



Planning and Economic Development
Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 6/22/2015
 Re: Pines of Rochester Hills (City File #13-016.3)
 Preliminary/Final Site Plan - Planning Review #2

The applicant is proposing to construct a 18,326 sq. ft. 25 unit assisted living building and a 19,833 sq. ft. 29 unit memory care building on 3.87 acres on the north side of South Boulevard, east of Livernois. The above referenced project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This project is scheduled for a public hearing at the upcoming JUNE 30, 2015 Planning Commission meeting.

- Zoning and Use (Section 138-4.300 and 138-8.100).** The site is zoned R-2 One Family Residential with The FB-1 Flex Business Overlay District. As the Planning Commission may recall, both properties were rezoned to allow for the FB-1 Overlay District with the intent of developing a senior housing project. As such, the applicant has opted to develop this site under the FB-1 zoning regulations, as state licensed residential facilities are permitted uses in the FB-1 District. 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	R-2 One Family Residential w/ FB-1 Flexible Business Overlay	Single family homes	Residential 3
North	R-2 One Family Residential	Single family homes	Residential 2
South	R-1B One Family Residential (City of Troy)	Single family homes (City of Troy)	Single family Residential (City of Troy)
East	R-2 One Family Residential	Single family homes	Residential 2
West	R-2 One Family Residential w/ FB-1 Flexible Business Overlay	Vacant single family home	Residential 3

- Dimension, Design and Building Standards (Section 138-8.400-402 and 138-8.500-502).** Refer to the table below as it relates to the area, setback, and building requirements of this project in the FB overlay district.

Requirement	Proposed	Staff Comments
Front Yard Setback (W. South Blvd.) 15 ft. Min./25 ft. Max.	20+ ft.	In compliance
Side Yard Setback (east.) 0 ft. Min.	20+ ft.	In compliance
Side Yard Setback (west) 25 ft. Min.	150+ ft.	In compliance
Rear Yard Setback (north) 50 ft. Min.	50+ ft.	In compliance
Min. Bldg. Frontage Build-To Area (W. South Blvd.) 40%	40%	In compliance
Max. Height 30 ft./ 2 stories	20 ft./1 story	In compliance
Min. Facade Transparency Ground floor, residential use: 25%	25%	In compliance
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	100% Primary Materials consisting of stone & brick veneer & hardi-plank siding	In compliance

- a. The proposed buildings are designed with a "Lawn Frontage" as defined in the above referenced sections. The proposed buildings meet the regulations set forth for this type of frontage, with the exception of the access and entry requirements, which states that the principal entrance to the building shall face W. South Blvd. The plans as submitted can only be approved if the Planning Commission grants a modification from this requirement.
- b. The Planning Commission has the ability to modify the entry regulations upon a determination that the requested modifications:
 - 1) Meet the intent of the FB district.
 - 2) That evidence has been submitted demonstrating that compliance with the standard makes development impractical.
 - 3) Will not make future adjacent development impractical.
 - 4) Is the smallest modification necessary.
 - 5) Will permit innovative design.

3. **Parking and Loading** (Section 138-8.600 and 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project in the FB overlay district.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Assisted Living Facilities: 0.5 spaces per sleeping room=54 units=27 spaces	33	In compliance
Max. # Parking Spaces 200% of Min. = 54 spaces		
Min. Parking Space Dimensions 75° to 90° = 10 ft. x 18 ft. w/ 24 ft. aisle, width may be reduced to 9 ft. for employee parking	10 ft. x 18 ft. w/ 26 ft. aisle	In compliance
Min. Barrier Free Spaces 2 BF spaces 11 ft. in width w/ 5 ft. aisle for 26-50 parking spaces	2 BF spaces 11 ft. in width w/ 5 ft. aisle	In compliance
Loading Space No requirements in the FB districts; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	A loading area is depicted near the dumpster	In compliance

4. **Outdoor Amenity Space** (Section 138-8.601). All developments in the FB districts shall provide outdoor amenity spaces with a minimum area of 2% of the gross land area of the development, or roughly 3,484 sq. ft. for this project. 3,688 sq. ft. of outdoor space is proposed in front of the building. The outdoor amenity space must be indicated on the plans. Staff continues to recommend that the applicant consider a seating area off of W. South Blvd, and the possibility of the addition of a bike rack to encourage non-motorized travel for employees and visitors of the site.

5. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting has been submitted. Refer to the table below as it relates to the exterior lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lightings shall be fully shielded & directed downward at a 90° angle All 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	7 pole mounted & 18 canopy fixtures	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 20 fc. under canopy, 1 fc. at ROW, & 0.5 fc. at any other property line	6.3 on-site, 17.2 fc. under canopy, 1 fc. at ROW, 0.5 along 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	LED fixtures with a max. wattage of 144	In compliance
Max. Height 20 ft., 15 ft. when within 50 ft. of residential	20 ft., 15 ft. when within 50 ft. of residential	In compliance

6. **Dumpster Enclosure** (*Section 138-10.311*). A dumpster enclosure is proposed on the northeast corner of the site, to be screened with a solid vinyl fence and masonry wall. A note has been added that states the masonry wall and gate will be made of materials and colors consistent with the principal buildings. The proposed plan meets ordinance requirements for the dumpster enclosure.

