



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 8/27/15
 Re: **Meijer Curbside Pickup Drive Through (City File #85-528.8)
 Preliminary/Final Site Plan - Planning Review #2**

The applicant is proposing to construct an accessory drive-through window along the east side of the existing 190,000+ sq. ft. Meijer store on the east side of Rochester Road, south of Auburn Road. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and previously approved site plan. This project is scheduled for a public hearing at the upcoming September 15, 2015 Planning Commission meeting.

- Zoning and Use** (Section 138-4.300). The site is zoned B-3 Shopping Center Business District which permits drive-through restaurants as conditional land uses subject to the requirements of Section 138-4.410 and will require a Planning Commission public hearing and recommendation to City Council. The proposed plan meets ordinance requirements for drive-through facilities. 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-3 Shopping Center Business w/ FB-3 Flexible Business Overlay	Meijer Store	Business/Flexible Use 3
North	B-3 Shopping Center Business w/ FB-3 Flexible Business Overlay	Hampton Village Shopping Centre	Business/Flexible Use 3
South	B-3 Shopping Center Business w/ FB-3 Flexible Business Overlay	Lowes	Business/Flexible Use 3
East	R-4 One Family Residential	Wildflower Subdivision	Residential 3
West	B-2 General Business w/ FB-2 Flexible Business Overlay	Various retail uses	Business/Flexible Use 2

- Site Layout** (Section 138-5.100-101). Refer to the table below as it relates to the area, setback, and building requirements of the B-3 district for this project.

Requirement	Proposed	Staff Comments
Min. Lot Area 5 acres	31.12 acres 870+ ft.	In compliance
Min. Lot Width 400 ft.		
Max. Height 2 stories/30 ft.	1 story/22 ft. 7 in.	In compliance
Min. Front Setback (Auburn) 75 ft.	560+ ft.	In compliance
Min. Side Setback (Rochester/east) 25 ft./25 ft.	300+ ft/350+ ft.	In compliance
Min. Rear Setback (south) 75 ft.	80+ ft.	In compliance

- Exterior Lighting** (Section 138-10.200-204). Other than canopy lighting, exterior lighting is not proposed to be modified.
- Dumpster Enclosure** (Section 138-10.311). Changes to the dumpster are not proposed as part of this project.
- Parking and Loading** (Section 138-11.100-308). Changes to parking spaces are not proposed as part of this project. The area to be modified consists of landscaping and operations. There will be no change in the number of parking spaces provided on-site.

6. **Landscaping** (Section 138-12.100-308). Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Buffer D (east property line: aprox. 180 ft.) 25 ft. width OR 8 ft. with screening wall + 2.5 deciduous + 1.5 ornamental+ 5 evergreen + 8 shrubs per 100 ft.	Existing landscaping not being changed, 25 ft. width, double row of mature evergreen trees	Staff recommends that the PC find that the existing vegetation meets the intent of the buffer
Parking Lot 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 26,497 sq. ft. + 11 deciduous	28,122 sq. ft. Existing landscaping not being changed	In compliance

a. Two existing evergreen trees are being removed by the proposed project, which will be replaced with two 10 ft. Austrian Pines within the same landscaped island adjacent to the proposed drive-through.

7. **Architectural Design** (*Architectural Design Standards*). The architecture of the existing building is not being changed. Elevations of the proposed canopy have been provided.
8. **Signs**. (Section 138-10.302). Two signs are illustrated on the proposed canopy. 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.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: June 2, 2015
Re: Meijer Curbside Pickup Program

SITE PLAN REVIEW

FILE NO: 85-528.8

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

1. The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:
 - Consider relocating the electronic interface closer to the building so that stacking of vehicles do not take place in the maneuvering lane along the east side of the building.

Lt. William A. Cooke
Fire Inspector



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger
From: Gerald Lee
Date: June 9, 2015
Re: Meijer Curbside Pickup Program
Review #1
File #85-528.8

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

No comments.

GL/cf

cc: Sandi DiSipio, Planning Assistant



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

From: Jason Boughton, AC *JRB*
To: Sara Roediger, Manager of Planning
Date: August 27, 2015
Re: Meijer Curbside Pickup, City File #85-528.8, Section #35
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on August 19, 2015 for the above referenced project. Engineering Services does recommend site plan approval.

The applicant will not need to submit for a Land Improvement Permit (LIP) application. Submit six (6) sets of plans for construction plan approval to the engineering department for distribution once the site plan has been approved by all departments.

JRB/bd
c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
File

Paul Shumejko, MBA, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Keith Depp, Staff Engineer; DPS
Sandi DiSipio; Planning & Development Dept.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPN*
To: Sara Roediger, Planning Department
Date: August 27, 2015
Re: Meijer Curbside Pickup Program - Review #2
Sidwell: 15-35-100-048
City File: 85-528.8

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

Sheets: T1.0, C1.0, C2.0, and C3.0

Approval recommended, previous comments 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.