



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 11/6/2020
 Re: **North Row Development Rochester Hills
 Site Plan – Planning Review #4**

The applicant is proposing to construct 20 units on 2.41 acres on the west side of Old Orion Court. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. 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. **Background Info:** The Planning Commission originally considered and approved the site plan, tree removal permit and natural features setback and recommended approval of the wetland permit for North Row Development on June 2, 2020. After that meeting, the applicant received information from the Department of Environment, Great Lakes and Energy (EGLE) that indicated modifications to the plan would be necessary before EGLE could release the State of Michigan wetland permit. The applicant has revised the plans as described below to address those concerns.
 - a. Expanded wetland delineation limits are reflected throughout the plan set.
 - b. Wetland fill numbers and impacts to the 25' wide natural features setback associated with the revised wetland limits have been revised.
 - c. The previous amenity space near the northwest corner of the site has been reduced in size to address EGLE comments pertaining to proximity of this amenity space to the wetlands.
 - d. A second amenity space has been added south of the dumpster enclosure based on discussions with City staff. Additional landscaping has been added to help screen this area from the dumpster enclosure.
 - e. A “right-turn only” sign has been added at the northern entrance approach to address a comment received at the June 22, 2020 Planning Commission meeting.
 - f. The proposed tree plantings & species have been revised on Sheet L2 to address comments received at the June 22, 2020 Planning Commission meeting.
 - g. Additional coniferous trees have replaced the previous Ginkgo biloba trees along the Maplehill Road frontage, along with other minor adjustments to the landscaping plan.
 - h. Second floor balconies have been extended to three feet per the Planning Commission’s request.
2. **Zoning and Use** (*Section 138-4.300 and 138-8.100*). The site is zoned R-1 One Family Residential with the FB-1 Flex Business Overlay District on the eastern 1.87 acres. As the Planning Commission may recall, in late 2014 the applicant requested, and the city approved, a rezoning of this site to allow for the FB-1 Overlay District with the intent of converting the existing building into a restaurant. As such, the applicant has opted to develop this site under the FB-1 zoning regulations, as multiple family dwellings are a permitted use in the FB-1 District. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Existing Zoning	Existing Land Use	Future Land Use
Proposed Site	R-1 One Family Residential w/ FB-1 Flexible Business Overlay	Vacant	Business/Flexible Use 1 & Residential 2
North	R-1 One Family Residential	Single family homes	Residential 2
South	R-1 One Family Residential	Single family homes	Business/Flexible Use 1 & Residential 2
East	O-1 Office Business w/ FB-2 Flexible Business Overlay & RCD One Family Cluster	Beaumont medical facility & Quail Crest Subdivision	Business/Flexible Use 2 & Private Recreation/Open Space
West	R-1 One Family Residential	Single family homes	Residential 2

3. **Dimension, Design and Building Standards** (*Section 138-8.400-402 and 138-8.500-502*). Refer to the table below as it relates to the area, setback, and building requirements of this project in the FB overlay district.

Requirement	Proposed	Staff Comments
Front Yard Setback (Old Orion Ct.) 15 ft. Min./25 ft. Max. Optional 70 ft. Min	15 ft.	In compliance
Side Yard Setback (Maplehill Rd.) 25 ft. Min.	15 ft.	See a. below
Side Yard Setback (south) 25 ft. Min.	97.3 ft.	In compliance
Rear Yard Setback (west) 50 ft. Min.	95 ft.	In compliance
Min. Bldg. Frontage Build-To Area (Old Orion Ct.) 40%	50%	In compliance
Max. Height 30 ft./ 2 stories	30 ft.	In compliance
Min. Facade Transparency Ground floor, residential use: 25% Upper floor, residential use: 20%	32% 27%	In compliance
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Primary: 74% Accent: 20%	In compliance

- a. The Planning Commission has the ability to modify regulations on the FB-1 district upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.

4. **Parking and Loading** (*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 in the FB overlay district.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Residential: 1.5 spaces per unit = 30 spaces	50 spaces	In compliance
Max. # Parking Spaces 200% of Min. = 60 spaces		
Min. Parking Space Dimensions 0° = 8.5 ft. x 22 ft. w/ 24 ft. aisle	8.5 ft. x 22 ft. w/ 24 ft. aisle	In compliance
Min. Barrier Free Spaces 2 BF spaces 11 ft. in width w/ 5 ft. aisle for 26-50 parking spaces	2 BF spaces as part of parallel parking	In compliance

5. **Outdoor Amenity Space** (*Section 138-8.601*). All developments in the FB districts shall provide outdoor amenity spaces with a minimum area of 2% of the gross land area of the development (2.099 sq. ft. required), which needs to be clearly indicated on the plans. The emphasis of the amenity space requirement is on quality and should focus on creating a designated attractive usable space that is available and accessible to the public. The applicant has proposed a 1,472 sq. ft. gathering space with a trellis, outdoor furniture and plantings near the northwest corner of the site and a second amenity space with a community garden area totaling 697 sq. ft. at the southwest corner of the site for a total of 2,168 sq. ft. of amenity space.
6. **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	Photometrics 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. 62 watts	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	Max. 15 ft.	In compliance

