



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 1/30/2018
 Re: **South Blvd. Office Development (City File #17-048)**
Site Plan - Planning Review #2

The applicant is proposing to construct a 24,542 sq. ft. medical office building on 1.38 acres on the northwest corner of South Boulevard and John R Road. 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 plan for final 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
Site	O-1 Office Business	Vacant	Office
North	M-59	M-59	M-59
South	NN Neighborhood Nodes (across South Boulevard - City of Troy)	Osiwala Financial Group	Neighborhood Node
East	O-1 Office Business (across John R Road)	D'Anna Associates LTD	Office
West	O-1 Office Business	Spalding DeDecker	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.	32 ft.	In compliance
Min. Front Setback (South Blvd.) 35 ft.	81 ft.	In compliance
Min. Side Setback (east/west) 25 ft./50 ft. total	Min. 26 ft./109 ft. total	In compliance
Min. Rear Setback (north) 35 ft.	67 ft.	In compliance

- 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. **Lighting cut sheets required.**

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	Information to be provided	Cut sheets for all fixtures must be provided to confirm 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 data provided	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	Max. 92 watts – LED	In compliance
Max. Height 20 ft.	Max. 28 ft.	Adjust mounting height to 20 ft. or less

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. = 70 spaces	75 spaces (including 6 building garage spaces)	In compliance
Max. # Parking Spaces 125% of Min. = 88 spaces		
Min. Barrier Free Spaces 1 BF spaces + 4% 11 ft. in width w/ 5 ft. aisle for 76-100 parking spaces = 4 spaces	4 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	10 ft. x 18 ft. 24 ft. aisle	In compliance
Min. Parking Front Setback (South Blvd.) 35 ft.	10 ft.	See a. below, parking lots may occupy space within the required front yard setback provided they are landscaped in accordance with the perimeter landscape requirements
Min. Parking Side Setback (north/east/west) 10 ft.	10 ft.	In compliance
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	Small trucks only	In compliance

- a. 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.*
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.
- Environmental Impact Statement (EIS)** (*Section 138-2.204.G*). An EIS consistent with ordinance regulations has been submitted.
 - Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. A tree preservation plan has been included. The removal of any regulated tree requires the approval of a tree removal permit and associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City's tree fund. 157 trees have been identified on-site. The tree preservation plan indicates 0 will be saved. 30 trees to be replaced on site per ordinance standards. The remaining 127 tree removals will be paid into the City's tree fund.
 - Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
 - Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
 - 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 must be indicated on the plans and be screened from adjacent streets and properties.

7. **Dumpster Enclosure** (*Section 138-10.311*). Dumpster indicated in the northwest corner of the site. Screening details provided showing enclosure to match building.
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. This is in addition to the required tree replacement credits discussed above.

Requirement	Proposed	Staff Comments
Buffer D (M-59: 731 ft.) 25 ft. width + 2.5 deciduous + 1.5 ornamental per 100 ft. = 25 ft. + 18 deciduous + 11 ornamental	0 deciduous 0 ornamental	A sanitary sewer easement runs along the rear of the site prohibiting plantings along M-59 - See b. below.
Right of Way (South: 730 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 21 deciduous + 12 ornamental	3 deciduous 0 ornamental	A utility easement runs along the right-of-way frontage prohibiting plantings - See b. below
Right of Way (John R: 746 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 21 deciduous + 12 ornamental	7 deciduous 15 ornamental	Applicant has fit in as many plantings as possible - utility easements throughout the site prevent location elsewhere on site - See b. below
Parking Lot: Interior (27,872 sq. ft.) 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 1,394 sq. ft. + 9 deciduous	1,441 sq. ft. 9 deciduous	In compliance
Parking Lot: Perimeter (269 ft.) 1 deciduous per 25 ft. + 1 ornamental per 35 ft. + continuous hedge = 11 deciduous + 8 ornamental + hedge	5 deciduous 0 ornamental Shrub hedge	Applicant has fit in as many plantings as possible - utility easements throughout the site prevent location elsewhere on site - See b. below

- a. A landscape planting schedule has been provided that includes 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 be 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.
 - c. All landscape areas must be irrigated. This has been noted on the landscape plan. 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.
9. **Architectural Design** (*Architectural Design Standards*). The proposed building is generally designed in accordance with the City's Architectural Design Standards, consisting mainly of brick with metal accents. Staff recommends having building material and color samples available for the Planning Commission meeting.
 10. **Signs**. (*Section 138-10.302*). Two ground signs are indicated on the architectural plans. A note must be included on the plan 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.



