



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 7/6/2018
 Re: **Detroit Meeting Room – South Blvd. (City File #17-009)**
Site Plan - Planning Review #4

The applicant is proposing to construct a 1,370 square-foot building on 0.84 acres of vacant land (three parcels) located on the north side of South Boulevard between Grant and Donley Roads to use as a meeting room for a small congregation. 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 R-4 One Family Residential District, which permits places of worship and their accessory uses as conditional uses. Conditional uses require a Planning Commission public hearing and recommendation to City Council. In addition, places of worship need to be developed in accordance with the requirements of *Section 138-4.433* as follows:
 - a. *The site shall be so located as to provide for ingress to and egress from such site directly onto a major secondary thoroughfare having an existing or planned right-of-way at least 120 feet in width as shown on the current City master thoroughfare plan.* In compliance, the place of worship is located on South Boulevard, with a planned right-of-way of 120 feet.
 - b. *Buildings of greater than maximum height as allowed in Section 138-5.100 of this ordinance may be allowed, provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.* In compliance, building does not exceed the height requirements of the district.
 - c. *Steeple, bell towers and similar architectural features are exempt from the height requirements of this ordinance.* In compliance, no architectural features proposed.
 - d. *A Landscape Buffer D shall be required in the rear and side yards.* In compliance, requirements for Buffer D provided.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential	Vacant	Residential 4
North	R-4 One Family Residential	Single Family Homes	Residential 4
South	Neighborhood Node <i>(City of Troy)</i>	Vacant and Commercial <i>(City of Troy)</i>	Neighborhood Node <i>(City of Troy)</i>
East	R-4 One Family Residential	Single Family Home	Residential 4
West	R-4 One Family Residential	Vacant City-owned Property	Private Recreation/Open Space

2. **Site 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 R-4 district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	1 story/16 ft.	In compliance
Min. Front Setback 25 ft.	65 ft.	In compliance
Min. Side Setback – Corner Lot 15ft./15 ft.	137 ft. /86 ft.	In compliance
Min. Rear Setback 35 ft.	35 ft.	In compliance

3. **Exterior Lighting** (Section 138-10.200-204). Exterior lighting is proposed with pole lights and wall pack(s). A photometric plan showing the location and intensity of exterior lighting for any new 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	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	Photometric plan 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	Cut sheets and wattage provided	In compliance
Max. Height 20 ft. (15 ft. when w/in 50 ft. of residential)	20 ft. (60 ft. + from residential)	In compliance

4. **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.
5. **Dumpster Enclosure** (Section 138-10.311). A dumpster location is not shown. Trash will be stored inside the building until trash pick-up.
6. **Parking, Loading and Access** (Section 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 Places of worship: 1 space per 3 seats at maximum occupancy = 20 (60 seats max.)	20 spaces	In compliance
Min. Barrier Free Spaces 1 BF space, 11 ft. in width w/ 5 ft. aisle	1 BF space, 11 ft. in width w/ 5 ft. aisle	In compliance
Min. Parking Space Dimensions 10 ft. x 18 ft. (customer spaces) 24 ft. aisle (two way)	10 ft. x 18 ft. (visitors) w/24 ft. aisle	In compliance
Min. Parking Setback 10 ft. on side lot lines	25+ ft.	In compliance

- a. In an effort to improve pedestrian access, a sidewalk into the building has been provided from the handicap space.
7. **Natural Features.** In addition to the comments below, refer to the review letter from the Forestry Department that pertains to trees in the right-of-way.
- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS consistent with ordinance regulations 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. A tree survey showing all on site trees has been submitted. Tree protective fencing is shown on the plans for trees being preserved.
- 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 required natural features setbacks.
- e. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.

