



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 2/23/2016
 Re: **Starr Batt Buildings**
Preliminary/Final Site Plan - Planning Review #3

The applicant is proposing to construct two single story, commercial/office buildings, Building "A" is 11,999 sq. ft. and Building "B" is 16,539 sq. ft. for a total of 28,538 sq. ft. on 3.54 acres between Avon Industrial Drive and M-59 on the west side of Crooks Road as part of the Starr-Batt Condominium. A composite site plan was submitted to provide the City information on how this site ties into a future development plan of the entire parcel; including the proposed building site to be developed in the future, which was not included as part of this review. 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 and direction by the Planning Commission.

- Zoning and Use (Section 138-4.300).** The site is zoned B-3 Shopping Center District which permits office and commercial uses as permitted uses. 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	Vacant	Regional Employment Center
North	I Industrial	Various industrial/office businesses	Regional Employment Center
South	M-59 Right of Way	M-59 Right of Way	M-59 Right of Way
East	B-3 Shopping Center Business & B-5 Automotive Business	Taco Bell (<i>under construction</i>) & Al's Car Wash	Regional Employment Center
West	B-3 Shopping Center Business	Classic Lanes Bowling Alley	Regional Employment Center

- 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.

Requirement	Proposed	Staff Comments
Min. Lot Area 5 ac.	3.54 acres in a 12.5 acre condominium	In compliance
Min. Lot Width 400 ft.		
Max. Height 2 stories/30 ft.	1 story/ 27 ft.	In compliance
Min. Front Setback (Avon Industrial) 75 ft.	80+ ft.	In compliance
Min. Side Setback (east/west) 25 ft./25 ft.	40+ ft./35+ ft.	In compliance
Min. Rear Setback (M-59) 75 ft.	75+ ft.	In compliance
Min. Building Spacing 25 ft.	38+ ft.	In compliance

3. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting has been 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	16 pole mounted & 36 building mounted fixtures	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	6.6 fc. anywhere on-site, 0.9 at ROW, & 0.4 along property lines	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	Metal halide fixtures, 250 watts	In compliance
Max. Height 20 ft.	20 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 Retail: 1 space per 300 sq. ft. = 14,250 sq. ft. = 48 spaces Office: 1 space per 350 sq. ft. = 14,250 sq. ft. = 41 spaces TOTAL = 89 spaces	92 spaces	In compliance, however this does not include parking for the proposed building site
Max. # Parking Spaces 125% of Min. = 112 spaces		
Min. Barrier Free Spaces 5 BF spaces (1 + 4%) 11 ft. in width w/ 5 ft. aisle for 76-100 parking spaces	5 spaces, 8 ft. in width w/ 5 ft. aisle	In compliance
Min. Parking Space Dimensions 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	10 ft. x 18/20 ft. w/24 ft. aisles	In compliance
Min. Parking Front Setback (Avon Industrial) 10 ft.	10 ft.	In compliance, parking lots may occupy space within the required front yard setback provided they are landscaped in accordance with the perimeter landscape requirements (<i>Section 138-12.301.B</i>), which requires a 10 ft. landscaped greenbelt be provided along the street front
Min. Parking Rear Setback (M-59) 10 ft.	10 ft.	In compliance
Min. Parking Side Setback (east/west) 10 ft./10 ft.	10 ft./ 10 ft.	In compliance
Loading Space 10 ft. x 40 ft. space	Loading areas behind each building	In compliance

- a. In an effort to improve pedestrian access, a sidewalk into the site has previously been proposed but now has been removed off of the Avon Industrial Dr. pathway to connect to the sidewalk at the Taco Bell development. Staff continues to recommend that this pedestrian connection be made.

