



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 3/15/2018
 Re: **Oakridge Dental Center (City File #17-020)**
Updated Site Plan - Planning Review #2

The applicant is proposing to construct a 3,092 sq. ft. medical office building on 2.26 acres on the northeast corner of Livernois and Hamlin Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This item will be reviewed and approved by the Planning Commission in accordance with *Section 138-2.200*. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

- History.** This parcel was conditionally rezoned from R-3 One Family Residential to O-1 Office Business on May 17, 2010 with ten conditions which are commented on throughout this review as applicable. This project originally received site plan approval and tree removal permit approval from the Planning Commission on August 15, 2017 for a 5,000 sq. ft. dental office. The applicant has now revised the plans to show a parcel split resulting in two parcels, one of which would remain vacant with the other containing a 3,000 sq. ft. dental office and associated site improvements.
- Zoning and Use** (*Section 138-4.300*). The site is zoned O-1 Office Business District which permits professional office uses as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels. The conditional rezoning prohibits the use of the property for raising and keeping of animals, roadside stands, wireless telecommunication facilities, and transit passenger stations.

	Zoning	Existing Land Use	Future Land Use
Site	O-1 Office Business w/ MR Mixed Residential Overlay (Conditionally Rezoned)	Vacant	Mixed Residential Overlay
North	O-1 Office Business w/ MR Mixed Residential Overlay	Single family home	Mixed Residential Overlay
South	R-3 One Family Residential w/ MR Mixed Residential Overlay	Vacant/single family homes	Mixed Residential Overlay
East	R-3 One Family Residential w/ MR Mixed Residential Overlay	Covenant Christian Church	Mixed Residential Overlay
West	REC-W Regional Employment Center - Workplace	Multi tenant office/light industrial	Regional Employment Center

- Site Design and Layout** (*Section 138-5.100-101*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the O-1 district.

Requirement	Proposed	Staff Comments
Max. Height 3 stories/42 ft.	1 story/14 ft.	In compliance
Min. Front Setback (Livernois) 35 ft.	48 ft.	In compliance
Min. Side Setback (north/south) 30 ft./20 ft., 50 ft. total	85 ft./ 16 ft.	South setback to proposed property line
Min. Rear Setback (east) 35 ft.	72 ft.	In compliance

- a. The proposed building meets the requirements of the conditional rezoning, which states that the height of the building is limited to 2 stories and 32 feet with a maximum first floor footprint of 28,000 sq. ft. and total building size of 48,000 sq. ft.
4. **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
Shielding/Glare 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	Cut sheets provided	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometric data provided	In compliance
Lamps 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. 113 watts LED fixtures	In compliance
Max. Height 15 ft.	Information to be provided	Provide mounting height for Fixture B

5. **Parking, Loading and Access** (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
Min. # Parking Spaces Office: 1 space per 350 sq. ft. = 9 spaces	14 spaces	Applicant has provided a narrative addressing the increased parking provided and noting the need for additional spaces - PC modification requested
Max. # Parking Spaces 125% of Min. = 11 spaces		
Min. Barrier Free Spaces 1 BF spaces 11 ft. in width w/ 5 ft. aisle for 25 or less parking spaces	1 space 11 ft. in width w/ 5 ft. aisle	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	10+ ft. x 19+ ft. 25 ft. aisle	In compliance
Min. Parking Front Setback (Livernois) 35 ft.	47 ft.	In compliance
Min. Parking Side Setback (south/east/west) 10 ft.	20+ ft.	In compliance
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	Only smaller deliveries from a parcel delivery truck on site	In compliance

- a. As part of the conditional rezoning, the developer was to comply with right-of-way requirements as determined by the City of Rochester Hills. The needed right-of-way for the roundabout was acquired and the necessary pathway easement has been granted.
6. **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 consistent with ordinance regulations has been submitted.

