



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 1/29/2019
 Re: **Meijer Pharmacy Drive-Through (City File #19-003)**
Preliminary Site Plan - Planning Review #1

The applicant is proposing to add a drive-through pharmacy, update the existing façade and improve the entries and garden center at the existing Meijer store at the southeast corner of Rochester and Auburn Roads. 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 B-3 Shopping Center Business District with FB-3 Flex Business Overlay. The applicant can opt to develop this site under either zoning district, both of which permit drive-through restaurants as a conditional use. A conditional use requires a Planning Commission public hearing and recommendation to City Council. Under the B-3 regulations, the following requirements of *Section 138-4.410* apply:
 - A. *Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures to separate the primary structure are prohibited. Drive-through designed as part of primary building and not separated from the primary structure.*
 - B. *Drive-through uses must be located to the rear or side of the primary structure and set back a minimum of 10 feet from the front building wall of the primary structure. Drive-through located on the side of the structure with sufficient setback.*
 - C. *Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use. Drive-through appears to be located so that glare will not shine the public right-of-way. Adjacent residential zoning is on the opposite side of the site.*
 - D. *Unless a more intense buffer is required by Section 138-12.300, a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property. The drive-through is located on the western side of the building and is completely obscured by the existing building. No additional landscape buffer is needed.*

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 with the optional FB-3 Flexible Business Overlay	Shopping Center	Business/Flexible Use 3
North (across Auburn Rd.)	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Shopping Center	Business/Flexible Use 3
South	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Shopping Center	Business/Flexible Use 3
East	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay and R-4 One Family Residential	Shopping Center and Single Family Residential	Business/Flexible Use 3 and Residential 4
West	B-3 Shopping Center Business with the optional FB-3 Flexible Business Overlay	Shopping Center	Business/Flexible Use 3

2. **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
Max. Height 2 stories/30 ft.	No significant changes proposed	In compliance
Min. Front Setback (north – Auburn Rd.) 75 ft.		
Min. Side Setback (east/west) 25 ft. – total 50 ft.		
Min. Rear Setback (south) 75 ft.		

3. **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.

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	130 watts	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	16 ft. max	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 Shopping Center – 1 per 300 sq. ft.	No spaces to be removed	In compliance
Max. # Parking Spaces 125% of Min.		
Min. # Stacking Spaces 3 per service window	3 spaces	In compliance

- a. A pedestrian pathway should be included through the proposed island connecting the crosswalks to the north and south of the island.

5. **Natural Features**

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets ordinance requirements has been submitted.
- b. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the City's tree conservation ordinance. No regulated trees will be removed.
- 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 natural feature setbacks.
- 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.

7. **Landscaping** (*Section 138-12.100-308*). A landscape plan signed and sealed by a registered landscape architect has not been provided. While no additional landscaping is required as part of the proposed improvements, the applicant should give consideration to adding landscape islands along the drive aisle directly in the front of the store (facing Auburn Road). As a guide, the parking lot interior landscape requirements are included below. Additionally, landscaping should be considered for the island proposed as part of the drive-through circulation.

Requirement	Proposed	Staff Comments
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area	No additional landscaping proposed	

- a. If additional landscaping is proposed, a landscape planting schedule is required 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. All landscape areas must be irrigated. This should be noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am must be included on the plans.
 - 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.
8. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. The proposed building appears to be designed in accordance with the City's Architectural Design Standards.
9. **Signs.** (*Section 138-8.603*). Proposed signage has been indicated on the plans. A note should be added to the plans that states that all signs must meet *Section 138-8.603* and *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: 1/9/19
Re: Project: Meijer Pharmacy Drive-Thru Review #1
Parcel No: 70-15-35-100-056
File No.: 19-003 BESC 19-0002
Applicant: Craig Armstrong Elevatus Architecture

No comment.



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: January 9, 2019
Re: Meijer Pharmacy Drive-Thru – Review #1
File #19-003

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

No Comments at this time

ME/ms

CC Maureen Gentry, Planning Assistant



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

JRB

From: Jason Boughton AC, Engineering Utilities Specialist
To: Kristen Kapelanski, AICP, Manager of Planning
Date: January 16, 2019
Re: Meijer Pharmacy Addition, City File #19-003, Section #35
Site Plan Review #1

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on January 8, 2019 for the above referenced project. Engineering Services does recommend site plan approval with the following comments:

General

1. The city file #19-003 and the section #35 needs to be added to the lower right hand corner of all plan sheets.
2. Provide a note on sheet C300 stating: Once construction has been completed, call the engineering inspection line at 248.841.2510 to have final inspection on the proposed storm sewer catch basin that needs to be installed for the proposed project.

Storm Sewer

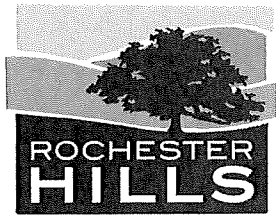
1. Provide a note on sheet C300 stating: The proposed storm sewer catch basin will be constructed in accordance to the City's storm sewer detail sheet.
2. Revise utility note #3 to state the following: Coordinate storm connection with the DPS/Engineering Department.
3. Include the storm sewer detail sheet within the construction set. The storm sewer detail sheet can be located on the city website at this URL <http://www.rochesterhills.org/index.aspx?nid=456>.

