



Planning and Economic Development
Sara Roediger, AICP, Interim Director

From: Sara Roediger, AICP
Date: 2/9/2017
Re: **Beyond Self Storage**
Preliminary/Final Site Plan - Planning Review #2

The applicant is proposing to construct a three story, 110,625 sq. ft. self storage building on 2.79 acres between Avon Industrial Drive and M-59 on the west side of Crooks Road as part of the Starr-Batt Condominium. 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 addressed by staff during final review following review and approval by the Planning Commission.

- Zoning and Use (Section 138-4.300).** The site is zoned REC-I Regional Employment Center – Interchange District which permits office and commercial 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	REC-I Regional Employment Center - Interchange	Vacant	Regional Employment Center
North	I Industrial	Various industrial/office businesses	Regional Employment Center
South	M-59 Right of Way	M-59 Right of Way	M-59 Right of Way
East	B-3 Shopping Center Business & B-5 Automotive Business	Taco Bell & Al's Car Wash	Regional Employment Center
West	B-3 Shopping Center Business	Classic Lanes Bowling Alley	Regional Employment Center

- Site Design and Layout (Section 138-6.100-101).** Refer to the table below as it relates to the area, setback, and building requirements of this project in the REC-I District.

Requirement	Proposed	Staff Comments
Max. Height 80 ft.	41 ft.	In compliance
Min./Max. Front Setback (Avon Industrial) 5 ft./ 80 ft.	79.34 ft.	In compliance
Min. Side Setback (east/west) 0 ft./0 ft.	8.89 ft./10.67 ft.	In compliance
Min. Rear Setback (M-59) 25 ft.	117+ 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	1 pole mounted & 9 building mounted fixtures	In compliance

Requirement	Proposed	Staff Comments
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, 0.5 along ROW, 0.5 along other property lines	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	138 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 Mini-Warehouses: 3 spaces + 1 space per employee (1 employee) = 4 spaces	4 spaces	In compliance
Max. # Parking Spaces 125% of Min. = 5 spaces		
Min. Barrier Free Spaces 1 BF space 11 ft. in width w/ 5 ft. aisle for up to 25 parking spaces	1 space, 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. w/ 27 ft. aisle	In compliance
Min. Parking Front Setback (Avon Industrial) 5 ft.	60+ ft.	In compliance
Min. Parking Rear Setback (M-59) 10 ft.	200+ ft.	In compliance
Min. Parking Side Setback (east/west) 10 ft./10 ft.	20 ft./ 100+ ft.	In compliance
Loading Space 20,000 sq. ft.	Loading tis to provided inside the building	In compliance

a. In an effort to improve pedestrian access, a sidewalk into the site has been provided off of the Avon Industrial Dr. pathway to connect to the sidewalk at the Taco Bell development.

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.

- a. **Environmental Impact Statement (EIS) (Section 138-2.204.G)** An EIS meeting ordinance requirements has been provided.
- b. **Wetlands (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection).** The site does not contain any regulated wetlands.
- c. **Natural Features Setback (Section 138-9 Chapter 1).** The site does not contain any required natural features setbacks.
- d. **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 indicated on the plans and screened from adjacent streets and properties. Landscaping has been provided along the west side of the building to screen the mechanical units.

7. **Dumpster Enclosure (Section 138-10.311).** A dumpster enclosure is proposed in the rear yard. Details of the dumpster enclosure have been provided depicting a wood gate and masonry enclosure to match the 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.

Requirement	Proposed	Staff Comments
Buffer D (M-59: 210 ft.) 25 ft. width + 2.5 deciduous + 1.5 ornamental + 5 evergreen + 8 shrubs per 100 ft. = 5 deciduous + 3 ornamental + 11 evergreen + 17 shrubs	5 deciduous 3 ornamental 11 evergreen 17 shrubs	The site meets or exceeds landscape requirements
Right of Way (Avon Industrial: 330 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous + 5 ornamental	9 deciduous 5 ornamental	
Stormwater (620 ft.) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = 10 deciduous + 7 evergreen + 25 shrubs	10 deciduous 7 evergreen 50 shrubs	
TOTAL 24 deciduous 8 ornamental 18 evergreen 42 shrubs	24 deciduous 8 ornamental 18 evergreen 42 shrubs	

- a. 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 metal panels and trim with brick finished dryvit entrance. Staff recommends having building material and color samples available for the Planning Commission meeting.
10. **Signs**. (*Section 138-10.302*). Sign information has not been provided. A note is 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
To: Sara Roediger, Manager of Planning
Date: February 7, 2017
Re: Beyond Self Storage, City File #16-036, Section #29
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on January 27, 2017, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

Sanitary Sewer

1. Revise the sanitary sewer basis of design to use the peaking factor of 4.0.
2. Provide an additional sanitary sewer lead for only bathroom use downstream of the sanitary sewer lead for the floor drain system.

Traffic

1. On sheet L-1.0, label "Pathway" on the provided sight distance lines and show the road sight distance lines per previously provided details.

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.

