



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 14, 2016

MediLodge of Rochester Hills

REQUEST	Site Plan Approval Tree Removal Permit
APPLICANT	JW Design 412 S. Washington, Suite 100 Royal Oak, MI 48067
AGENT	Daniel DeRemer
LOCATION	North side of Walton Blvd., between Old Perch and Rochdale Roads
FILE NO.	80-186.3
PARCEL NOS.	15-09-401-003 and -005
ZONING	SP Special Purpose with an FB-2 Flex Business Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Summary

The plan proposes to construct a 38,455 sq. ft., one-story addition onto the existing 37,263 sq. ft., two-story 126- bed nursing home on almost six acres on the north side of Walton Blvd., between Old Perch and Rochdale. The southern portion of the existing nursing home will be demolished and the northern portion will be remodeled. The addition will house 65 beds relocated from the existing facility in private and semi-private rooms, formerly there were three and four beds to a room. The north two-story portion of the existing nursing home will be renovated and house the remaining 61 beds. With the addition, the site will have the same number of beds.

Adjacent Land Uses and Zoning

The site is zoned SP Special Purpose with an FB-2 Flex Business Overlay. The project is being developed using the SP zoning regulations, which permit nursing homes and assisted living facilities as permitted uses. Assisted living facilities need to be developed in accordance with the requirements of *Section 138-4.423*. Please see the attached Planning memo dated September 29, 2016 for a listing of those requirements. To the north is the recently approved (but not yet built) Andover Woods site zoned RCD One Family Residential Cluster; to the south are two small medical offices zoned O-1 Office Business with an FB-1 Flex Business Overlay and the Rochdale Subdivision across Walton zoned R-1 One Family Residential; to the east are professional offices zoned as above; and to the west is the Abiding Presence Lutheran Church, zoned residential. The subject site is master planned FB-1. The applicant's EIS states that "Extreme care during the construction will protect the continued operation of the existing medical offices. Extensive new evergreen and deciduous plantings will further screen and separate the facility and the existing medical offices buildings to ensure continued security and undisturbed operation."

Site Plan Review Considerations

1. **Site Layout.** The area, setback and building requirements of the SP district are in compliance except for the east and rear setbacks which, at 33 and 57.5 feet for the existing building, are legal nonconformities that are not changing. Two detention basins are proposed one the southeast and southwest corners. There are no wetlands on site.
2. **Tree Removal.** The Tree Conservation Ordinance applies to this development. There are 21 regulated trees on site and 13 are proposed to be removed to be replaced with 13 tree credits on site.
3. **Landscaping/Tree Replacement.** A landscape plan has been provided for review that meets all applicable requirements including frontage, buffer, and parking lot landscaping. The site overall is deficient in 11 evergreen trees, however there are more shrubs than required (an additional 116 evergreen shrubs and 44 shrubs), and staff believes that the intent of the landscaping requirements will be met. An irrigation plan has also been submitted. The proposed plans are in compliance with the posting of a landscaping and irrigation bond in the amount of \$194,759.00.
4. **Parking.** The maximum number of spaces required for this type of development is 79 and the applicant is proposing 94. The site currently has 86 spaces, including four barrier free spaces. The Planning Commission may modify requirements based on evidence from the applicant that another standard is more reasonable, and the applicant states that staffing will increase slightly due to the configuration of the resident rooms. The site has been operating with 86 spaces and has been just adequate according to the applicant.
5. **Access.** The site will be accessed both from an existing driveway and from a newly constructed driveway on the western portion of the site. For improved pedestrian access, a sidewalk into the site from Walton to connect to the existing pathway has been provided, as well as crosswalk striping on the drive aisle and a bike path to serve employees and visitors.
6. **Building Design.** The proposed building is in accordance with the City's Architectural Design Standards, consisting primarily of brick and stone veneer, lap fiber-cement siding and asphalt shingles. A colored rendering is included with samples of the materials.
7. **Other Reviews.** The plans have received a recommendation of approval from the City's Engineering, Fire and Building departments. Please refer to the appropriate attached reviews.

Site Plan Summary

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 nursing home addition and renovation will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 89-186.3 (MediLodge of Rochester Hills).

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 80-186.3 (MediLodge of Rochester Hills), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on September 15, 2016, with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to replace 13 regulated trees with 13 tree credits.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 80-186.3 (MediLodge of Rochester Hills), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on September 15, 2016, with the following findings and subject to the following conditions.

Findings

1. The 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 project will be accessed from Walton Blvd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. A sidewalk into the site from Walton is being provided to connect to the existing pathway; crosswalk striping when crossing the drive aisle and a bike rack to serve employees and visitors to the site have also been provided.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety and truck traffic will use the rear of the building for deliveries.
4. 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 or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Provide a landscape bond for replacement trees, landscaping plantings and irrigation in the amount of \$194,759.00 plus inspection fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.
2. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department September 15, 2016 (*Cover Sheet, Sheet A00.00; Life Safety Plan, Sheet A00.03, prepared by JW Design; Civil Cover Sheet, Sheet C00.00; Boundary/Topographic/Tree Survey, Sheet C01.00; Tree Survey/Legal, Sheet C01.01; Demolition Plan, Sheet C02.00; Paving and Grading Plan, Sheet C03.00; Utility Plan, Sheet C04.00; Drainage Plan, Sheet C05.00; Fire Department, Sheet C06.00; Soil Borings, Sheet C07.00; Details, Sheet C08.00; Soil Erosion/Drainage Area Plan, Sheet C09.00, prepared by Nowak and Fraus Engineers; Tree Management Plan, Sheet L03.00; Site Planting Plan, Sheet L03.01; Calculations and Plant Lists, Sheet L03.02; City Notes and Details; Sheet L03.03; Sight Distance Plans, Sheet L03.04, prepared by Hagenbuch Weikal Landscape Architecture; Overall Site Plan, Sheet A01.00; Site Plan Details, Sheet A01.01; Overall Floor Plan, Sheet A03.00; Overall Addition Floor Plan, Sheet A03.01; Overall Exterior Elevations, Sheet A06.00; Overall Exterior Elevations, Sheet A06.01, prepared by JW Design; Electrical Photometric Site Plan, Sheet PE-1, prepared by ETS Engineering, Inc.*)

Attachments: Building Department memo dated 9/26/16; Fire Department memo dated 9/26/16; Parks and Forestry memo dated 9/29/16; DPS/Engineering memo dated 9/30/16; Planning Department Memo dated 9/29/16; EIS received 5/26/16 and Tree Removal Notice.