



Department of Planning and Economic Development

Staff Report to the Planning Commission

June 26, 2015

Pines of Rochester Hills	
REQUEST	Site Plan Approval
APPLICANT	AGE of Rochester Hills, Inc. 1245 E. Grand Blanc Rd. Grand Blanc, MI 48439
AGENT	Chuck SeKrenes
LOCATION	South Boulevard, East of Livernois
FILE NO.	13-016.3
PARCEL NOS.	15-34-351-012 & -013
ZONING	R-2, One Family Residential with FB-1, Flexible Business Overlay
STAFF	Sara Roediger, AICP, Manager of Planning

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Overview

The applicant is proposing to construct a new 18,326 square-foot assisted living facility and 19,833 square-foot memory care facility with associated site improvements on two parcels totaling 3.86 acres on South Boulevard, east of Livernois. The parcels will be combined into one prior to any building. The applicant appeared separately before the Planning Commission with requests to rezone the parcels, to accommodate senior living, from R-2, One-Family Residential to R-2 with an FB-1, Flexible Business Overlay, the second of which was ultimately approved by City Council in December 2014. Although not approved as a conditional rezoning, the applicant had submitted conditions of approval for the entire development. The conditions included constructing two separate buildings and constructing single-story structures for assisted living and memory care only. Please refer to the attached Planning Commission minutes regarding those meetings and the applicant's representation letter dated December 15, 2014.

Adjacent Land Uses and Zoning

The site is located directly across the street from the Heartland Health Care in Troy and homes; otherwise, the parcels are surrounded by R-2 zoning to the north and east and developed with homes and by the Moose lodge parking lot to the west, which is zoned B-2, General Business with an FB-1 Overlay. State licensed residential facilities are permitted by right in the FB-1 district.

Site Plan Review Considerations

1. **Site Layout.** All setback requirements have been met or exceeded. The proposed buildings are designed with a "Lawn Frontage" as defined in the FB District. The proposed buildings meet that regulation, with the exception of the access and entry requirements, which state that the principal entrance to the building shall face W. South Blvd. The plans can be approved if the Planning Commission grants a modification from this requirement. Criteria for approval are outlined in the Planning Dept. memo dated June 22, 2015.
2. **Parking.** Parking requirements have been met. The minimum parking requirement for assisted living facilities is 27 spaces and 33 are proposed, including two barrier free spaces.
3. **Outdoor Amenity Space.** 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 3,484 sq. ft. for this project. 3,688 sq. ft. of outdoor space is proposed in front of the building. The outdoor amenity space must be indicated on the plans. Staff continues to recommend that the applicant consider a seating area off of W. South Blvd, and the possibility of the addition of a bike rack to encourage non-motorized travel for employees and visitors of the site.
4. **Exterior Lighting.** A photometric plan showing the location and intensity of exterior lighting has been submitted that meets ordinance requirements.
5. **Tree Removal.** The site is under the City's Tree Conservation Ordinance, and any tree greater than 6" in caliper to be removed must be replaced. There are 41 regulated trees being removed, which requires the approval of a tree removal permit and 41 tree replacement credits. The applicant is proposing 7 deciduous, 10 evergreen, and 4 ornamental trees for 21 credits (in addition to the landscape requirements) and the remaining 20 tree credits, or \$4,000, will be paid into the tree fund due to site limitations.
6. **Landscaping.** The overall site is deficient in required plantings (47 deciduous, 60 ornamental & 4 evergreen), however the applicant will accommodate the 111 tree deficiency through payment to the City's tree fund.
7. **Building Design.** The proposed building will consist of stone and brick veneer and hardi-plank (board) siding on all sides, which meets the City's Architectural Design guidelines. The applicant has added dormers to the roof to break up the massing of the roof as recommended by staff.
8. **Fire Comments.** The fire review dated June 23, 2015 does not recommend approval based on three comments. The applicant has provided a response to the fire comments dated June 25, 2015 that indicates all of the comments will be addressed without impact to the submitted 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. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees that the development will be harmonious and compatible with surrounding development, staff recommends approval of the following motions relative to City File No. 13-016.3 (Pines of Rochester Hills), subject to any changes or conditions recommended by the Planning Commission.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 13-016.3 (Pines of Rochester Hills), the Planning Commission grants a Tree Removal Permit, based on plans dated received by the Planning Department on June 5, 2015, with the following findings and subject to the following condition.

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 81 regulated trees with 21 tree replacement credits, and as required by the Tree Conservation Ordinance, the balance will be paid into the City's Tree Fund.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City's Landscape Architect, shall be installed prior to issuance of the Land Improvement Permit.
2. Payment into the City's Tree Fund of \$4,000.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 13-016.3 (Pines of Rochester Hills), the Planning Commission approves the site plans, based on plans dated received by the Planning Department on June 5, 2015, 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 have a second access for emergency vehicles, also promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
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.
6. The Planning Commission has determined that proposed plan meets the required criteria for a modification to the FB district requirements and therefore approves to the lawn frontage requirement to allow the principal entrances of the buildings to face internally as proposed.

Conditions

1. Indicate proposed outdoor amenity space on the site plan, prior to final approval by staff.
2. Provide total landscape cost estimates (not per specie cost), as adjusted as necessary by staff, prior to final approval by staff.

3. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

Attachments: *Site Plans dated received June 5, 2015 – Cover Sheet, Architectural Survey, Sheet 1; Demolition Plan, Sheet 2; Site Plan, Sheet 3; Utility Plan, Sheet 4; Grading Plan, Sheet 5; Soil Erosion Plan, Sheet 6; Landscape Plan, Sheet 7; Site Details, Sheet 9; prepared by CHMP, Inc.; Architectural Floor Plan and Elevations, Sheets A101, A201, A101 and A201; Code Review Sheet & UL Numbers, prepared by H2A Architects; Photometric Plan, Sheet 1 of 1, prepared by Gasser Bush Associates; Irrigation Plan, Sheet IR-1, prepared by John Deere Landscapes.*

Planning Dept. memo dated 6/22/15; Assessing Department memo dated 6/9/15; Building department memo dated 6/22/15; Fire Department memo dated 6/23/15; Parks & Forestry memo dated 6/9/15; RCOC letter dated 5/4/15; Letter Cook 6-25-15; Public Services Department memo dated 6/23/15; and PHN.

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