



MICHIGAN

ASSESSING DEPARTMENT

Laurie A Taylor, Director

From: Laurie Taylor/Karen Somerville
To: Sara Roediger
Date: 4/24/18
Re: Project: Campus Corners Outlot Admin. Review #1
Parcel No: 70-15-15-101-014
File No.: 18-001 Escrow # 287,312
Applicant: Campus Corners Assoc/Frankel.

No comment.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CDM*
To: Kristen Kapelanski, Planning Department
Date: December 26, 2018
Re: Campus Corners Outlot – Admin. Review #3
Livernois Rd.
Sidwell: 15-15-101-014
City File: 18-001

The Building Department has reviewed the site plan approval documents received January 4, 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 provide the following are addressed in the next submittal or permit documents:

1. Section 1106.6.1 requires accessible parking spaces to be located on the shortest accessible route to accessible entrances. Please relocate the accessible parking spaces to the front of the building and center on the building.
 - a. The number of accessible parking spaces should be based on the number of spaces provided for this facility. 55 parking spaces are shown on this parcel therefore 3 accessible spaces are required per Section 138-11.30, Table 16 of the City Ordinance.
 - b. Any new accessible parking spaces shall have a maximum slope of 1:48 in any direction and meet the provisions of A117.1, Section 502.5.
 - c. All accessible parking spaces shall be a Universal Barrier Free Design to allow van access in any accessible parking space per the City Ordinance Section 138-11.300. Universal barrier free spaces shall be 11 feet in width with a 5 foot access aisle.

2. When providing photometrics for site lighting please also provide evidence of compliance with the Michigan Energy Code for lighting power. Controls for exterior lighting complying with ASHRAE 90.1-213, Section 9.4.1.4 will be reviewed with during the building permit review process.

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



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

JRB
From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: January 4, 2019
Re: Campus Corners Outlot, City File #18-001, Section #15
Site Plan Review #3

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on December 21, 2018 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Storm Sewer

1. Relocate the proposed pretreatment device downstream of the existing storm manhole X1 to pretreat the entire site.
2. Provide calculations showing the pretreatment device is properly sized for the development.

Traffic/Pathway/Sidewalk

1. Include current version of MDOT R-28 series Sidewalk Ramps and Detectable Warnings Details and CITY pathway detail (copy attached) in the construction plan sets.
2. Provide RCOC right-of-way use permit approval correspondence.

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/md

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Nick Constanzo, DPS Aide; DPS
Keith Depp, Project Engineer; DPS

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



From: Kristen Kapelanski, AICP
 Date: 4/30/2019
 Re: **Campus Corners Outlot (City File #18-001)**
Preliminary Site Plan - Planning Review #5

The applicant is proposing to construct an 8,154 sq. ft. retail/restaurant facility with a drive-through, in an existing shopping center on the southeast corner of Walton Boulevard and Livernois Road. 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.

1. **Zoning and Use** (Section 138-4.300). The site is zoned B-3 Shopping Center Business District with FB-3 Flex Business Overlay. The applicant can opt to develop this site under either zoning district, both of which permit drive-through restaurants as a conditional use. A conditional use requires a Planning Commission public hearing and recommendation to City Council. It appears the applicant is designing the site per the FB-3 guidelines. The following requirements of Section 138-4.410 apply:
 - A. *Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures to separate the primary structure are prohibited.* Drive-through designed as part of primary building and not separated from the primary structure.
 - B. *Drive-through uses must be located to the rear or side of the primary structure and set back a minimum of 10 feet from the front building wall of the primary structure.* Drive-through located on the side of the structure with sufficient setback.
 - C. *Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use.* Drive-through appears to be located so that glare will not shine onto Livernois right-of-way and site does not abut residential zoning or use.
 - D. *Unless a more intense buffer is required by Section 138-12.300, a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property.* This site does not abut residential zoning or use.

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 with the optional FB-3 Flexible Business Overlay	Shopping Center out building	Business/Flexible Use 3
North	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Shopping Center parking	Business/Flexible Use 3
South	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Shopping Center out building with drive-through	Business/Flexible Use 3
East	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Shopping Center	Business/Flexible Use 3
West (across Livernois)	R-1 One Family Residential	Rochester High School	Residential 2.5

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-3 district with FB-3 Overlay.

