



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 8/8/2016
 Re: **Henry Ford Pharmacy (City File #16-010)
 Preliminary/Final Site Plan - Planning Review #3**

The applicant is proposing to construct a 25,667 sq. ft. office building on 3.20 acres on the north side of South Blvd. between John R and Dequindre Roads. 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 Use** (Section 138-4.300). The site is zoned O-1 Office Business District which permits professional office 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	O-1 Office Business	Vacant	Office
North	M-59 right-of-way	M-59 right-of-way	M-59 right-of-way
South	R-1D One Family Residential (City of Troy)	Single family homes (City of Troy)	Single Family Residential (City of Troy)
East	O-1 Office Business	Vacant	Office
West	O-1 Office Business	Single family homes	Office

- 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 O-1 district.

Requirement	Proposed	Staff Comments
Max. Height 3 stories/42 ft.	1 story/ 20 ft.	In compliance
Min. Front Setback (South Blvd.) 35 ft.	35.1 ft.	In compliance
Min. Side Setback (east/west) 0 ft./0 ft., 50 ft. total	96.5 ft/ 189.5 ft.	In compliance
Min. Rear Setback (north) 35 ft.	80.8 ft.	In compliance

- 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	7 pole mounted & 4 wall 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	4.9 on-site, 0.9 along ROW, 0.5 along other property lines	In compliance

Requirement	Proposed	Staff Comments
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	182 watt, LED fixtures	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 Office: 1 space per 350 sq. ft. = 73 spaces	130 spaces	See a. below, exceeds requirements, Planning Commission may modify requirements based on evidence from applicant that another standard is more reasonable
Max. # Parking Spaces 125% of Min. = 91 spaces		
Min. Barrier Free Spaces 6 BF spaces (2 + 3.33%) 11 ft. in width w/ 5 ft. aisle for 151-200 parking spaces	6 spaces 11 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	9 ft. x 18 ft. 24 ft. aisle	In compliance
Min. Parking Front Setback (South Blvd) 30 ft.	11.7 ft.	See b. below, parking lots may occupy space within the required front yard setback provided they are landscaped in accordance with the perimeter landscape requirements (Section 138-12.301.B), which requires a 10 ft. landscaped greenbelt be provided along South Blvd.
Min. Parking Side Setback (east/west) 10 ft./10 ft.	25 ft./60+ ft.	In compliance
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	1 overhead door with a space for loading is proposed on the west side of the building	In compliance

- a. In accordance with *Section 138-11.202*, the Planning Commission may modify requirements based on evidence from applicant that another standard is more reasonable because of the level of current or future employment or customer traffic.
 - b. In accordance with *Section 138-11.102.3.a.*, the parking within the front yard may occur if the area between the parking lot and the right-of-way line is landscaped in accordance with *Section 138-12.301.B*.
 - c. In an effort to improve pedestrian access, a sidewalk into the site has been provided off of South Blvd. A bike rack and outdoor patio have been provided to further encourage non-motorized access to the site for employees.
5. **Natural Features.** In addition to the comments below, refer to the review letters from ASTI, the city's wetland consultant and the Engineering and Forestry Departments that may pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*). An EIS meeting 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 as the site was subdivided prior to the enactment of the tree preservation ordinance.
 - c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains regulated wetlands that are connected to the Van Maele County Drain therefore a wetland use permit will be required. Refer to the ASTI review letter dated August 8, 2016 for additional information.

- d. **Natural Features Setback** (Section 138-9 Chapter 1). A 25 foot natural feature setback from the edge of the wetlands is indicated on the plans. A natural features setback modification will be required as proposed. Refer to the ASTI review letter dated August 8, 2016 for additional information.
 - e. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
6. **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. The generator located at the northwest corner of the building is screened with landscaping and a prefinished metal panel is proposed to screen the rooftop equipment.
 7. **Dumpster Enclosure** (Section 138-10.311). One double dumpster enclosure is proposed in the rear yard, to be screened with masonry materials and a cedar gate to match the building meeting ordinance requirements.
 8. **Landscaping** (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.