7. **Dumpster Enclosure** (Section 138-10.311). Dumpster proposed in the rear yard. Screening to match the proposed buildings has been provided.
8. **Landscaping** (Section 138-8.602 and 132-12.100-308). 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
Right of Way (Old Orion Ct.: 461 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 13 deciduous + 8 ornamental	13 deciduous (5 existing) 8 ornamental	In compliance
Front Yard in FB District (Old Orion Ct.: 461 ft.) 10 ft. width + 2 deciduous + 4 ornamental + 12 shrubs per 100 ft. = 10 ft. + 9 deciduous + 18 ornamental + 55 shrubs	10 ft. 9 deciduous 18 ornamental 60 shrubs	In compliance
Parking Lot: Perimeter (96 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge = 4 deciduous + 3 ornamental + hedge	4 deciduous 3 ornamental Hedge	In compliance
Parking Lot: Interior (13,257 sq. ft.) 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 663 sq. ft. + 4 deciduous	663 sq. ft. 4 deciduous	In compliance
Buffer C (along south property line: 197 ft.) 20 ft. + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 20 ft. + 4 deciduous + 3 ornamental+ 8 evergreen + 12 shrubs	30 ft. 4 deciduous (existing) 8 evergreen 3 ornamental 68 shrubs	In compliance
Buffer C (along west property line: 321 ft.) 20 ft. + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 20 ft. + 6 deciduous+ 5 ornamental + 13 evergreen + 19 shrubs	40 ft. 6 deciduous (1 existing) 5 ornamental 13 evergreen 25 shrubs	In compliance
Stormwater (324 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 ft. + 5 deciduous + 3 evergreen + 13 shrubs Basins shall be designed to avoid the need to perimeter fencing.	6 ft. + 5 deciduous 3 evergreen 13 shrubs	In compliance

- a. A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.

-
- b. 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.
 - c. All landscape areas must be irrigated. This has been noted on the landscape plan. 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.
 - 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.
9. **Natural Features.** In addition to the comments below, refer to the comments from the Engineering and Forestry Departments and the City's Wetland Consultant that pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS consistent with ordinance regulations has been submitted. **This should be updated prior to the Planning Commission meeting to accurately reflect the plan changes.**
 - b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). Any tree removals of trees 6" or larger require the approval of a Tree Removal Permit. Refer to the Parks and Natural Resources letter dated October 27, 2020 for additional information.
 - c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains one wetland and one watercourse regulated by the MEDQ and City. Any impacts to regulated wetlands must be clearly identified and will be evaluated by the City's wetland consultant. Refer to the letter from ASTI dated November 4, 2020 for additional information.
 - d. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does contain regulated wetlands and impacts to the natural features setback are proposed. Refer to the letter from ASTI dated November 4, 2020 for additional information.
 - e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
10. **Architectural Design** (*Architectural Design Standards*). Renderings and elevations of the proposed buildings have been provided and generally meet the intent of the Architectural Design Standards and the building façade regulations of the Flex Business District. Buildings are composed of mostly brick with accent siding and roof materials in a muted color scheme.
11. **Signs.** (*Section 138-10.302*). A note has been included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: October 27th, 2020
Re: North Row Development Rochester Hills: Review # 4
File #19-042

Approved as proposed; No comments at this time

ME/ms
Copy: Maureen Gentry, Economic Development Assistant



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: Joshua Boyce / Lt Fire Inspector
To: Planning Department
Date: October 30, 2020
Re: North Row Development Rochester Hills

SITE PLAN REVIEW

FILE NO: 19-042

REVIEW NO: 4

APPROVED X

DISAPPROVED _____

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

1. Provide documentation, including calculations that a flow of 2000 GPM can be provided.
IFC 2006 508.4
 - Flow test data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640
2. Provide information on the detention system on the south drive on sheet C1. The drive over the underground detention system should be designed to support the minimum load capacity of 75,000 pounds.
3. Provide note on sheet on sheet C1A under heading "Fire Department Notes": The fire table identified at the outdoor amenity area will be fueled by natural gas per Krieger-Klatt Architects. Permits, inspections and approvals for this fire feature are to be coordinated with the Rochester Hills Building Department during the construction of this development."

Joshua Boyce
Lt Fire Inspector
Rochester Hills Fire Department



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

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: November 4, 2020
Re: North ROW Development Rochester Hills, City File #19-042, Section 3
Site Plan Review #3

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on October 23, 2020, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Traffic/Roads

1. N/A.

Pathway/Sidewalk

1. N/A.

Legal

1. Include parcel dimensions for proposed parcel on the overall site plan sheet.
2. A new legal description will be needed for the land division/combination for both 15-03-476-015 and 15-03-476-016.
3. The land division process has not been completed. A second submittal is still needed addressing all comments from the first review.

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/kc

Attachments:

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp, Project Engineer, DPS
Adele Swann, Utilities Technician, DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Jenny McGuckin, ROW/Survey Technician; DPS
File



BUILDING DEPARTMENT
Scott Cope

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: November 6, 2020
Re: North Row Development - Site Plan Review #3
Corner of Old Orion Ct & Maplehill Rd.
Sidwell: 15-03-476-016
City File: 19-042

The Building Department has reviewed the **revised** site plan approval documents received by the Planning Department on October 22, 2020 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.

The revised drawings included the following updates:

1. The second floor balconies were extended from 1'-6" to 3'-0".
2. The outdoor patio amenity space was revised and enlarged plan details & renderings were provided.
3. A new community garden was added. Enlarged plan details & renderings were provided.

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