- b. Access into the site and between neighboring sites should be re-evaluated and coordinated. Staff continues to recommend internal connections with cross access be provided to the existing car wash to the east. The development of this component of the overall condominium provides an opportunity to improve access along this road. Refer to the Engineering review letter dated February 24, 2016.
 - c. As part of the Taco Bell development, the RCOC indicated restrictions on the Crooks Road curb cut that will affect the development of this site. Staff met with the RCOC on this access point, as staff would prefer that the site be coordinated and access is provided to connect throughout the site; however the RCOC maintains that the only way to safely provide cross access would be to convert the access on Crooks to a right-in, right-out only turning movement. Without that change, the driveway north of Taco Bell cannot connect to this project and the plans have been modified as such. Refer to the email from the RCOC dated September 30, 2015.
5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An updated EIS has been requested but not submitted. The same changes are still needed as follows:
 - 1) The submitted EIS is only for building A and must include building B as well.
 - 2) Part 1 E. is incorrect; the plans depict access onto Crooks Rd. that must be approved by the RCOC.
 - 3) Part 4. must be completed.
 - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
 - c. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
 - d. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
6. **Dumpster Enclosure** (*Section 138-10.311*). Two dumpster enclosures are proposed in the side and rear yards, to be screened with a wooden gate and masonry block wall to match the building that meets ordinance requirements.
7. **Landscaping** (*138-12.100-308*). A landscape plan has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Buffer D (M-59: 410 ft.) 8 ft. width with solid green wall (approx. 136 shrubs 3 ft. on center) + 2.5 deciduous + 1.5 ornamental per 100 ft. = 70 evergreen (trees/shrubs) + 10 deciduous + 6 ornamental	8 ft. width 0 evergreen shrubs 12 deciduous 7 ornamental	Not clear if this includes the future building site or not & may need to be adjusted accordingly
Right of Way (Avon Industrial: 320 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 10 deciduous + 6 ornamental	10 deciduous 6 ornamental	In compliance
Parking Lot: Perimeter (Avon Industrial: approx. 160 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 6 deciduous + 5 ornamental + 64 shrubs (shrub hedge)	0 deciduous 0 ornamental 69 shrubs (shrub hedge)	6 deciduous & 5 ornamental trees are needed to meet requirements
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 3,092 sq. ft. + 21 deciduous	3,110 sq. ft. 21 deciduous	Not clear if this includes the future building site or not, it should not & may need to be adjusted accordingly
TOTAL 47 deciduous 17 ornamental 136 evergreen shrubs (solid green wall) 64 shrubs (shrub hedge)	43 deciduous 13 ornamental 0 evergreen shrubs (solid green wall) 69 shrubs (shrub hedge)	Overall the site is deficient in 4 deciduous & 4 ornamental trees, unless calculations are modified based on scope of work for this project

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- a. The plan should only illustrate landscaping that will be installed as part of this development. It is not clear if the intent is to install the southeastern landscaping as part of this site plan. Based on the site plan the proposed building site is not being constructed or reviewed at this time so it is assumed that the parking lot trees (3 CSP) will not be constructed now, but the M-59 buffer trees could be installed as part of this review and approval, with the exception of the three BM trees at northeast corner just south of the Taco Bell.
 - b. Site maintenance notes listed in *Section 138-12.109* should be included on the plans; it is not adequate to simply copy the language from this review letter. The notes of the above referenced section must be included.
 - c. An irrigation plan must be submitted prior to staff approval of the final site plan.
 - d. If required trees cannot fit be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$200 per tree.
8. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided depicting a primarily brick veneer building with stone veneer around the base and two EIFS accent bands. The proposed buildings have been designed to meet the intent of the Architectural Design Standards.
 9. **Signs.** (*Section 138-10.302*). One free standing monument sign is indicated on the plans in addition to wall signage on the building. 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.



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 10/20/15
Re: File No.: 15-016
Parcel No: 70-15-29-276-011 & 013
Project: Star Batt Bldgs Review #2
Applicant: Star Batt, Inc.

No comment.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, R. A., Building Inspector/Plan Reviewer *CPM*
To: Sara Roediger, Planning Department
Date: October 27, 2015
Re: Star Batt Buildings
Sidwell: 15-29-276-005 (part of)
City File: 15-016

This site plan review is for Buildings A and B only and include the area west of the Taco Bell property line. The site plan review was based on the following drawings and information submitted:

Sheets: SP1, LS1, Lighting Plan, Civil Drawing 1 and 2, A2, 3 and 4.

Section references are based on the Michigan Building Code 2012.

Approval recommended based on the following being addressed at the time of building permit application. References are based on the Michigan Residential Code 2009.

