



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 2/12/2020
 Re: Tienken Traillofts
 Site Plan - Planning Review #2

The applicant is proposing to construct a 12-unit loft-style in three multiple-family buildings on 0.785 acres on the north side of Tienken, just east of Cliffview Drive. 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.

- Zoning and Land Use** (Section 138-4.300 and 138.7.103). The site is zoned O-1 Office Business District with FB-1 Flex Business Overlay. 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	O-1 Office Business with FB-1	Vacant	Commercial Residential Flex 2
North	RM-1 Multiple Family Residential with FB-1	Bedford Square Apartments	Commercial Residential Flex 2
South	R-4 One Family Residential	Single Family	Residential 4
East	O-1 Office Business with FB-1	AT&T Utility	Commercial Residential Flex 2
West	O-1 Office Business with FB-1	Dentist Office	Commercial Residential Flex 2

- Site Design and Layout** (Section 138-5.100-101, 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.

Requirement	Proposed	Staff Comments
Front Yard Arterial Setback (Tienken) 15 ft. min. /25 ft. max.	15 ft.	In compliance
Side Yard Interior Setback (east) Perimeter: 0 ft.	0 ft.	In compliance
Side Yard Interior Setback (west) Perimeter: 0 ft.	79 ft.	In compliance
Rear Yard Perimeter Setback (north) 50 ft.	10 ft.	In compliance
Min. Bldg. Frontage Build-To Area (Tienken) 40%	42%	In compliance
Max. Height 2 stories/30 feet	Approx. 24 ft.	In compliance
Min. Facade Transparency Ground floor residential use: 25% Upper floor residential use: 20% Ground floor, non-residential use: 70%	Ground floor: Min. 20.46% Upper floor: Min. 26.53%	In compliance
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Primary: Min. 65.6% Accent: Max. 34.4%	In compliance

- The Planning Commission has the ability to modify regulations on the FB-2 district upon a determination that the requested modifications:
 - Meet the intent of the FB district.
 - 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. In FB-1 districts, the proposed building needs to be designed in accordance with one of the building standards identified in Section 138-8.500. It appears this is designed as a Stoop Frontage building; standards are as follows:
- 1) *The building shall be set back a minimum of 7 feet from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line.* In compliance, the proposed building is 15 ft. from the front lot line.
 - 2) *The principal entrance to each unit shall be located at ground level and shall face a street. Secondary entrances facing the side or rear of the building are permitted.* The principal entrance of unit 5 faces Tienken but the principal entrances of all other units face the side yard or other units. **A Planning Commission modification would be required. See a. above.**
 - 3) *Each unit in a stoop frontage building shall have at least 2 sides exposed to the outdoors.* In compliance.
 - 4) *Units in a stoop frontage building may only have common sidewalls. In no case may one dwelling unit be located above another dwelling unit, although portions of units may be located above parking areas.* In compliance.
 - 5) *Garage doors may only face a secondary street or rear yard area and all dedicated off-street parking shall be located behind the building.* Not in compliance. Off-street parking is located in the side yard. **A Planning Commission modification would be required. See a. above.**

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	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. wattage 29	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	15 ft.	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 Residential: 1.5 spaces per unit = 15 spaces	19 spaces	In compliance
Max. # Parking Spaces 200% of Min. = 30 spaces		
Min. Barrier Free Spaces 1 spaces 11 ft. x 18 ft. w/ 5 ft. access aisle	1 space 11 ft. x 18 ft. 1 space 11 ft. x 18 ft.	In compliance
Min. Parking Space Dimensions 10 ft. x 18 ft. 24 ft. aisle	10 ft. x 18 ft.	In compliance
Min. Parking Setback	10 ft.	In compliance