8. **Landscaping** (*Section 138-8.602 and 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
Right of Way (South Blvd: 270 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 5 ornamental	8 deciduous 5 ornamental	In compliance
Right of Way (Donely Rd: 118 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 3 deciduous + 2 ornamental	2 proposed deciduous 1 existing deciduous 2 ornamental	In compliance
Right of Way (Grant Rd: 118 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 3 deciduous + 2 ornamental	3 existing deciduous 2 ornamental	In compliance
Buffer D (rear yard: 270 ft.) 25 ft. wide + 2.5 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 5 evergreen per 100 ft. + 8 shrubs per 100 ft. = 7 deciduous + 4 ornamental + 14 evergreen + 22 shrubs	7 deciduous 4 ornamental 14 evergreen Existing shrubs	In compliance - existing vegetation can be used to satisfy requirements
Parking Lot: Perimeter (South Blvd. 206 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft.+ continuous shrub hedge (30 in. o.c.) = 8 deciduous + 6 ornamental + (shrub hedge)	8 deciduous 6 ornamental Shrub hedge	In compliance
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 550 sq. ft. + 4 deciduous	4 existing deciduous	Area of interior parking lot landscaping must be indicated

- a. 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.
 - 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. A note has been added on the landscape plan stating that all landscape areas must be irrigated. A note that watering will only occur between the hours of 12am and 5am has been included.
 - d. Site maintenance notes listed in *Section 138-12.109* should be 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." should be included on the plans.
9. **Architectural Design** (*Architectural Design Standards*). The proposed building will consist mainly of hardy board and vinyl shake siding with a stone band and an asphalt roof. The proposed building appears to be generally designed in accordance with the City's Architectural Design Standards. A stone accent band and landscaping elements have been included to break up the north, east and west façades.
10. **Signs**. (*Section 138-10.302*). Signage must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department. A note has been included on 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.



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

From: Jason Boughton, AC, Engineering Utilities Coordinator *JRB/SAB*
To: Kristen Kapelanski, AICP, Manger of Planning & Development
Date: July 5, 2018
Re: Detroit Meeting Room – South Blvd., City File #17-009, Section 32
Site Plan Review #4

Engineering Services has reviewed the site plan received by the Department of Public Services on June 14, 2018, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Storm Sewer

1. Revise the storm sewer design to only account for post development C factor and not reducing pre development C factor into the calculations. Revise the sizing of the rain garden as necessary to correspond with the C factor.
2. Provide a secondary spillway closer to the east side of the rain garden to allow for the maximum allowable infiltration into the ground.
3. Provide soil borings showing that the existing soil will support this type of storm water management system.
4. Revise the material type of the cross culvert on Grant to reinforced concrete pipe.
5. Revise the outlet of the rain garden to have an overflow system with a catch basin at the high water elevation. The outlet pipe diameter shall be a minimum of 12 inches and be reinforced concrete pipe.

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/bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Nick Costanzo, Engineering Aide; DPS
Keith Depp, Project Engineer; DPS



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CM*
To: Kristen Kapelanski, Planning Department
Date: June 20, 2018
Re: Detroit Meeting Room – South Blvd. – Review #4
Sidwell: 15-32-481-022, -023, -024
City File: 17-009

The Building Department has reviewed the site plan approval documents received June 14, 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 recommended base on the following being addressed on the next submittal or on the building permit documents:

1. The pedestrian gate on the west side of the property should be able to swing out, since it is on the means of egress route to the public way.
2. The submitted energy calculations (COMcheck) for the exterior lighting are acceptable. 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.

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.



ASSESSING
Laurie Taylor, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 6/15/18
Re: Project: Detroit Mtg Room – South Blvd. Review #4
Parcel No: 70-15-32-481-022, 023 & 024
File No.: 17-009 Escrow #287.277
Applicant: Moiseev/Gordon Assoc.

A combination of the parcels will be required.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: May 4, 2018
Re: Detroit Mtg. Room – South Blvd.

SITE PLAN REVIEW

FILE NO: 17-009

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*
 - This information can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

2. Please provide an additional note related to a Knox key system on sheet SP1 under heading "Fire Department Notes":
 - Provide a Knox box key system for the building. The location shall be approved by the Fire Code Official. Ordering information is available from the Knox Company at knoxbox.com.

William A. Cooke
Assistant Chief / Fire Marshal



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: April 24, 2018
Re: Detroit Meeting Room – South Blvd.
Review #3
File #17-009

Forestry review pertains to public right-of-way (r/w) tree issues only.

