



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 4/10/2020
 Re: **Speedway Gas Station Remodel – 1010 S. Rochester Rd.
 Site Plan – Planning Review #3**

The applicant is proposing to obtain approximately .25 acre from the property to the south and to tear down and renovate the existing Speedway gas station on site at the southwest corner of Rochester and Avon. The proposed convenience store is 4,600 s.f., and there will be a 4,700 s.f. fuel canopy over seven double sided dispensaries. The two drives closest to the intersection will be closed, and the other drives will be moved farther away from it and improved. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. 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.

1. **Zoning and Use** (*Section 138-4.300*). The site is zoned B-5 Automotive Service Business with an FB-3 Flex Business Overlay, and the applicant will develop this site under the B-5 District. Gas stations are a permitted use in the B-5 District. In addition, gas stations need to be developed in accordance with the requirements of *Section 138-4.404* as follows:
 - a. *Major engine and body repair, steam cleaning and undercoating are expressly prohibited.* In compliance, no engine or body repair proposed.
 - b. *The storage of damaged or wrecked vehicles or those waiting for minor repair or service shall comply with the Property Maintenance Code and shall be obscured from public view.* No service proposed, not applicable.
 - c. *In no instance shall more than five vehicles be allowed to accumulate on the site at any one time and the storage area shall be kept free of trash and debris.* No service or vehicle storage proposed, not applicable.
 - d. *Permanently installed and/or nonportable hoists, ramps or heavy equipment for the repair of vehicles shall be located inside an enclosed building.* No service proposed, not applicable.
 - e. *Underground storage tanks, gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than 20 feet from all existing and/or proposed street right-of-way lines.* In compliance.
 - f. *The minimum lot area shall be 15,000 sq. ft. and so arranged that ample space is available for vehicles which are required to wait. Lot frontage on the principal thoroughfare shall not be less than 100 feet.* In compliance.

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 with optional FB-3 Flexible Business Overlay	Gas station with convenience store	Commercial Residential Flex 3
North (across Avon Rd.)	I Industrial with FB-1 Flexible Business Overlay	Sanyo Corp., Industrial/Mfg.	Commercial Residential Flex 2
South	B-3 Shopping Center Business with optional FB-3 Flexible Business Overlay	Winchester District Mall, Retail and Restaurant Uses	Commercial Residential Flex 3
East (across Rochester Rd.)	SP Special Purpose	Leader Dogs for the Blind	Special Purpose
West	B-3 Shopping Center Business with optional FB-3 Flexible Business Overlay	Genisys Credit Union	Commercial Residential Flex 3

2. **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 B-5 district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	Max. 23.5 ft.	In compliance
Min. Front Setback (east) 25 ft.	24 ft. 8in. (canopy)	In compliance – see a. below
Min. Side Setback (north/south) 0 ft. – total 50 ft.	26 ft. + (canopy)	In compliance
Min. Rear Setback (west) 50 ft.	11 ft.	See b. below

- a. Canopies in the B-5 District may be located in the required front setback provided the following conditions are met:
 - i. *Canopies shall be located not less than 10 feet from a ROW line and not less than 20 feet from a rear lot line. The amount of lot area covered by canopy shall not exceed 40 percent.* In compliance.
 - ii. *Canopies shall not exceed 17 ½ feet in height and have a minimum clearance of 14 feet from grade.* In compliance.
 - iii. *Canopies shall not be attached to any other building or structure.* In compliance.
 - iv. *Canopies shall be of a type not requiring unusual demolition.* In compliance.
 - v. *Canopies shall be supported by decorative columns.* In compliance.
- b. The Planning Commission may reduce the rear setback to ten feet provided the requested reduction will allow for better development and will be compatible with adjoining properties.

3. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting must be 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	Manufacturer's details 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	Max. 20.62 (under canopy) Max. 3.7 (at west property line) Max. 2.7 (right-of-way)	Not in compliance – See a. below
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. 53 watts	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	Max. 17 ft.	In compliance

- a. The Planning Commission may waive or modify lighting standards if safety or design factors unique to the use, circumstance or site necessitate additional lighting. The applicant contends that additional lighting is needed under the canopy to allow for safe use of the facility by their customers.

4. **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./Max. # Parking Spaces Retail: 1 space per 300 s.f. of floor area = Min.15 spaces/Max. 19 spaces	14 spaces	Not in compliance – see a. below

Requirement	Proposed	Staff Comments
Min. Barrier Free Spaces 1 BF spaces 11 ft. in width w/ 5 ft. aisle for up to 25 spaces	1 barrier free space 11 ft. wide 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 (2-way)/15 ft. (1-way)	10 ft. x 18 ft.	In compliance
Min. Parking Setback 10 ft. on all sides	19 ft.	In compliance

- a. The Planning Commission may modify parking requirements based on evidence submitted by the applicant that another standard would be more reasonable. The applicant has provided justification for the reduction of one space.