1. Provide an analysis of allowable Building Area complying with Table 503 for proposed Occupancy Classification and Construction Type or as modified by Section 506 and 507 based on the potential occupancies. Provide area modification calculations on the plans.
 - a. If the two buildings are to be considered separate buildings, please provide an area analysis for each and indicate the imaginary property line between the buildings.
 - b. Building B exceeds the allowable area for an A-2 occupancy using only the frontage increase of Section 506.2.
2. The architect must address the mixed use and occupancy classification of the multitenant. Classification must meet the requirements of Section 508.
3. Please determine if a full or limited area fire suppression system will be provided. Depending on the Occupancy Classification, sizes of tenants and other requirements of Chapter 9, a sprinkler system may be necessary to meet the code.
 - a. If a sprinkler system is to be provide, please indicate the FDC location for each building.
4. We suggest that the walks in front of the buildings be increased to 7 feet in width and parking spaces be reduced to 18 feet in depth. This will allow for a 2 foot overhang of the vehicles and leave a 5 feet clear walking surface. Accessible access at tenant suite doors would be easily maintained.
5. Locations of suite entrances will need to be coordinated with the location of accessible ramps from the parking areas. Comparing ramp location with previous submitted building elevations, suite entrances appear to be in the areas of the ramps.
6. All accessible parking spaces should be adjacent an accessible aisle. Please provide and accessible aisle adjacent the southern accessible parking space.

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.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: February 22, 2016
Re: Star Batt Building

SITE PLAN REVIEW

FILE NO: 15-016

REVIEW NO: 3

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above reference site plan contingent upon the following condition being met.

1. The fire hydrant located on the west drive near the dumpster enclosure is in conflict with a proposed landscape tree. Please ensure that the proposed landscape does not interfere with the fire hydrant.
 - A 3-foot clear space shall be maintained around the circumference of fire hydrants.
INTERNATIONAL FIRE CODE. 508.5.5

Lt. James L. Bradford
Fire Inspector



Parks & Forestry
Michael A. Hartner, Director

To: Ed Anzek/Sara Roediger

From: Gerald Lee

Date: February 19, 2016

Re: Star Batt Buildings
Review #3
File #15-016

Forestry review pertains to R/W tree issues only.

Proposed Landscape Plan, Sheet L-1

The applicant needs to show and label the 15' corner clearance/sight distance triangle at both driveways off Avon Industrial Dr. on both sides of each driveway. The base of each triangle is measured from the inside edge of the sidewalk and the inside edge of the curb. The line needs to extend from curb to curb. The apex of the triangle is at the inside intersection of the sidewalk and curb. Please call for additional clarification (248-841-2551). All vegetation, with a mature unmaintained height of 3' or greater, needs to be deleted in the area described.

The Autumn Blaze maples and Little Leaf lindens, shown in the described areas, need to have their locations adjusted or deleted.

Ornamental trees must be planted a minimum of 10' from the sidewalk. The location of the proposed Red Baron crabapples needs to be adjusted or be deleted.

The following three comments need to be on the sheet. The drawings need to incorporate the dimensions described in the comments.

Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

These requirements are incorporated into the plan.

GL/crf

cc: Maureen Gentry, Planning Assistant



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

From: Michael Taunt, Survey Technician
To: Sara Roediger, Manager of Planning
Date: February 24, 2016
Re: Star Batt Buildings, Legal Review #3, City File #15-016, Section 29

Regarding site plans received February 12, 2016:

Sheet PS-15-911 / 1 OF 2

Owner needs to provide separate easement agreements and exhibits in recordable form for sanitary and water main. Note: The city does not recognize easements created by "Exhibit B". *

Sheet PS-15-911 / 2 OF 2

Owner needs to provide new or revised storm water maintenance agreement and exhibits in recordable form reflecting system changes & improvements. *

*Carryover from last review. Applicant has acknowledged the requirement and intends to address it at the construction drawing phase.

MT/bd

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

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



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

JRB
From: Jason Boughton, AC
To: Sara Roediger, Manager of Planning
Date: February 24, 2016
Re: Star Batt Buildings, City File #15-016, Section #29
Site Plan Review #3 Revised

Engineering Services has reviewed the revised site plan received by the Department of Public Services on February 12, 2016, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

General

1. Revise the landscape plan to take into account the underground utility locations. All proposed trees need to be located 7 feet offset of the existing and proposed utilities.

Storm Sewer

1. Relocate the proposed storm structure adjacent to the waste receptacle located between buildings A and B.

Pathway/Sidewalk

1. On Sheet SP1 and L-1, show the existing pathway located in front of Taco Bell site
2. Extend the existing sidewalk located along north side of Taco Bell site to the west to tie into parking lot.