- b. **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. A tree preservation plan has been included. The removal of any regulated tree requires the approval of a tree removal permit and associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City's tree fund. Further, the conditional rezoning states that a minimum of 30% of the existing regulated trees onsite must be maintained. 81 regulated trees have been identified on-site on both the proposed Parcel A and Parcel B. The tree preservation plan has been split into 'Parcel A' and 'Parcel B'. The plan for Parcel A shows 31 trees will be removed and the plan for Parcel B shows 4 trees will be removed. 33% of trees will be saved on Parcel A and 89% will be saved on Parcel B. 35 replacement trees will be planted on site. **The plan must show the location of the proposed replacement plantings.**
 - c. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
 - d. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
 - e. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
7. **Equipment Screening** (Section 138-10.310.J). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building must be screened from adjacent streets and properties.
 8. **Dumpster Enclosure** (Section 138-10.311). One double dumpster enclosure is proposed in the side yard. The dumpster is to be screened with a wooden gate and masonry block wall to match the building.
 9. **Landscaping** (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. This is in addition to the required tree replacement credits discussed above.

Requirement	Proposed	Staff Comments
Right of Way (Livernois: 160 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	7 deciduous 5 ornamental	In compliance
Parking Lot: Interior (7,258 sq. ft.) 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 363 sq. ft. + 3 deciduous	3 deciduous 375 sq. ft.	In compliance
Stormwater (150 l.f. Rain Garden A & 372 l.f. Rain Garden B) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = Rain Garden A: 3 deciduous + 2 evergreen + 6 shrubs & Rain Garden B: 6 deciduous + 4 evergreen + 15 shrubs	Rain Garden A: 3 deciduous + 2 evergreen + 6 shrubs Rain Garden B: 6 deciduous + 4 evergreen + 18 shrubs	In compliance

- a. A landscape planting schedule has been provided that includes the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary for landscape bond purposes. Irrigation has been added to the proposed estimate.
 - b. 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 \$216.75 per tree.
 - c. 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.
 - d. Site maintenance notes listed in Section 138-12.109 have been included on the plans.
 - e. 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.
10. **Architectural Design** (Architectural Design Standards). The proposed building must be designed in accordance with the City's Architectural Design Standards and per the conditional rezoning, comply with the building elevation and design restrictions of the Planning Commission. Elevations and renderings indicate a mostly brick building with cedar siding accents. An Architectural Design Narrative has been included describing the intent of the design as providing "a neutral backdrop to the seasonally changing colors and textures of the site and landscaping." Staff recommends having building material and color samples available for the Planning Commission meeting.

11. **Signs.** (*Section 138-10.302*). A ground sign is indicated on the architectural plans. **A note should be included on the plans indicating 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.**
12. **Lot Split:** The proposed lot splits must be submitted to and approved by the Assessing Department prior to final approval of the plans.



ASSESSING
Kurt Dawson, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 2/2/18
Re: Project: Oakridge Dental Center Review #1
Parcel No: 70-15-22-351-002
File No.: 17-020 Escrow #287.286
Applicant: M1/DTW (Christian Unverzagt)

No comment.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: February 16, 2018
Re: Oakridge Dental Center

SITE PLAN REVIEW

FILE NO: 17-020

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

1. The Rochester Hills Fire Department recommends that an automatic sprinkler system be installed in all buildings. Automatic sprinkler systems are proven reliable and cost effective. In weighing the costs and benefits, one cannot overlook the potential liability for the owner, developer and design professional if such systems are not installed.
 - This comment is for informational purposes only.

William A. Cooke
Assistant Chief / Fire Marshal



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

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: March 15, 2018
Re: Oakridge Dental City File #17-020, Section 22
Site Plan Review #2 New Design

Engineering Services has reviewed the site plan, received by the Department of Public Services on March 1, 2018, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

General

1. The city file number #17-020 needs to be added in the lower right hand corner of all plan sheets.

Sanitary Sewer

1. Revise the sanitary basis of design to the amount of dentists to be on staff; the ratio is 0.83 per dentist and 6.95 per 1,000 sq. ft. for fully automatic car washes.