5. Natural Features

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets ordinance requirements 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. Refer to the Parks and Natural Resources review letter for information and requirements regarding the tree conservation ordinance. The plan was submitted for formal review three days after the new ordinance became effective. Previously, the site would not have been subject to any tree preservation requirements. During this transition time, staff has determined that administratively waiving the required preservation percentage of 40% is appropriate for this site. Tree replacements either on site or as payment into the tree fund are still required in accordance with the recently adopted ordinance.
- 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 natural feature setbacks.
- e. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.

- 6. **Equipment Screening** (Section 138-10.310.J). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
- 7. **Dumpster Enclosure** (Section 138-10.311). Dumpsters are indicated in the southwest corner of the site. Screening details meeting ordinance requirements have been provided.
- 8. **Landscaping** (Section 138-12.100-308). A landscape plan signed and sealed by a registered landscape architect must be provided. Refer to the table below as it relates to the landscape requirements for this project as proposed.

Requirement	Proposed	Staff Comments
Type B Buffer (west: 237 ft.): 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 5 deciduous + 4 ornamental + 5 evergreen + 10 shrubs	0 deciduous 1 ornamental 0 evergreen 36 shrubs	Not in compliance – see a. below
Type B Buffer (south: 174 ft.): 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 3 deciduous + 3 ornamental + 3 evergreen + 7 shrubs	0 deciduous 1 ornamental 0 evergreen 12 shrubs	Not in compliance – see a. below
Right of Way (Rochester Rd.: 244 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 7 deciduous + 4 ornamental	3 deciduous 3 ornamental 29 shrubs	Not in compliance – see a. below
Right of Way (Avon Rd.: 173 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	3 deciduous 0 ornamental 10 shrubs	Not in compliance – see a. below
Parking Lot: Perimeter (277 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. + vegetative hedge = 11 deciduous + 8 ornamental + hedge	0 deciduous 0 ornamental No hedge	Not in compliance – see a. below

- a. The Planning Commission may reduce or waive screening and buffer requirements and approve an alternate screening plan. The applicant is requesting several landscape waivers but has incorporated additional shrubbery around the site as a way to add additional greenery when there is limited space for tree plantings. This is

consistent with recent gas station redevelopments. The applicant may want to explore the addition of planters near the building or canopies as a way of adding additional greenery to the site.

- b. A landscape planting schedule has been provided including the size of all proposed landscaping. **A unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes must be included.**
 - c. If required trees cannot fit or 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. 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 should be noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site 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* should be 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.
9. **Architectural Design** (*Architectural Design Standards*). The proposed buildings appear to be generally designed in accordance with the City's Architectural Design Standards.
 10. **Land Division:** The required land division must be completed before plans can be stamped approved.
 11. **Signs.** (*Section 138-8.603*). Signage has been indicated on the plans. A note has been included on 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.



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Laurie Taylor
To: Sara Roediger
Date: 3/7/20
Re: Project: Speedway #8832 Rebuild and Expansion
Parcel No: 70-15-22-226-021 and part of 15-22-226-021 15-22-226-022
File No.: 19-038.2 BESC 19-0034
Applicant: Robert Sweet - McBride Dale Clarion

Please note new parcel number.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: April 1, 2020
Re: Speedway #8832 Rebuild and Expansion: Review # 3
File #19-038.2

1. Show replacement calculations for all regulated trees proposed for removal. Show locations of replacement trees or provide note stating that payment will be made into City tree fund in lieu of replacement trees if there is no appropriate space on site.
2. Relocate shrubs proposed within 25' corner clearance where Avon Rd ROW and Rochester Rd ROW intersect.

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



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

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: April 6, 2020
Re: **Speedway Rebuild and Expansion, City File #19-038.2, Section 22
Site Plan Review #3**

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on March 30, 2020, for the above referenced project. Engineering Services recommends site plan approval with the following comments:

Sanitary Sewer Lead

1. Include the sanitary sewer basis of design that was part of the supplemental information to the utilities sheet.

Storm Sewer

1. Provide calculations showing that the discharge from the proposed development is what was accounted for with the Winchester District redevelopment storm sewer.