Traffic

1. Provide the physical cross access connection to the site to the west as discussed at the concept plan meeting. The connection should be made at the northwest part of the site and shown on the site plans. The cross access easement document shall be recorded prior to construction.
2. Provide a cross access easement connection to the existing car wash site, parcel 15-29-276-010. The cross access connection should be made at the northeast part of the site. The cross access easement document shall be recorded prior to construction.
3. Regarding comments 1 and 2 above. We acknowledge "the petitioner wishes to preclude cross-access to adjacent sites", however, cross access supports developments and businesses as customers are encouraged to stay on-site and more importantly minimizes "driveway hopping" and accidents along Avon Industrial Drive.
4. The sightlines shown on sheet 1 should also be shown on sheet L-1.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JRB/jf

c: Allan E. Schneck, P.E. Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Paul Shumejko, P.E., PTOE, Transp Eng.; DPS
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Keith Depp, Staff Engineer; DPS
Sandi DiSipio; Planning & Development
File

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WRC
WATER RESOURCES COMMISSIONER

Jim Nash

September 21, 2015

Ms. Sara Roediger, Manager of Planning
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Starr Batt Buildings**
Part of the Northeast ¼ of Section 29, City of Rochester Hills

Dear Ms. Roediger:

This office has received one (1) set of plans for the referenced project which were submitted for review.

Our review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office. However, the project does lie within Sprague and Gabler Drainage Districts and runoff shall be restricted to 0.2 cfs/acre. It shall be the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with their runoff and detention requirements.

The sanitary sewer is within the Clinton-Oakland Sewage District System. Proposed sewers of 8" or greater will require City approved construction plans be submitted to this office.

Please note that, permits, approvals or clearances from federal, state or local authorities and public utilities and private property owners must be obtained as applicable.

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. **An application for the required soil erosion permit shall be submitted to this office.**

If there are any questions regarding this matter, please contact Jeff Code at 248-858-2089.

Sincerely,



Glenn R. Appel., P.E.
Chief Engineer

GRA/JC





QUALITY LIFE THROUGH GOOD ROADS!
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

*Ronald J. Fowkes
Commissioner*

*Gregory C. Jamian
Commissioner*

*Eric S. Wilson
Commissioner*

*Dennis G. Kolar, P.E.
Managing Director*

*Gary Plotrowicz, 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
248-858-8006

www.rcocweb.org

June 12, 2014

Mr. Steve Stolaruk
1928 Star Batt
Rochester Hills, MI 48309

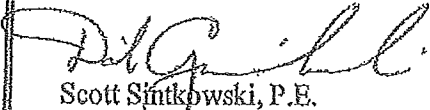
**RE: LOCATION: CROOKS ROAD S/O HAMLIN
PROJECT NAME: TACO BELL**

Dear Mr. Stolaruk:

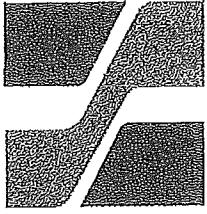
At your request, the Road Commission for Oakland County (RCOC) has completed a review for the above referenced project.

RCOC will allow full access to the Taco Bell provided there is no cross access with the adjacent site.

Respectfully,


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

SS/tr
Enclosures



STAR-BATT, INC.

1974 Star-Batt Drive, Rochester Hills, MI 48309
248.853.1525 ph • 248.853.1511 fx

June 4, 2014

To Whom it May Concern:

Re: Star-Batt Condominium Convertible Area, Rochester Hills, MI

At the present time, I have no plans of building a road through the convertible area of Star Batt Condominiums from Avon Industrial Drive to Crooks Road to provide access to Taco Bell from Avon Industrial Drive.

Star-Batt, Inc.

By: _____


Steve Stolaruk, President



Sara Roediger <roedigers@rochesterhills.org>

Avon Industrial/Crooks Road

2 messages

Sintkowski, Scott <ssintkowski@rcoc.org>

Wed, Sep 30, 2015 at 4:46 PM

To: "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>

Cc: Paul Shumejko <shumejkop@rochesterhills.org>, "Piotrowicz, Gary" <gpiotrowicz@rcoc.org>, "Czerniakowski, Dave" <dczerniakows@rcoc.org>

Sara,

I was approached by Steve Stolaruk about allowing cross access between the Taco Bell property that fronts Crooks Road, and the property to the west that fronts Avon Industrial Drive. RCOC was very reluctant to grant full access on Crooks Road to Taco Bell, and attached to that was the condition that there be NO cross access between these two properties. Our stance has not changed since that time.

Scott Sintkowski, P.E.
Permit Engineer
Road Commission for Oakland County
2420 Pontiac Lake Rd.
Waterford, MI 48328