Storm Sewer

1. Provide a top of wall elevation for the controlling structure.

The applicant will need to submit a land improvement permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Jenny McGuckin, Engineering Aide; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
Keith Depp, Project Engineer; DPS



Planning and Economic Development
Sara Roediger, AICP, Director

From: Sandi DiSipio
To: Sara Roediger

Date: March 12, 2018
Re: Street Name

Oakridge Dental Center
City File #17-020

In a review of the plans stamped received March 1, 2018, Hamlin Rd. should be correctly labeled as W. Hamlin Rd., and Livernois Rd. should be correctly labeled as S. Livernois Rd.

cc: V. Foisy
B. Sauer



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: March 8, 2018
Re: Oakridge Dental Center
Review #1
File #17-020

Forestry review pertains to public right-of-way tree issues only.

No comments at this time.

ME/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Kristen Kapelanski, Planning Department
Date: March 2, 2018
Re: Oakridge Dental - Review #3
1959 S. Livernois
Sidwell: 15-22-351-002
City File: 17-020

The Building Department has reviewed the site plan approval documents received March 1, 2018 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted. Approval is recommended base on the following being addressed on the next submittal or on the final permit documents:

1. The small scale civil drawings are very hard to read. Please provide an enlarged plan of the area immediately around the building to confirm that grades at the building and drainage around the building comply with Building Code requirements.
 - a. Documents for the building permit have been submitted to the building department for review. The grade elevations shown civil drawings should be coordinated with the architectural details.
 - i. As an example the civil drawings show finish grades along the north side of the building higher than the finished floor rather that down 6-7 inches as shown on the architectural details.
 - b. Plans should clearly show landscaped area grading pitching away from the foundation at a 5-percent slope for a minimum distance of 10 feet per Section 1804.4. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting the water away from the foundations.
 - c. Plans should show impervious surfaces within 10 feet of the building foundation sloped a minimum of 2-percent away from the building per Section 1804.4.
2. The location of on grade mechanical equipment should be coordinated between civil, architectural and mechanical drawings.

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

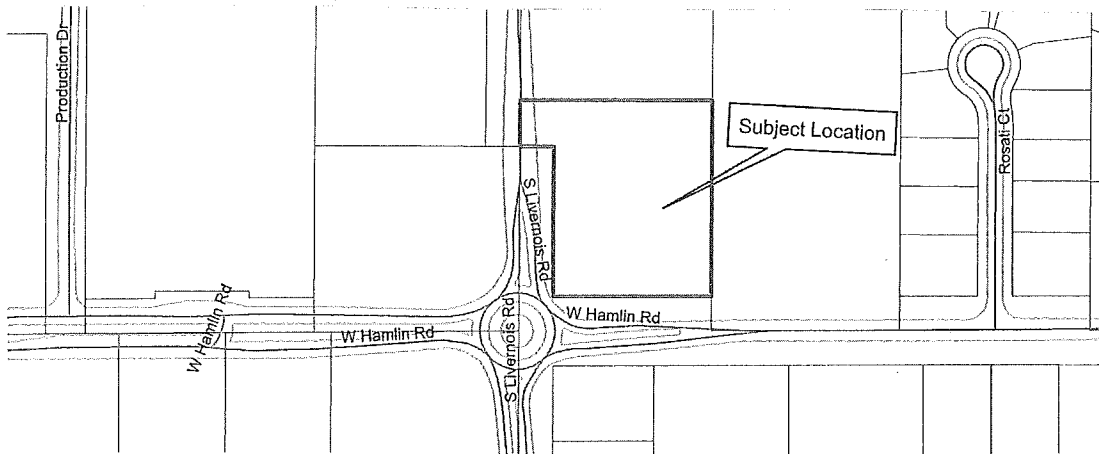
REVISED PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Revised Tree Removal Permit for the removal and replacement of as many as 35 regulated trees associated with proposed development of a dental office. The property is identified as Parcel No. 15-22-351-002 (City File No. 17-020).

LOCATION: Northeast Corner of Hamlin and Livernois Rds.

APPLICANT: Christian Unverzagt
M1/DTW
1938 Franklin St., Suite 204
Detroit, MI 48207



DATE OF MEETING: Tuesday, March 20, 2018 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660. Plans can also be viewed at www.rochesterhills.org, City Government, Departments, Planning & Econ Dev., Development Projects Map

**Deborah Brnabic, 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 (656-2660) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

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