



Department of Planning and Development
 Staff Report to the Planning Commission

May 3, 2011

Crittenton Hospital Medical Center South Tower	
REQUEST	Conditional Land Use Recommendation Site Plan Approval
APPLICANT	Crittenton Hospital Medical Center 1101 W. University Drive Rochester Hills, MI 48307
AGENT	Monte Oberlee
LOCATION	South of University, West of Livernois
FILE NO.	89-153.9
PARCEL NO.	15-15-101-003
ZONING	SP – Special Purpose District
STAFF	Ed Anzek, AICP, Director of Planning and Economic Development Jim Breuckman, AICP, McKenna Associates

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Summary

The proposal is for construction and renovation of a 155,000 square-foot, eight-story patient bed Tower at the southeast corner of the existing hospital, along with adding a lane for truck maneuvering and associated landscaping. Existing patient rooms in the East Tower will be renovated from semi-private to private rooms. As health care continually evolves, there is a need for private hospital rooms, and the Tower addition will mean that approximately 90% of the rooms will be single bed.

The exterior of the new Tower will be comparable to the finishes of the adjacent structures on the hospital’s campus. There will be a bridge connection from the new building to the existing East Tower and a new pedestrian bridge to the second level of the parking structure. The plans include

replacing some existing parking in the north portion of the east parking lot with a truck maneuvering lane, adding a truck dock and an underground fuel tank for a new emergency generator, and relocating an oxygen tank to the south side of the existing parking deck. The work will be done in phases to minimize disruption of the hospital's operations.

Members from Crittenton Hospital met with the Planning Commission at a Special Meeting on February 22, 2011 to discuss their plans for the Tower (minutes from that meeting are attached). At that meeting, they advised that they had invited neighbors to discuss the new project at a meeting scheduled for the end of February. Presumably, the applicant can discuss the results of that meeting in more detail at the Planning Commission meeting on May 3.

Adjacent Land Uses and Zoning

Hospitals are permitted in SP districts as a Conditional Land Use (CLU) after Planning Commission recommendation and City Council approval of the CLU, per Section 138-2.301 of the Zoning Ordinance. The east portion of the site is the area of proposed impact, and the relevant neighboring land uses to the east include a church and single family homes.

Requested Actions

Specific actions requested for consideration by the Planning Commission are a conditional land use recommendation to City Council and approval of the proposed site plan.

General Requirements for Conditional Land Uses (Section 138-2.302)

There are five areas of consideration for the Planning Commission to regard in the discretionary decision of a conditional land use. They are:

1. Will promote the intent and purpose of (the Ordinance).
2. Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.
3. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
4. Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
5. Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

In response to these areas the applicant has provided a response. Please see the attached letter from Mr. Oberlee, dated February 28, 2011.

Site Plan Review Considerations

Landscaping/Tree Removal

The applicant is required to replace all trees removed (9) onsite, and is planting 15 new trees. An evergreen buffer will be planted to screen the truck lane from the neighbors to the east and trees will be planted to screen the underground fuel tank. Additional landscaping will be added along the east property line to augment the existing buffer.

While not located in the area of impact for this development, staff has recommended that the hospital add additional landscaping at the southwest corner of the hospital property to better buffer the neighbors to the south. The entrance drive into the hospital site from Livernois is used by ambulances and the noise and light generated by these emergency vehicles can be bothersome. Providing additional screening at the southwest corner of the property proximate to the bend in the access drive would help buffer the residential areas to the south from these negative impacts. In his letter dated April 15, 2011, Mr. Oberlee has informed that he has been meeting with the neighbors to discuss landscaping in this area and has requested that they be allowed to commit to this at a future date, as their budget allows. His letter is attached.

Setbacks

As provided for in Sec. 138-4.415 C., the height of a hospital may be increased above two stories provided the required 50 foot setback is increased by 20 feet for each story above two. The proposed Tower is planned for eight stories and so the minimum required setback from the east property line is 170 feet (50 +120 for 6 stories). A variance has been granted permitting a 75 foot side yard setback, so the proposed plan is in compliance with setback requirements.

Wetlands and Natural Features

This proposal does not impact a wetland or natural feature setback.

Parking

The hospital recently added a new parking deck, which provides adequate parking for the new Tower. Some employee parking at the east parking lot will be reworked to allow the truck maneuvering lane and the inpatient lot at the south end of the Tower will be reconfigured. An overall parking plan has been provided.

Lighting

Solar lighting and efficient energy consuming systems required for hospital mechanical and electrical systems are being considered for the project. The lighting plan measurements show less than one footcandle at the east property line. The existing lighting was approved with the parking deck.

Detention System

The quality of stormwater runoff is expected to increase due to the proposed green roof, which also limits the increase in impervious area due to this project to just 2.5%. The Engineering Department has approved the plans subject to conditions in the proposed motion.

