Director. We understand there have been past informal discussions and meetings regarding the proposed project; however this review takes precedence as it responds to the official site plan submittal and the current ordinances of the city. The comments below are minor in nature and can be incorporated into a revised site plan submittal for review to ensure compliance following review by the Planning Commission.

1. **Zoning and Use (Section 138-4.300).** The site is zoned B-5 Automotive Business which permits automotive gasoline service stations and associated retail uses as a permitted use. The drive-through accessory to a permitted use is a conditional land use and will require a Planning Commission public hearing and recommendation to City Council. The proposed plan meets ordinance requirements for drive-through facilities (Section 138-4.410) and staff offers the following comments related to automotive gasoline service stations (Section 138-4.404):
  - a. It is the intent of the zoning ordinance to promote gas stations with the building located closer to the street with the pump islands and canopy located behind the building. However, the introduction of a drive-through facility makes this impractical on this site.
  - b. The applicant has improved access to this site through the closure of the northernmost driveway on Adams Rd. and by designating the two existing driveways off of Walton as enter only (westernmost driveway) and exit only (easternmost driveway). In addition, the applicant is working with Engineering to determine if the driveway on Adams Rd. should limit left hand turns, and the resultant Traffic Impact Study will determine if the proposed traffic conditions warrant this limitation.
  - c. The freestanding canopy has been designed to complement the main building with split face and brick columns and an EIFS canopy. The canopy is located within the non-required front and side yard and meets ordinance requirements.
  
2. **Site Layout (Section 138-5.100-101).** The proposed project is in compliance with the area, setback, and building requirements of the B-5 district as indicated in the table below.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	1 story/29 ft. 8 in.	In compliance
Min. Front Setback (Walton) 25 ft.	66+ ft.	In compliance
Min. Side Setback (east/Adams) 0 ft./50 ft.	19+ ft (east)/75+ ft. (Adams)	In compliance
Min. Rear Setback (south) 50 ft.	19+ ft.	Planning Commission may reduce the rear yard setback to 10 ft. upon a determination that the requested reduction will allow for better development & will be compatible with adjoining properties

- a. In an effort to improve pedestrian access, a bike rack and pedestrian crosswalk have been provided to connect the front door of the building to the public sidewalk along Walton Blvd. per staff recommendation.

3. **Exterior Lighting (Section 138-10.200-204).** A photometric plan showing the location and intensity of exterior lighting is required. Information that is required is included in the table below.

Requirement	Proposed	Staff Comments
<b>Shielding/Glare</b> Lighting shall be fully shielded & directed downward at a 90° angle  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	Information must be provided	Specifications for all light fixtures must be provided to ensure compliance
<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	Information must be provided	Information must be provided
<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	Information must be provided	Information must be provided
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	Information must be provided	Information must be provided

4. **Dumpster Enclosure (Section 138-10.311).** A dumpster enclosure is proposed on the southeast corner of the site, to be screened with a wooden gate and masonry block wall to match the building. The proposed plan meets ordinance requirements for the dumpster enclosure.
5. **Parking and Loading (Section 138-11.100-308).** Refer to the table below as it relates to the parking and loading requirements for this project.

Requirement	Proposed	Staff Comments
<b>Min. # Parking Spaces</b> Retail/Service Establishments: 1 space per 300 sq. ft =11 spaces Restaurant: 1 space per 2 persons permitted at max. occupancy= 21 spaces	27 spaces	The ordinance requires a min. of 32 parking spaces for this site, whereas only 27 spaces are proposed, a shortage of 5 spaces. Per Sec. 138-11.202 the Planning Commission may modify parking requirements based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic
<b>Min. # Stacking Spaces</b> Restaurant Service Window: 10 spaces per window=10 spaces	11 spaces	In compliance
<b>Min. Parking Space Dimensions</b> 10 ft. x 18 ft. w/ 24 ft. aisle, width may be reduced to 9 ft. for employee parking	10 ft. x 18 ft. w/ 24 ft. aisles	In compliance
<b>Min. Barrier Free Spaces</b> 2 BF spaces 11 ft. in width w/ 5 ft. aisle for 25-50 parking spaces	2 BF spaces 8 ft. in width w/ 8 ft. aisle	All BF spaces shall meet current requirements, the space & aisle widths must be adjusted accordingly
<b>Loading Space</b> No requirement in B-5; however, the intent of the requirements & the proposed redevelopment use consisting of a large convenience shopping center & restaurant warrant the need for a loading space	40 x 10 ft. loading space is proposed in the front yard next to the underground tank	Loading spaces are typically required in the rear or side yard, but because this is a corner site & due to the proposed site layout, there is no other feasible location for the loading area. As a space is not technically required, staff recommends that the Planning Commission find that the proposed location is appropriate provided it is screened from both Adams & Walton Rds.