Requirement	Proposed	Staff Comments
Buffer D (M-59: 450 ft.) 8 ft. width with solid green wall + 2.5 deciduous + 1.5 ornamental per 100 ft. = 78 evergreen shrubs (green wall) + 11 deciduous + 7 ornamental	78 evergreen shrubs 9 deciduous 2 deciduous (existing) 8 ornamental	In compliance
Right of Way (South Blvd: 450 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 13 deciduous + 8 ornamental	13 deciduous 8 ornamental	
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 2,504 sq. ft. + 17 deciduous	2,569 sq. ft. 17 deciduous	
Parking Lot: Perimeter (approx. 116 ft. along South Blvd. for reduced parking lot setback) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. + continuous hedge = 4 deciduous + 3 ornamental + 19 evergreen shrubs (continuous hedge)	4 deciduous 3 ornamental 19 evergreen shrubs	
Stormwater (approx. 593 ft.) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = 9 deciduous + 6 evergreen + 24 shrubs	9 deciduous 9 evergreen 24 shrubs	
TOTAL 54 deciduous 18 ornamental 6 evergreen 24 shrubs 97 evergreen shrubs (green wall & hedge)	 52 deciduous 2 deciduous (existing) 19 ornamental 9 evergreen 24 shrubs 97 evergreen shrubs (green wall & hedge)	The site exceeds ordinance requirements

- a. Note per the review from DTE Energy, overhead utilities need to be extended to this site and will result in additional overhead poles and wires which will impact the location of landscaping. 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 \$205.50 per tree.
 - b. An irrigation plan must be submitted prior to staff approval of the final site plan.
9. **Architectural Design** (Architectural Design Standards). The proposed building is generally designed in accordance with the City's Architectural Design Standards, consisting primarily of smooth face CMU, with an accent split face CMU band and glass wall to highlight the entrance. Vertical architectural and landscaping elements were added along the north and west elevations to break up the building massing. Staff recommends having building material and color samples available for the Planning Commission meeting.
 10. **Signs**. (Section 138-10.302). Signage is not indicated on the plans. A note has been added on the plans indicating 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.



MENT
or

MICHIGAN

From: Nancy McLaughlin
To: Ed Anzek
Date: 7/7/16
Re: File No.: 16-010
Project: Henry Ford Pharmacy
Parcel No: 70-15-36-352-025
Applicant: Dembs Development Inc

No comment.



Parks & Forestry

Ken Elwert

To: Sara Roediger
From: Gerald Lee
Date: August 2, 2016
Re: Henry Ford Pharmacy
Review #3
File No. 16-010

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

No additional comment at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



ARB

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

From: Jason Boughton AC, Engineering Utilities Coordinator
To: Sara Roediger, Manager of Planning
Date: July 27, 2016
Re: Henry Ford Pharmacy, City File #16-010, Section 36
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on July 25, 2016, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Traffic and Pathway

1. On sheet L-1, include sight pathway sight distance lines per the attached detail.
2. The owner has indicated a 27 foot highway easement will be provided. Please note the highway easement will need to be submitted and approved prior to LIP issuance.
3. Provide RCOC permit approval letter.

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.