Architecture

The proposed building addition has been designed to closely match the finishes of the adjacent structures on the hospital campus. Screening is also provided for mechanical equipment to be located adjacent to the east side of the building.

Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the addition will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 89-153.9 (Crittenton Hospital Medical Center South Tower Addition).

Conditional Land Use Motion

MOTION by _____, seconded by _____, in the matter of City File No. 89-153.9 (Crittenton Hospital Medical Center South Tower Addition), the Planning Commission **recommends** to City Council **Approval** of the **Revised Conditional Land Use**, based on plans dated received by the Planning Department on April 15, 2011, with the following findings.

Findings

1. The proposed Tower addition and other necessary site improvements meet or exceed the standards of the Zoning Ordinance.
2. The existing and expanded use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed building has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the hospital, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the land use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further meeting the medical needs of people in the area.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 89-153.9 (Crittenton Hospital Medical Center South Tower Addition), the Planning Commission **approves** the **Revised Site Plan**, based on plans dated received by the Planning Department on April 15, 2011, with the following findings and subject to the following conditions.

Findings

1. The revised 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 addition will be accessed by existing driveways, thereby 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. Because of the design and landscaping, 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 nor an injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
6. The improvements will allow Crittenton Hospital to expand the valuable services it provides to the community.

Conditions

1. City Council approval of the Revised Conditional Land Use.
2. Tree Protection Fencing must be installed, inspected, and approved by the City Staff prior to issuance of the Land Improvement Permit for this development.
3. Provide a landscape bond for replacement trees in the amount of \$34,296.45 prior to issuance of a Land Improvement Permit for this development.
4. Appropriate approvals from the Oakland County Water Resources Commissioner must be obtained prior to issuance of a Land Improvement Permit for this project.
5. Address comments from Public Services memo dated April 25, 2011 prior to Construction Plan Approval.
6. Address comments from Fire Department memo dated April 26, 2011 prior to Construction Plan Approval.
7. Provide Legal Description on Site Plan, per Assessing Dept. memo dated March 29, 2011.

Reference: Plans dated received by the Planning Department April 15, 2011 (*Cover Sheet, Drawing Index, Sheet G-1, General Site Plan, Sheet GS-01, General Notes, Sheet CO-01, Surface Inventory Calcs, Sheet CM-01, Drainage Area Map and Sewer Calcs, Sheet CM-02, Existing Conditions, Sheet CS-00, Site Demo and Erosion Plan, Sheet CS-01, Site Paving and Layout, Sheet CP-01, Site Grading Plan, Sheet CG-01, Overall Site Utility Plan, Sheet CU-01, Site Water and Sanitary Sewer Plan, Sheet CU-02, Site Utility Plan, Sheet CU-03, Oxygen Pad Partial, Sheet C4-01, Enlarged Site Layout and Paving Plan, Sheet C4-02, Truck Dock Stair Details, Sheet C4-03, Enlarged Plans and Details, Sheet C4-04, Roadway Centerline Plan, Sheet C4-11, Roadway East Edge Plan, Sheet C4-12, Roadway West Edge Plan, Sheet C4-13, Retaining Wall Plan, Sheet C4-14, Watermain and Sanitary Sewer Profiles, Sheet C4-21, Storm Sewer and Elec. Profiles, Sheet C4-22, Site Details, Sheet C5-01 to -03, Oxygen Pad Details, Sheet C5-04, Site Utility Details, Sheet C5-11, prepared by Harvey Ellis Devereaux, City of Rochester Hills Engineering, 5 Sheets, Topographic Survey, Sheets 1-4, prepared by Sujak Engineering, PLC, Floor Plans, Sheets AC0, AC1-3, AP0-SE, AP1-NE, AP1-SE, AP2-NE, AP2-SE, AP3-NE, AP3-SE, AP4-NE, AP4-SE, AP5-NE, AP5-SE, AP6-NE, AP6-SE, AP7-NE, AP7-SE, AP8-NE, AP8-SE, Bridge Plans, Sheet AP-Bridge, Exterior Elevations, Sheets A2-01 to 03, Electrical Demo Site Plan, Sheet ESD-01, Electrical Site Plan, Sheet ES-01 and 02), prepared by Harvey Ellis Devereaux.*

Attachments: Letters from M. Oberlee, dated 02/28/11 and 04/15/11; Assessing Department memo dated 03/29/11; Building Department memo dated 04/21/11; Fire Department memo dated 04/26/11; Public Services memo dated 04/25/11; Parks and Forestry memo dated 03/14/11; Notice of Public Hearing; EIS received 02/28/11; PC Minutes dated 02/22/11 and ZBA Minutes dated 03/09/11.