6. **Tree Removal (Section 126 Natural Resources, Article III Tree Conservation).** The site is subject to the City's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. Information on any existing trees that are proposed to be removed shall be submitted, along with their replacements if applicable.

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

Requirement	Proposed	Staff Comments
<b>Buffer A (east: 200 ft.)</b> 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 3 deciduous + 2 ornamental + 8 shrubs	Information must be provided	<b>Information must be provided</b> , an existing masonry wall & existing landscaping are proposed to remain, but must be quantified to determine if the existing materials provide an equal or greater screen than required
<b>Buffer A (south: 200 ft.)</b> 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 3 deciduous + 2 ornamental + 8 shrubs	Information must be provided	
<b>Right of Way (Walton Blvd: 200 ft.)</b> 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	Information must be provided	<b>Information must be provided</b>
<b>Right of Way (Adams: 200 ft.)</b> 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	Information must be provided	<b>Information must be provided</b>
<b>Parking Lot</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = Information to be provided	Information must be provided	<b>Information must be provided</b>

- a. A landscape planting schedule must be shown on the plans specifying the size and species of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary for landscape bond purposes.
  - b. The plans need to include existing vegetation that is proposed to remain. Existing healthy vegetation on the site may be used to satisfy the landscape requirements described above.
  - c. Show calculations indicating compliance with the landscape requirements described above.
  - d. If required trees cannot be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$200 per tree, however installation of required landscaping is preferred, particularly as it applies to required buffer requirements.
  - e. All landscape areas must be irrigated. This should be noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan (after Planning Commission approval) including a landscape cost summary as referenced in a. above. Add a note specifying that watering will only occur between the hours of 12am and 5am.
  - f. Site maintenance notes listed in *Section 138-12.109* must be added to the plans along with a note that states "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings."
8. **Architectural Design** (*Architectural Design Standards*). The proposed building has been designed to meet the intent of the Architectural Design Standards. The building consists primarily of brick, veneer, accounting for over 53% of all facades, with block accounting for nearly 21% and glass roughly 15%. EIFS is used as an accent material accounting for just over 7% of the facades.
9. **Signs**. (*Section 138-10.302*). The existing monument sign is proposed to be replaced and new wall signage is proposed for the building. A note has been added to the plans that states that all signs must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



Planning and Economic Development  
Ed Anzek, AICP, Director

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From: Sandi DiSipio  
To: Ed Anzek/Sara Roediger  
Date: October 3, 2014  
Re: Street Name

A-Star C-Store/Fuel/Tim Hortons  
City File #87-823.2

In a review of the plans stamped received October 2, 2014, Adams Road should be correctly labeled as S. Adams Road. Walton Blvd is correctly labeled. Thanks.

**RECEIVED**

OCT -3 2014

**PLANNING DEPT.**



ASSESSING DEPARTMENT  
Kurt Dawson, Director

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From: Nancy McLaughlin  
To: Ed Anzek  
Date: 8/15/14  
Re: File No.: 87-823.2  
Project: A-Star C-Store/Fuel/Tim Horton's  
Parcel No: 70-15-17-102-003  
Applicant: Sean Awdish

No Comment.