Roads/Traffic

1. Per phone conversation with Erika Randolph and Paul Shumejko on April 6, 2020, the applicant to revise the proposed hatched island area adjacent to the customer fuel pump location to a slightly raised island to discourage patrons from driving diagonally thru parking lot.
2. Show on plans and provide access easement/agreements to Parcel ID 15-22-226-020 (west of Speedway) and Parcel ID 15-22-226-014 (south of Speedway). ***Acknowledge by applicant that updated easements are currently in process. Comment remain until resolved.***
3. The City has been in contact with the manager at Speedway located on Crooks north of M-59. The manager, Brian Good, has emailed the regional manager to inquire if Speedway at Crooks would allow RCOC to install RI/RO only signs at the entrance off Crooks. If possible, please contact the district manager or provide the CITY with the appropriate contact. ***Response from applicant indicates "Noted". Please indicate whether contact has been made and provide email contact to responsible party.***

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

JB/

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp, Project Engineer, DPS
File

Jenny McGuckin, ROW/Survey Technician; DPS
Tom Pozolo, P.E., pozoloT@michigan.gov; MDOT
Chuck Keller, P.E., ckeller@rcoc.org; RCOC
Scott Sintkowski, P.E., ssintkowski@rcoc.org; RCOC
Faisal Ibrahim, IbrahimF1@michigan.gov; MDOT

I:\Eng\PRIV\19038.2 SpeedwayRebuildandExp\Eng Site Plan 3_04-03-20.docx



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: Lee Mayes Captain / Assistant Fire Marshal
To: Planning Department
Date: April 8, 2020
Re: Speedway #8832 Rebuild and Expansion

SITE PLAN REVIEW

FILE NO: 19-038.3

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. Provide the following note under heading "Fire Department Notes" on sheet 8832-CS.
"An unobstructed vertical clearance of 13'-6" shall be provided at the canopy."
2. Provide documentation, including calculations of 1750 GPM can be provided. This information is required before final site plan approval will be granted and can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

IFC 2006 508.4

- It is understood due to the COVID – 19 Pandemic, flow test are not being done at this time but will be necessary for our review prior to granting final site approval.

Lee Mayes
Captain / Fire Marshal



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: April 9, 2020
Re: Speedway Gas Station
Sidwell: 15-22-226-021 & 15-22-226-014
City File: 19-038.2

The Building Department has reviewed the Site Plan documents dated April 3, 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.

We foresee no problems with the project at this time.

General:

1. If the proposed handicapped accessible parking space loading zone is not at the same elevation as the proposed adjacent sidewalk, provide curb cuts with a maximum slope and cross slope of 2 percent.
2. When establishing finish first floor elevations please consider that landscape areas adjacent buildings shall pitch away from the foundation at a 5-percent slope for a minimum of 10 feet from the foundations. Impervious surfaces within 10-feet of the building should be sloped at a minimum 2-percent slope.
3. The motor fuel-dispensing facility and canopy shall comply with Section 406.7.

When documents are submitted for building permit review, we will be looking to see if all applicable items on the attached checklist have been addressed.

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.

October 24, 2019

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

Reference: **Speedway #8832 Rebuild & Expansion, CAMS #201900903**
Part of the NE ¼ of Section 22, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for the Speedway #8832 Rebuild & Expansion Project to be developed in part of the Northeast ¼ of Section 22, 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.

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,



Glenn R. Appel, P.E.
Chief Engineer

GRA/DFB





October 28, 2019

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

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Gregory C. Jamian
Commissioner

Andrea LaLonde
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI 48328

248-858-4835

FAX
248-858-4773

TDD

248-858-8005

www.rcocweb.org

RE: R.C.O.C. PRELIMINARY PLAN REVIEW 19P0018-2
LOCATION: AVON RD, ROCHESTER HILLS
PROJECT NAME: SPEEDWAY #8832

Dear Ms. Kapelanski:

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Enclosed you will find one set of plans with our comments in red. All comments are for conceptual purpose only and should be incorporated into detailed construction plans. Below you will find a listing of the comments generated by the RCOC review:

- A) Remove or relocate all fixed objects prior to excavation. Fixed objects shall be no nearer than 5 feet from back of curb, or 12 feet from lane line.
- B) Any pedestrian facilities shall be constructed in accordance with current Americans with Disabilities Act (ADA) guidelines.
- C) Drive approach should include a detail M curb line to provide controlled drainage across the driveway.
- D) Pavement cross section shall consist of a minimum 2 inches of MDOT 5E HMA, over 3 inches of 4E, over 4 inches of 3E, or 9 inches of MDOT 35-P concrete, with epoxy coated rebar lane and curb ties over a suitable base, as determined in the field by RCOC.
- E) Match and tie proposed curb to existing curb. Epoxy coated #4 bar required.
- F) Excavations within a 1:1 influence of the roadway will require MDOT Class II backfill compacted to 95% maximum density.

Once the comments above are addressed, plans should be submitted to this office with completed RCOC permit application(s) Form 64a, signed by the owner (or his agent), three sets of plans (per application, 5 for signal permit) and the appropriate application fee(s).



Kristen Kapelanski
October 28, 2019
Page 2

All future correspondence related to the above referenced project will be sent to the address provided by the applicant. Separate applications will be required for:

- a) Drive approach
- b) Utility connections

Upon receipt of the appropriate application packet, RCOC will provide a more detailed review. Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

A handwritten signature in black ink, appearing to read "S. Sintkowski". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Sintkowski, P.E.
Permit Engineer
Department of Customer Services

SS/mac

Enclosure