Requirement	Proposed	Staff Comments
Front Yard Arterial Setback (Livernois Rd.)	63 ft.	See b. below

Requirement	Proposed	Staff Comments
15 ft. min./25 ft. max. optional 70 ft.		
Min. Bldg. Frontage Build-To Area (Rochester Rd.) 40%	54%	In compliance
Max. Height 2 stories/ 30 ft.	20 ft.	In compliance
Min. Facade Transparency Ground floor, non-residential use: 70%	Min. 0%	Not in compliance, see b. below
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Min. 0% primary Max. 100% accent	Not in compliance, see b. below

- a. In FB-3 districts, the proposed building needs to be designed in accordance with one of the building standards identified in Section 138-8.500, likely as a Lawn Frontage building, as follows:
 - a. The building shall be set back a minimum of 15 feet from the front lot line. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line. In compliance, the proposed building is 63 ft. from the front lot line.
 - b. The principal entrance to the building shall be located at ground level and shall face a street. Secondary entrances facing the side or rear of the building are permitted. In compliance, the primary front entrance faces Livernois Road.
 - c. The maximum floor plate for a lawn frontage building along a minor street is 20,000 sq. ft. There is no maximum floor plate for a building of this type along an arterial street. In compliance.
 - d. Parking may be located between the building and the street when a building of this type is used solely for retail purposes along an arterial street, and when the building is set back more than 70. **Not in compliance, Building is setback 63 feet. See b. below.**
 - e. Garages shall be set back a minimum of 10 feet behind the primary street facing façade of the building. Not applicable.
- b. The Planning Commission has the ability to modify regulations on the FB-2 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.

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	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	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	89 max	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	20 ft. max	In compliance

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. # Parking Spaces Nonresidential Uses - 1 per 400 sq. ft. = 152,049 sq. ft./400 = 380	651 spaces	In compliance - The applicant is demolishing an existing bank building and constructing the proposed restaurant/retail building. The 'excess' parking spaces are located elsewhere on the shopping site.
Max. # Parking Spaces 200% of Min. = 760		Given the operation of the site as a shopping center with outbuildings, parking calculations were done for the entire center, as opposed to calculating requirements based on existing parcel lines bisecting the center.
Min. # Stacking Spaces 10 per restaurant service window	10 spaces	In compliance
Min. Barrier Free Spaces 5 + 2% BF spaces 11 ft. in width w/ 5 ft. aisle for 501-1,000 parking spaces = 18 spaces	18+ throughout shopping center	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)	Min. 10 ft. x 18 ft. with 24 ft. aisle	In compliance
Min. Parking Setback 10 ft. on all sides	0 ft.	See a. below

- a. The Planning Commission has the ability to modify regulations on the FB-2 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.
- a. A bike rack has been provided to serve employees and visitors of the site.

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, or roughly 1,331 sq. ft. for this project, which must be indicated on the plans. The applicant has included an art plaza with landscaping totaling 1,464 sq. ft.

6. **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 not subject to the City's tree conservation 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.

7. **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.

8. **Dumpster Enclosure (Section 138-10.311).** Dumpsters are shown within the shopping center area but on the adjacent property. An enclosure is indicated to match the proposed building.

9. **Landscaping (Section 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 as proposed.

Requirement	Proposed	Staff Comments
Right of Way (Livernois: 283 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 5 ornamental	8 deciduous 5 ornamental	In compliance – It does not appear trees have been placed in the right-of-way. Applicant should identify where these are located on the site.
Front Yard in FB District (Livernois: 283 ft.) Arterial: 10 ft. width + 2 deciduous +4 ornamental + 12 shrubs per 100 ft. = 6 deciduous + 11 ornamental + 34 shrubs	6 deciduous 11 ornamental 54 shrubs	In compliance
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 1,429 sq. ft. + 10 deciduous	3,786 sq. ft. 10 deciduous (2 existing)	In compliance

- a. The Planning Commission has the ability to modify regulations on the FB-2 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.
- b. 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.
- 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 has been 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* have been 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.

10. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. The proposed building materials appear to be in accordance with the City's Architectural Design Standards. **The applicant should consider some color variation to break up the building façade and in the inclusion of more primary materials.**

11. **Signs.** (*Section 138-8.603*). Proposed signage should be indicated on the plans. A note has been added to 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.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: May 1, 2019
Re: Campus Corners Outlot

SITE PLAN REVIEW

FILE NO: 18-001

REVIEW NO: 6

APPROVED X

DISAPPROVED _____

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

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 as it has now been clarified there is no fire sprinkler system intended for this development.. If it is determined at a later date an automatic fire sprinkler system is necessary, then the following ordinance sections shall be applied:

"FDC's shall not be obscured or obstructed by landscaping, parking or by any other permanent or temporary materials or device, shall be located visibly on the street front of the building, and within 100 feet of a fire hydrant, and within 50 feet of an approved fire department access road.

FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7 & Sec. 58-90"

- Please contact the Rochester Hills Community Risk Reduction Division for approval of the FDC prior to installation if applicable at 248-656-4717.

2. Provide documentation, including calculations that a flow of 2000 GPM can be provided.

IFC 2006 508.4

- Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 646-4640.
- Approval of fire flow data is required prior to our office's final site plan approval.

William A. Cooke
Assistant Chief / Fire Marshal