From: Craig McEwen, Building Inspector/Plan Reviewer  
To: Ed Anzek, Planning Department  
Date: October 14, 2014  
Re: A-Star Convenience/Tim Horton's – Review #2  
Sidwell: 15-17-102-003  
City File: 87-823.2

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: Cover sheet, C.1.0, C.2.0, SP.101, SP.102, A.101, A.102, A.201, A.202, A.203, L-01.

Section references are based on the Michigan Building Code 2012 unless noted otherwise.

1. Building Code
  - a. All references to the Michigan Building Code should be revised to the 2012 version which went into effect October 9, 2014.
2. Use Group
  - a. The storage areas on the 1<sup>st</sup> floors and mezzanine will require the Occupancy Classification be A-2/M/S-1.
3. Accessible parking including parking and access aisle surface slope details:
  - a. All accessible parking spaces shall be a Universal Barrier Free Design to allow van access in any accessible parking space per the City Ordinance Section 138-11.300. Universal barrier free spaces shall be 11 feet in width with a 5 foot access aisle.
  - b. Indicate the proposed surfaces slopes of accessible parking spaces and their access aisles. Provide sufficient point elevations on the plan at the perimeter of such spaces to clearly verify the provisions of ICC/ANSI A117.1-2009, Section 502.5 have been satisfied (1:48 max slope).
  - c. Provide details of accessible parking signage.
4. Exterior accessible route including slope details-
  - a. Identify on the Site Plan with dashed lines the proposed accessible route/routes from the accessible parking spaces, public transportation stops, public streets and sidewalks to the accessible entrances.
  - b. Provide sufficient grade information on the plans along the proposed accessible route/routes to verify compliance with the requirements of ICC/ANSI A117.1-2009, Section 402.
  - c. Provide details (as applicable) of the following components along the proposed accessible route/routes to verify compliance with ICC/ANSI A117.1-2009:
    - i. Door maneuvering clearance and ground surface slope per Section 404.
    - ii. Ramps per Section 405.
    - iii. Curb Ramps per Section 406.

5. Building Area

- a. Provide an analysis of allowable Building Area complying with Table 503 for proposed Use Groups and Construction type or as modified by Section 506 and 507. Provide area modification calculation on plan.

6. Grading

- a. Provide sufficient grade information on the plan to verify compliance with Section 1804.3 for site grading away from the building (2% minimum).

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.



FIRE DEPARTMENT

Sean Canto  
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector  
To: Planning Department  
Date: October 9, 2014  
Re: A-Star C-Store/Fuel/Tim Horton's

SITE PLAN REVIEW

FILE NO: 87.823.2

REVIEW NO: 2

APPROVED \_\_\_\_\_

DISAPPROVED  X

1. FDC's shall not be obscured or obstructed by landscaping, parking or by any other permanent or temporary materials or device, shall be located visibly on the street front of the building, and within 100 feet of a fire hydrant, and within 50 feet of an approved fire department access road.  
*FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7 & Sec. 58-90*
  - The current FDC location is obstructed by parking. The parking space shall either be eliminated or the FDC shall be shifted further to the east to provide clear, unobstructed access.
  
2. A Knox box system is not required for this facility. However, if the owner wishes to install one, then provide the following note on sheet C.1.0 under heading "Fire Department Notes":
  - "A Knox key system shall be installed, in a location approved by the Fire Code Official. Ordering information is available from the Rochester Hills Fire Department at (248) 656-4717."  
*IFC 2006 Sec. 506*

Lt. William A. Cooke  
Fire Inspector

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OCT -9 2014  
PLANNING DEPT.





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

From: Jason Boughton *JRB*  
To: Ed Anzek, Director of Planning  
Date: October 10, 2014  
Re: A-Star C-Store/Fuel/Tim Horton's - Site Plan Review No. 2  
City File #87-823.2, Section 17

Engineering Services has reviewed the site plan received by the Department of Public Services on October 3, 2014 for the above referenced project. Engineering Services does not recommend site plan approval due to the following comments:

**Water Main**

- 1. On Sheet L-01, the proposed trees along Adams Road are directly over the 20 inch water main. Trees need to be a minimum of 5 feet lateral distance from the water main.