The applicant will not need to submit for a Land Improvement Permit (LIP) application, unless other departments significantly change the scope of the work with their requirements. However, once the applicant receives site plan approval, they need to submit six (6) sets of plans for construction plan approval distribution; no internal architectural plans are needed.

JRB/md

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

Paul Shumejko, P.E., PTOE, Transportation Engineer Mgr.; DPS
Keith Depp, Project Engineer; DPS



BUILDING DEPARTMENT
Scott Cope

M I C H I G A N

From: Mark Artinian, Building Inspector/Plan Reviewer
To: Kristen Kapelanski, Planning Department
Date: January 24, 2019
Re: Meijer – Review #1
3175 S Rochester Rd
Sidwell: 15-35-100-056
City File: 19-003

The Building Department has reviewed the site plan approval documents dated January 7, 2019 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 is recommended.

The following issues should be addressed with the documentation provided for Building Permit review:

Site Grading:

1. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: Lee Mayes, Captain / Assistant Fire Marshal
To: Planning Department
Date: January 28, 2019
Re: Meijer Pharmacy Drive-Thru

SITE PLAN REVIEW

FILE NO: 19-003

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Provide note on sheet C100 under heading "Fire Department Notes": "Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "*No Stopping, Standing, Parking, Fire Lane*", and shall conform to the Michigan Manual of Uniform Traffic Control Devices.
FIRE PREVENTION ORDINANCE Chapter 58, Sec. 503"
2. Please replace all notes indicating "No Parking Fire Lane" with the verbiage, "No Stopping Standing or Parking Fire Lane". This situation is found in numerous areas of the civil drawings, but most importantly, on Sheet C400, Detail C2 – Sign "B".

Lee Mayes
Captain / Assistant Fire Marshal



Planning and Economic Development
Sara Roediger, AICP, Director

From: Maureen Gentry
To: Kristen Kapelanski, Manager of Planning
Date: January 9, 2019
Re: Street Name

Meijer Pharmacy Drive-thru
City File #19-003

In a review of the plans stamped received January 7, 2019, Rochester Road should be correctly labeled as S. Rochester Road and Auburn Road should be correctly labeled as E. Auburn Road

cc: V. Foisy
B. Sauer

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WRC

WATER RESOURCES COMMISSIONER

Jim Nash

January 11, 2019

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

Reference: **Meijer Pharmacy Drive-Thru, CAMS #201900030**
Part of the NW ¼ of Section 35, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received two sets of plans for the Meijer Pharmacy Drive-Thru Project to be developed in the Northwest ¼ of Section 35, City of Rochester Hills.

Our stormwater system review indicates that the proposed project will not have an involvement with any legally established County Drain. Therefore, a storm drain permit will not be required from this office.

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

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.

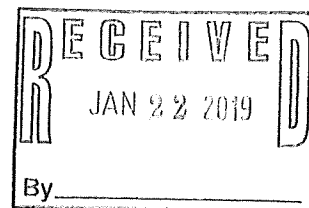
Sincerely,



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

GRA/DFB

C: Chris Armstrong – Elevatus Architecture





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

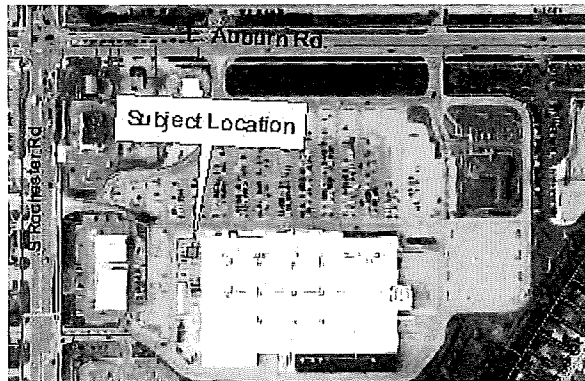
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Conditional Use Recommendation, pursuant to the requirements of the Michigan Zoning Enabling Act (2006 PA 110, MCL 125.3103) of the State of Michigan, and pursuant to Sections 138-1.203 and 138-2.300-2.302 and 138-4.300 of Chapter 138 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add a pharmacy with drive-through at the Meijer store at 3175 S. Rochester Rd., Rochester Hills, Michigan. Parcel No. is 15-35-100-056, zoned B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, City File No. 19-003.

LOCATION: Southeast corner of Rochester and Auburn Roads

APPLICANT: Craig Armstrong
Elevatus Architecture
111 E. Wayne St., Suite 555
Fort Wayne, IN 46802



DATE OF PUBLIC HEARING: Tuesday, February 19, 2019 at 7:00 p.m.

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

Plans for this development may be seen at www.rochesterhills.org, City Government, Maps, Planning & Econ Dev., Development Projects Map. 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. This request will be forwarded to City Council after review and recommendation by the Planning Commission, and any person having an ownership interest in the property in question, or residing or owning property within three hundred (300) feet of the property in question, may be granted a public hearing by the City Council by requesting it in writing, addressed to the Clerk of the city before the decision is made.

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).