ASSESSING DEPARTMENT

Laurie A Taylor, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 1/2/18
Re: File No.: 17-048 Escrow # 287.308
Project: South Blvd Office Dev. Review #1
Parcel No: 70-15-35-477-007
Applicant: CP Ventures, LP

No comment.



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

JB

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: January 29, 2018
Re: South Boulevard Office Development, City File #17-048, Section #35
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on November 29, 2017 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Storm Sewer

1. Revise the note located near the intersection of South Blvd. and John R. to state the following "The proposed storm sewer will be installed with the development or road project depending on which project begins construction first."

Traffic/Pathway/Sidewalk

1. Provide the cross access agreement between your property and the property to west of you ("SDA Business Park" O.C.C.P. No. 1676).

The applicant will need 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/bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Nick Costanzo, Engineering Aide; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Keith Depp, Project Engineer; DPS



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Kristen Kapelanski, Planning Department
Date: January 24, 2018
Re: South Blvd Office Development – Review #2
At John R
Sidwell: 15-35-477-007
City File: 17-048

The Building Department has reviewed the site plan approval documents received January 16, 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. Provide accessible ramp where the asphalt pathway crosses the site entry drive.

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
From: Gerald Pink
Date: January 22, 2018
Re: South Blvd. Office Development
Review #2
File #17-048

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

No comments at this time.

GP/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



WATER RESOURCES COMMISSIONER

Jim Nash

December 5, 2017

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

Reference: **South Boulevard Office Development, CAMS #201701753**
Part of the SE ¼ of Section 35, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for The South Boulevard Office Development Project to be developed in the Southeast ¼ of Section 35 in the City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have an involvement with the Van Maele Drain, which is a legally established County Drain under the jurisdiction of this office. Please submit two sets of plans, a check for \$250 made payable to OCWRC, and an application for review to this office. A storm drainage permit may be required from this office.

Additionally, 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 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 within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

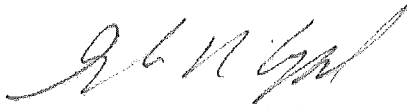
Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.



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,

A handwritten signature in cursive script, appearing to read "Glenn R. Appel".

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

GRA/DFB



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

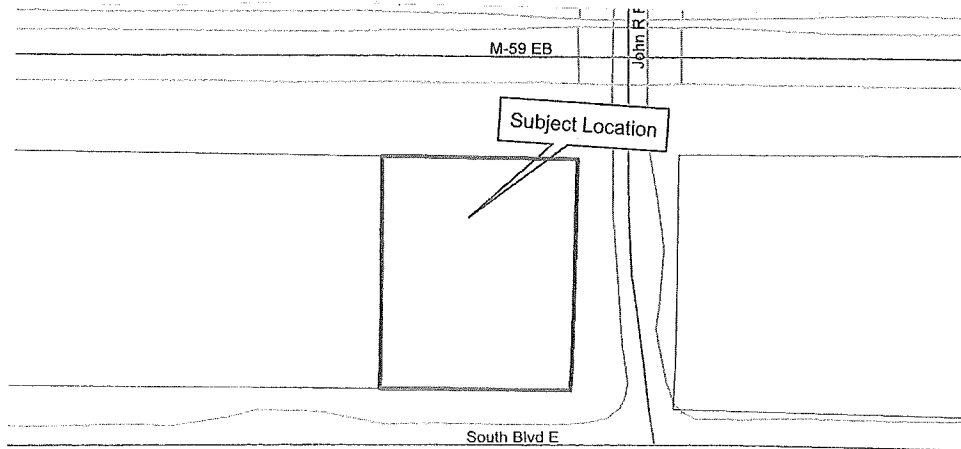
PUBLIC NOTICE

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 157 regulated trees associated with the proposed development of an office building. The property is identified as Parcel No. 15-35-477-007 (City File No. 17-048).

LOCATION: Northwest corner of John R and South Blvd.

APPLICANT: CP Ventures, LP
12955 23 Mile Rd.
Shelby Township, MI 48315



DATE OF MEETING: Tuesday, February 20, 2018 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. The plans may be viewed at www.rochesterhills.org, City Government, Departments, Planning and Econ. Dev., Development Projects, 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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