Requirement	Proposed	Staff Comments
10 ft. on all sides		
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	No loading space provided	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% (34,194 sq. ft.) of the gross land area of the development. Outdoor amenity space has been provided at various areas on the site totaling 34,195 sq. ft.
6. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Parks and Natural Resources Departments that pertain to natural features protection.
 - a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted.
 - b. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any natural features setback areas
 - c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
 - d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). Any healthy tree greater than 6" in caliper is regulated by the City's Tree Preservation Ordinance. See the Parks and Natural Resources Department review letter dated January 31, 2020 for additional information.
 - e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
7. **Dumpster Enclosure** (Section 138-10.311). A dumpster is indicated in northwest corner of the site. Screening to match the proposed elevations has been provided.
8. **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.
9. **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
Right of Way (Tienken: 157 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 5 deciduous + 3 ornamental	5 deciduous 3 ornamental	In compliance - Planted elsewhere site because of utility conflicts.
Front Yard in FB District Arterial (Tienken: 157 ft.) 10 ft. width + 2 deciduous + 4 ornamental + 12 shrubs per 100 ft. = 10 ft. width + 4 deciduous + 7 ornamental + 19 shrubs	13 ft. width 4 deciduous 7 ornamental 20 shrubs	In compliance
Parking Lot: Perimeter (61 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. + hedge of deciduous or evergreen shrubs = 3 deciduous + 2 ornamental + hedge	3 deciduous 2 ornamental hedge	In compliance

- a. 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 has been provided.
 - 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. An irrigation plan has been provided. 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.
10. **Architectural Design** (Architectural Design Standards). The proposed buildings appear to be generally attuned with the City's Architectural Design Standards. Elevations indicate mostly masonry facades with metal accents.
- Signs.** (Section 138-8.603). 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.



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: Lee Mayes, Captain / Assistant Fire Marshal
To: Planning Department
Date: February 12, 2020
Re: Tienken Traillofts

SITE PLAN REVIEW

FILE NO: 19-047

REVIEW NO: 2

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 1750 GPM can be provided. *IFC 2006 508.4*
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

Lee Mayes
Captain / Assistant Fire Marshal



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

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Planning Manager
Date: February 14, 2020
Re: Tienken Traillofts, City File #19-047, Section 3
Site Plan Review #2

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on January 29, 2020, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

General

1. The city file number #19-047 and the section #03 need to be in the lower right hand corner of every sheet.

Sanitary Sewer

1. The existing sanitary sewer shown on the topography page does not currently show up in the City of Rochester Hills GIS system. Verify the existence of the sanitary sewer. The City of Rochester Hills Sanitary Sewer is on the south side of Tienken and will need to be Bore and Jack across for the multi-unit complex.
2. Revise the callout to state proposed 8-inch sanitary sewer instead of referring to it as a sanitary service.
3. Provide sanitary lead cleanouts just outside of each building.

Water Main

1. There needs to be 3 separate water leads, one for each building, being connected to the existing City of Rochester Hills 8-inch ductile iron water main roughly 5 feet north of the south ROW line of Tienken Road instead of the existing City of Rochester Hills 20-inch concrete transmission water main currently being shown be connected.
2. Provide a meter room for each building.

Storm Sewer

1. Provide soil borings showing that an underground detention system can work in this area with the ground water table.

Traffic/Roads

1. Road Commission of Oakland County (RCOC) permit is required prior to Land Improvement Permit (LIP) issuance.
2. Throughout plans indicate that Tienken Rd is under the jurisdiction of RCOC. Could be in parentheses after name "W. Tienken Rd".

Pathway/Sidewalk

1. On sheet IR-1, Irrigation Design, add note a 15. that ***"Irrigation overspray shall not broadcast onto CITY pathway."*** Also, confirm or modify drawing to demonstrate that the 15 foot radius sprinklers at southeast corner of site do not broadcast onto pathway. It appears by scale that it does.

Legal

1. All comments were addressed from the previous 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.

JRB/au

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, MBA, M.S., 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: February 11, 2020
Re: Tienken Traillofts – Site Plan Review #2
460 W Tienken Rd
Sidwell: 15-03-451-031
City File: 19-047

The Building Department has reviewed the Site Plan Review documents received January 29, 2020 for the above referenced project. Our review was based on the City of Rochester Hills' Zoning Ordinance, the 2015 Michigan Residential Code and ICC A117.1 -2009, unless otherwise noted.