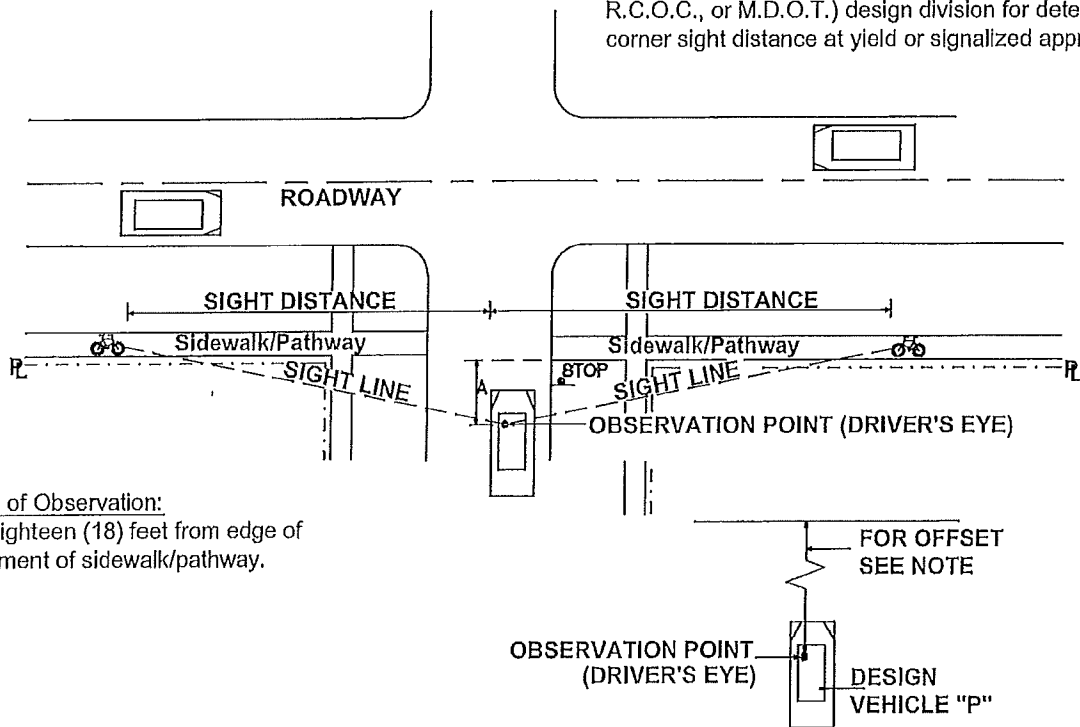
JB/bd

Attachment: Sight Distance Details

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Sheryl McIsaac, Office Coordinator; DPS
Keith Depp, Staff Engineer; DPS

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

1. 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.
2. This design guide also applies to new Permit and Plat construction projects.
3. The bicycle design speed used in the chart is 18 MPH.
4. Approach pathway slope greater than 8% is not allowed due to ADA compliance.
5. 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	



M I C H I G A N

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

From: Mike Taunt, Survey Technician
To: Sara Roediger, Manager of Planning
Date: January 6, 2017
Re: Beyond Self Storage, City File # 16-036, Section 29
1st Review, New Site Plan

RE: New Site Plan received 12/21/2017.

General:

- In due course easements and agreements for sanitary, water & storm system maintenance will be required.

Sheet C1.0

- Add crows' feet to parcel dimensions to resolve ambiguities.
- Line work for easements appear to be missing along the west side of Crooks road
- Identify Datum on benchmark list and note source. e.g.: GPS, level loop from..., matched adjacent as-built, etc.
- Verify that proposed development does not interfere with rights granted by the ingress/egress/maintenance easement along the west side of the site.

MT\bd

Attachment: Oakland County Final Condominium Approval Checklist

C: Tracey Balint, P.E., Public Utilities Engineer; DPS
Adele Swann, Engineering Aide; DPS
Sheryl McIssac, Office Coordinator; DPS
Maureen Gentry, Economic Development Assistant; Planning Dept.



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: February 6, 2017
Re: Beyond Self Storage

SITE PLAN REVIEW

FILE NO: 16-036

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above referenced site plan contingent upon the following condition being met.

1. Provide description and details for the proposed gate blocking the east fire lane.

Lt. James L. Bradford
Fire Inspector



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, R. A., Building Inspector/Plan Reviewer *CPN*
To: Sara Roediger, Planning Department
Date: January 27, 2017
Re: Beyond Self Storage – Review #2
Sidwell: 15-29-276-011 & 013
City File: 16-036

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

Sheets: Cover, C-1.0, C-2.1, C-2.2, C-3.1, L-1.0, A201, A202, A300a and A301a

Approval recommended base on the following being addressed on the building permit documents:

This submission was reviewed using the Michigan Building Code – 2012. Please be advised that effective April 20, 2017 the State of Michigan will adopt the 2015 version of the Michigan Building, Mechanical and Plumbing Codes. Building permit applications submitted on or after that date will be reviewed under the new codes.

1. Exterior accessible route including slope details –
 - a. Please indicate widths of walkways.
 - b. Provide sufficient grade information (point elevations) on the plans along the proposed accessible route/routes to verify compliance with the requirements of ICC A117.1-2009, Section 402.
 - c. Provide details (as applicable) of the following components along the proposed accessible route/routes to verify compliance with ICC/ANSI A117.1-2009:
 - i. Door maneuvering clearance and ground surface slope per Section 404.
 - ii. Curb Ramps per Section 406.
2. Grading
 - a. Provide sufficient grade information on the plan to verify compliance with Section 1804.3 for site grading away from the building (2% minimum).

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 & FORESTRY DEPARTMENT

Ken Elwert, CPRP, Director

To: Sara Roediger
From: Gerald Lee
Date: February 9, 2017
Re: Beyond Self Storage
Review #2
File #16-036

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

No additional comment at this time.

GL/cf

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