**Pathway**

- 1. On Sheet L-01, show the 15 foot pathway corner sight triangles for the Adams Road drive approach and the easterly Walton Boulevard drive approach. Plantings cannot obstruct sight vision between 30 inches and 8 feet in height within the pathway corner clearance. Since the westerly drive approach off Walton Boulevard will be an ingress only, this requirement won't apply to it.
- 2. Per ordinance, planting clearance from the pathway is 5 feet for deciduous trees, 10 feet for evergreen trees, 10 feet for ornamental trees, and 5 feet for shrubs.

**Traffic**

- 1. The westerly drive approach off Walton Boulevard shall be ingress only and the easterly drive approach shall be egress only. Appropriate traffic signage should be implemented onto plan.
- 2. The Traffic Impact Study (TIS) needs to be submitted for the proposed Adams Road driveway access.
- 3. The on-site circulation traffic patterns for passenger/single unit light vehicles & gas tanker movements appear to be inadequate and conflicting with parking and gas pump isles maneuvers. Recommend an AutoTurn vehicle swept path analysis be provided to indicate the above three (3) vehicles paths can be traversed.
- 4. Show the 25 foot corner sight triangle at corner of Adams Road and Walton Boulevard. Plantings cannot obstruct sight vision between 30 inches and 8 feet in height within the pathway corner clearance.
- 5. On Sheet L-01, provide a legend depicting the type of tree/shrub that each symbol represents. Per ordinance, all plantings are required to be a minimum of 10 feet from the back of curb. Also, provide scale for site.
- 6. The proposed trees along Walton Boulevard just west of the easterly drive approach may be in conflict with the required sight distance. For a 45 MPH road, the required sight distance is 500 feet at a point 15 feet from the through lane. Show the required sight distance on the plan sheet. This may also apply to the Adams Road drive approach dependant on the final proposed tree location, which would require a 530 foot sight distance for a 45 MPH multi-lane road.

JB/bd

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

Sheryl McIsaac, Office Coordinator; DPS  
Sandi DiSipio; Planning & Development Dept.  
File

**RECEIVED**

OCT 13 2014



City of  
**ROCHESTER HILLS**

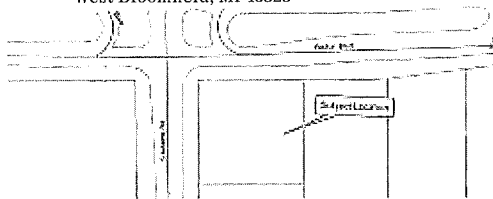
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

**NOTICE OF PUBLIC HEARING**  
**ROCHESTER HILLS PLANNING COMMISSION**

**REQUEST:** Conditional Land Use Recommendation, pursuant to the requirements of the Michigan Zoning Enabling Act (2006 PA 110, MCL. 125.3103) of the State of Michigan, and pursuant to Sections 138-1.203 and 138-2.300-2.302 and 138-4.300 of Chapter 138 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to construct a drive-through at a proposed Tim Hortons Restaurant to be built in conjunction with a fuel center rebuild on Parcel No. 15-17-102-003, zoned B-5, Automotive Business (City File No. 87-823.2).

**LOCATION:** 2995 Walton Blvd., Southeast corner of Walton and Adams

**APPLICANT:** Sean Awdish  
3853 Spanish Oaks Dr.  
West Bloomfield, MI 48323



**DATE OF PUBLIC HEARING:** Tuesday, October 21, 2014 at 7:00 p.m.

**LOCATION OF PUBLIC HEARING:** Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission, and any person having an ownership interest in the property in question, or residing or owning property within three hundred (300) feet of the property in question, may be granted a public hearing by the City Council by requesting it in writing, addressed to the Clerk of the city before the decision is made.

**William F. Boswell, Chairperson**  
**Rochester Hills Planning Commission**

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560)

Publish October 6, 2014