Approval is recommended.

The following should be addressed on the construction documents when submitting for permits:

1. 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.

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.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski, Planning Manager
From: Matt Einheuser, Natural Resources Manager
Date: January 31, 2020
Re: Tienken Traillofts: Review #2
File #19-047

Approved w/ conditions

1. Add note that approval from adjacent landowner(s) will be obtained prior to proposed removal of tree(s) that are on adjacent parcel.

Copy: Maureen Gentry, Economic Development Assistant

ME/ms



ASSESSING DEPARTMENT
Laurie A Taylor, Director

From: Laurie Taylor
To: Sara Roediger
Date: 1/3/20
Re: Project: Tienken Traillofts Review #1
Parcel No: 70-15-03-451-031
File No.: 19-047 BESC 19-0040
Applicant: 6 on 24 LLC/Roger Berent

No comment.



December 18, 2019

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

RE: R.C.O.C. PRELIMINARY PLAN REVIEW 19P0054
LOCATION: W TIENKEN RD, CITY OF ROCHESTER HILLS
PROJECT NAME: TIENKEN TRAILLOFTS

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Gregory C. Jamian
Commissioner

Andrea LaLonde
Commissioner

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) Any pedestrian facilities shall be constructed in accordance with current Americans with Disabilities Act (ADA) guidelines.
- B) Remove or relocate all fixed objects prior to excavation. Fixed objects shall be no nearer than 6 feet from back of curb.
- C) Match existing cross section M.D.O.T. mix HMA required. Match and tie proposed curbed to existing curbed epoxy coated #4 bar required.
- D) The proposed 8 Inch diameter sanitary service need to be recorded as a public utility and under jurisdiction and maintenance of City of Rochester Hills.

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) and the appropriate application fee(s).

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 and Sidewalk
- 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,

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

SS/mac
Enclosure

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

December 19, 2019

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

Reference: **Tienken Traillofts, CAMS #201901019**
Part of the SE ¼ of Section 3, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for the Tienken Traillofts Project to be developed in part of the Southeast ¼ of Section 3, 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





**CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309**

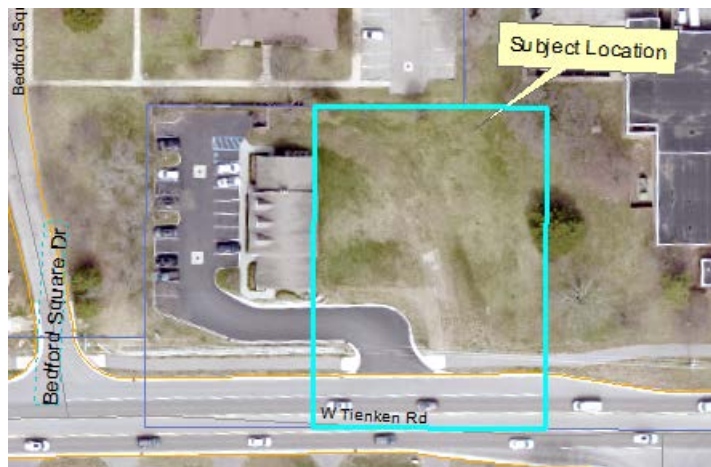
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 1 regulated tree associated with a proposed 12-unit townhome development. The property is identified as Parcel No. 15-03-451-031, zoned O-1 Office Business with an FB1- Flexible Business Overlay (City File No. 19-047).

LOCATION: 460 W. Tienken, west of Rochester Rd.

APPLICANT: Roger Berent
6 on 24 LLC
6435 Apple Orchard Lane
Rochester Hills, MI 48306



DATE OF MEETING: Tuesday, March 17, 2020 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660 and can be seen on the City's website at rochesterhills.org, City Government, maps, Planning and Economic Development, Development Projects map.

**Deborah Brnabic, Chairperson
Rochester Hills Planning Commission**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

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