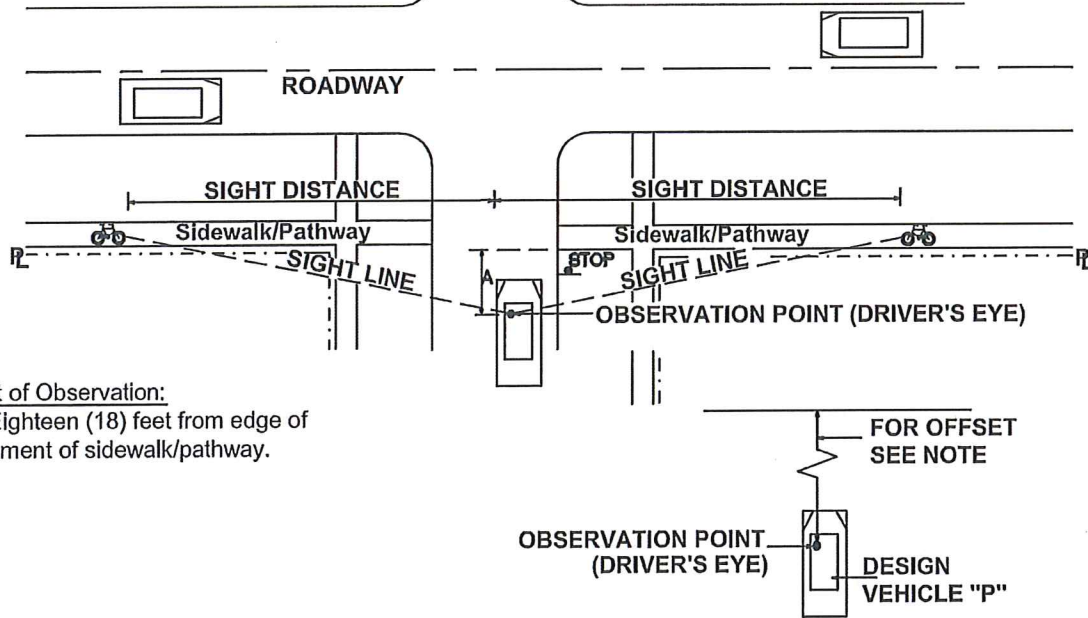
JB/KPD/bd

Attachment: Pathway Sight Distance Detail.

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Keith Depp, Staff Engineer; DPS
Scott Sintkowski, P.E., RCOC Permit Engineer, ssintkowski@rcoc.org

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Sheryl McIsaac, Office Coordinator; DPS
Russ George, Engineering Aide; DPS
File

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



Point of Observation:
 (A) Eighteen (18) feet from edge of pavement of sidewalk/pathway.

The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR STREETS AT INTERSECTIONS	
PATHWAY GRADE APPROACHING INTERSECTION (%)	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS
0	135
-1	140
-2	145
-3	150
-4	160
-5	165
-6	175
-7	190
-8	205

NOTES

- Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO Guide for the Development of Bicycle Facilities.
- This design guide also applies to new Permit and Plat construction projects.
- The bicycle design speed used in the chart is 18 MPH.
- Approach pathway slope greater than 8% is not allowed due to ADA compliance.
- Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR:
 Sight Distance Pathways



DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 2 OF 2



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James Bradford, Lieutenant/Inspector
To: Planning Department
Date: July 14, 2016
Re: Henry Ford Pharmacy

SITE PLAN REVIEW

FILE NO: 16-010

REVIEW NO: 2

APPROVED x

DISAPPROVED _____

Lt. James Bradford
Fire Inspector



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Sara Roediger, Planning Department
Date: July 18, 2016
Re: Henry Ford – Pharmacy Advantage
Sidwell: 15-36-352-009, -020
City File: 16-010

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

Architectural Sheets: PFP-17, PE-1
Civil Sheets: 1, 2, 3, 4, 5, 6, 7, L-1, L-2, L-3 and ES-101

Previously submitted:
Environmental Impact statement
Email: Code data from Faudie Architecture

Approval recommended.

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.

Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

August 8, 2016

Sara Roediger
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: File No. 16-010 Henry Ford Pharmacy;
Wetland Use Permit Review #3;
Plans received by the City of Rochester Hills on
July 22, 2016**

Applicant: Dembs Development, Inc.

Dear Ms. Roediger:

The above referenced project proposes to construct one commercial building for use as a medical pharmacy on approximately 3.2 acres of land. The site is located along the north side of South Boulevard, east of John R Road, and west of Dequindre Road. The site includes one wetland regulated by the City of Rochester Hills and one roadside ditch under the jurisdiction of the Oakland County Water Resources Commissioner's Office (OCWR).

ASTI has reviewed the site plans received by the City on July 22, 2016 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.
2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination previously completed by the Applicant's wetland consultant on March 30, 2016, which was confirmed in the field by ASTI on May 10, 2016. The plans for this project dated May 3, 2016 depicted two watercourses on-site; one running parallel along South Boulevard (Van Maele Drain) and one running north to south along the east property boundary of the site (unnamed watercourse). ASTI agreed with this determination with knowledge that the DEQ would be reviewing the site at a later date to make a final regulatory determination.

Upon inspection of the site, DEQ determined that the Van Maele Drain along South Boulevard was acting as a roadside ditch and was not a DEQ-regulated feature within the area of the project. Therefore, ASTI concedes that the Van Maele Drain in the area of the project is likewise not a City-regulated natural feature. However, the Van Maele Drain is under the jurisdiction of the OCWR and necessary permits from this entity may be required for the project as proposed on the Current Plans.