Landscape Planting Detail, Sheet LS-1

Please depict and label the 15' corner clearance at both sides of the intersections of the driveways and street right-of-way at both Grant and Donley Road. The corner clearance needs to extend from curb to curb.

Please relocate or delete the Colorado spruce on the south side of the driveway off Donley that falls within 15' corner clearance. Please adjust the location of the Sargent crabapple on the north side of the same driveway for same reason.

Please relocate or delete the Autumn Blaze depicted less than 5' from the existing public walkway west of Donley.

Consider White spruce or Norway spruce as a replacement for Colorado spruce plantings.

Please add the following note under City of Rochester Hills notes: ***These requirements are incorporated into the plan.***

ME/cf

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



WRC
WATER RESOURCES COMMISSIONER

Jim Nash

April 28, 2017

Sara Roediger
Manager of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Detroit Meeting Room – South Blvd**
Part of the SE ¼ of Section 32, City of Rochester Hills

Dear Ms. Roediger,

This office has received your Notice of Intent for the Detroit Meeting Room on South Blvd project to be developed in the Southeast ¼ of Section 32 in the City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have a direct involvement with Lueders Drain, a legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit may be required from this office. Two sets of plans should be submitted to this office for review.

The project is within the Federal Phase-II Storm Water Program's "Urbanized Area," and therefore is subject to applicable Municipal Separate Storm Sewer System (MS4) permit requirements. Specifically, Post-Construction requirements include site plan review, water quality performance standards, channel protection performance standards, long-term operations and maintenance and an enforcement/tracking procedure.

The City of Rochester Hills stormwater site plan approval process shall ensure compliance with above applicable MS4 requirements and stormwater standards.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills.



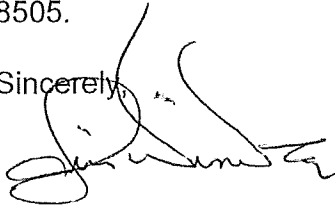
The sanitary sewer is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills. The sanitary sewer is within the Clinton-Oakland sewage disposal system. Any proposed sewers of 8" or larger may require a permit through this office.

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

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 this office for the required soil erosion permit.

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-8505.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Wineka", written over the word "Sincerely,".

Jim Wineka, P.E.
Assistant Chief Engineer

JW/DFB



City of
ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

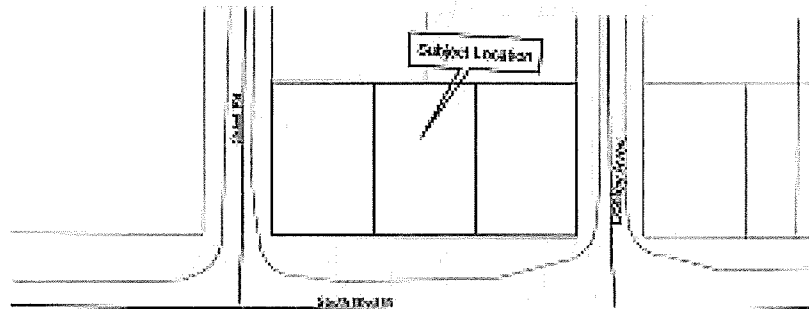
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: **Conditional Use Recommendation.** In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.301, 138-4.300 and 138-4.433 of the Code of Ordinances of the City of Rochester Hills, a Public Hearing for a Conditional Use Recommendation is required with the review of an application for a meeting room for a small congregation proposed on three parcels of land, zoned R-4 One Family Residential, Parcel Nos. 15-32-481-022, -023, and -024 (City File 17-009).

LOCATION: North side of South Boulevard, west of Crooks

APPLICANT: Michael Gordon
Moiseev/Gordon Associates, Inc.
4351 Delemere Ct.
Royal Oak, MI 48073



DATE OF PUBLIC HEARING: Tuesday, August 21, 2018 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. The plans can also be viewed at www.rochesterhills.org, business, maps, planning & econ. dev., development projects. This request will be forwarded to the City Council after review and recommendation by the Planning Commission.

**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.

Published August 6, 2018