The DEQ also asserted that the unnamed water course along the east property boundary was a linear wetland, to which ASTI also concedes. This wetland is regulated by the City because it is a portion of a larger wetland system to the north that is within 500 feet the 38-acre Carter Lake, within Thelma G Spencer City Park. It is ASTI's opinion that this wetland could also be potentially regulated by the DEQ. The Applicant's wetland consultant contacted the DEQ about the jurisdictional status. DEQ e-mailed a response that the area was indeed a linear wetland and not a stream, but did not give a clear indication as to what the DEQ-regulatory status was for this linear wetland. It should be noted that the Applicant shall be responsible for any State-regulated wetland impacts related to this project, if applicable.

During ASTI's May 10, 2016 site inspection, observed vegetation within the linear wetland was dominated by the invasive species reed canary grass (*Phalaris arundinacea*), narrow-leaved cattail (*Typha angustifolia*), and common reed (*Phragmites australis*). Water observed within the linear wetland exhibited an oily sheen that appeared to be non-biotic. No wildlife was observed using the linear wetland; moreover, minimal potential for extensive wildlife use exists. Based on these factors, it is ASTI's opinion that the on-site linear wetland is of low ecological quality and not a vital natural resource to the City. However, it does appear to serve as a significant storm water conveyance for the immediate area.

No other regulated natural features were observed on the Property. The Applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
 - a. A Wetland Use Permit from the City, and potentially a permit from the DEQ and OCWR, are required for this project as proposed on the Current Plans. Once all applicable permits are obtained by the Applicant, they must be submitted to the City for review.

4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
 - a. All on-site wetland and proposed wetland impacts are shown on the Current Plans to ASTI's satisfaction. Additionally, the Current Plans depict the Van Maele Drain along South Boulevard to ASTI's satisfaction.
 - b. The Current Plans show that approximately 500 linear feet of the Van Maele Drain will be enclosed as part of the project. This feature is under the jurisdiction of the OCWR and all applicable permits must be obtained by the Applicant and submitted to the City for review. Per the DEQ jurisdictional assessment that this feature acts as a road side ditch in the area of the project and ASTI's agreement with this assertion, this feature is not regulated by the City.
 - c. The Current Plans show that approximately 965 square feet of the linear wetland along the eastern property boundary will be impacted for the construction of an enclosed culvert and associated grading in the southeastern corner of the site. The linear wetland is of low-ecological quality as described in Comment 2.a and functions mainly as a storm water conveyance from north of M-59. It is ASTI's opinion that this proposed enclosure will have minimal effect on the current primary function of the linear wetland and that a Wetland Use Permit for this action be issued by the City.

5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
- a. The Current Plans depict all Natural Features Setback areas on Sheet 3 to ASTI's satisfaction. Please note that because the Van Maele Drain along South Boulevard is not a City-regulated feature, no Natural Features Setback area is required to be shown around this feature.
 - b. The Current Plans indicate that approximately 10,400 linear feet of Natural Features Setback will be permanently impacted along the eastern property boundary from the construction of a proposed parking lot, a proposed retaining wall, and associated utilities, and from the construction of the enclosed culvert and associated grading in the southeast portion of the property. The Natural Features Setback in this area contains native species such as box elder (*Acer negundo*) and gray dogwood (*Cornus racemosa*), but is dominated by invasive species such as honeysuckle (*Lonicera tatarica*), mustard garlic (*Allaria petiolata*), and glossy buckthorn (*Frangula alnus*). Total canopy cover was approximately 20% in this area. The Natural Features Setback in this area is of poor floristic quality and is sparsely vegetated; it is ASTI's opinion that it offers minimal buffer quality to the linear wetland. Therefore, ASTI recommends the City allow a Natural Features modification in this area. However, the amount of Natural Features Setback impacts appears to be stated in square feet. ASTI estimates that approximately 420 linear feet of Natural Features Setback will be impacted from these activities as described and shown on the Current Plans. ASTI recommends that the linear footage of Natural Features Setback impacts be recalculated and shown on revised plans.
 - c. The Current Plans indicate that approximately 50 linear feet of Natural Features Setback will be temporarily impacted in the adjacent property near the southeast corner of the site from proposed grading activities associated with the proposed enclosed culvert. The Applicant was advised to show valid written permission from the adjacent landowner authorizing the proposed grading activities planned off-site in this area or provide some other valid reasoning for this action. The Applicant has supplied the City with a letter from the proper adjacent landowner that authorizes this proposed work. This is to ASTI's satisfaction.

RECOMMENDATIONS

ASTI recommends the City approve the Current Plans on the condition that the items in Comments 3.a and 5.b are addressed and shown on revised plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313