7. **Natural Features**. In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted as part of the previously approved rezoning. There are no wetlands on the site and replacement credits are provided accordingly to account for the tree removal as described below.
- b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
- c. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
- d. **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. There are 41 regulated trees being removed, which requires the approval of a tree removal permit and 41 tree replacement credits. The applicant is proposing 7 deciduous, 10 evergreen, and 4 ornamental trees for 21 credits (in addition to the landscape requirements) and the remaining 20 tree credits, or \$4,000, will be paid into the tree fund due to site limitations.
- e. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.

8. **Landscaping** (Section 138-8.602 and 132-12.100-308). Refer to the table on the following page as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Front Yard in FB District (W. South Blvd: 500 ft.) 10 ft. width + 2 deciduous + 4 ornamental + 12 shrubs per 100 ft. = 10 deciduous + 20 ornamental + 60 shrubs	20+ ft. width 2 deciduous 4 ornamental 60 shrubs	
Buffer C (north property line: 500 ft.) 8 ft. with green wall + 2 deciduous + 1.5 ornamental per 100 ft. = 167 shrubs for green wall + 10 deciduous + 8 ornamental	10 ft.+ width Green wall=167 shrubs 0 deciduous 0 ornamental	
Buffer C (east property line: 305 ft.) 20 ft. + 2 deciduous + 1.5 ornamental + 4 evergreen + 6 shrubs per 100 ft. = 6 deciduous + 5 ornamental+ 12 evergreen + 18 shrubs	20 ft. width 0 deciduous 0 ornamental 11 evergreen 30 shrubs	
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 1,004 sq. ft. of landscape area + 7 deciduous	3 deciduous	
Right of Way (W. South Blvd: 500 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 14 deciduous + 31 ornamental	0 deciduous 0 ornamental	
Stormwater (approx. 342 ft.) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 5 deciduous + 3 evergreen + 14 shrubs	0 deciduous 0 evergreen 25 shrubs	
TOTAL 167 shrubs (north green wall) 52 deciduous 64 ornamental 15 evergreen 92 shrubs	167 shrubs (north green wall) 5 deciduous 4 ornamental 11 evergreen 115 shrubs	The overall site is deficient in required plantings (47 deciduous, 60 ornamental & 4 evergreen), however the applicant will accommodate the 111 tree deficiency through payment to the City's tree fund

- a. If required trees cannot be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$200 per tree, however installation of required landscaping is preferred, particularly as it applies to required buffer requirements. The applicant has indicated that the balance of landscape requirements (111 trees) that have not been met will be accommodated through a payment into the tree fund, resulting in a payment of \$22,200.

9. **Signs.** (Section 138-8.603). One wall sign on each building and one monument sign are proposed to be located in the entrance median. A note has been added to the plans that states that all signs must meet the requirements of 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
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 6/9/15
Re: File No.: 13-016-.3
Project: Pines of Rochester Hills Review #2
Parcel No: 70-15-34-352-012 & 013
Applicant: Pines of Rochester Hills, Inc.

No comment.



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger
From: Gerald Lee
Date: June 9, 2015
Re: Pines of Rochester Hills
Review No. 2
File No. 13-016.3

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

Landscape Plan, Sheet 7

Please show the 15' corner clearance/sight distance triangle at the intersection of all driveways and the public pathway. Please measure from back of curb.

GL/cf

cc: Sandi DiSipio, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CDM*
To: Sara Roediger, Planning Department
Date: June 22, 2015
Re: Pines of Rochester – Review #2
Sidwell: 15-34-476-012 & 013
City File: 13-016.3

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

Sheets: Title Sheet, 1 through 9, City of Rochester Hills Standard Details for Sanitary Sewer, Storm System and Water Main Details, Assisted Living - A101 & A201, Memory Care A101 & A202, G102, Lighting Plan and IR-1.

Section references are based on the Michigan Building Code 2009.

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

1. Grading
 - a. Provide a guard along the open-side of the walking surface adjacent to the boulder wall that complies with Section 1013.
 - b. Provide top and bottom elevations of along the length of the boulder retaining wall. Engineering will be required on walls over 4'-0" high.

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.



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

May 4, 2015

Ms. Sara Roediger
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Board of Road Commissioners

Ronald J. Fowkes
Chairman

Eric S. Wilson
Vice-Chairman

Gregory C. Jamian
Commissioner

RE: R.C.O.C. PRELIMINARY PLAN REVIEW 15P0009
LOCATION: SOUTH BOULEVARD, ROCHESTER HILLS
PROJECT NAME: PINES OF ROCHESTER HILLS

Dear Ms. Roediger:

Dennis G. Kolar, P.E.
Managing Director

Gary Plotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

At your request, the Road Commission for Oakland County (RCOC) has completed a preliminary review for the above referenced project. Enclosed you will find one set of plans with our comments in red. All comments are for conceptual purpose only and should be incorporated into detailed construction plans. Below you will find a listing of the comments generated by the RCOC review:

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI
48328

248-858-4835

FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org

- a) The drive approach should be relocated to the west to eliminate the potential left turn conflict with the opposing driveway. Otherwise, the driveway should include a raised island for right-in/right-out access only.
- b) All pedestrian facilities shall be constructed in accordance with current Americans with Disabilities Act (ADA) guidelines.
- c) Excavations within a 1:1 influence of the roadway will require MDOT Class II backfill compacted to 95% maximum density.
- d) Pavement cross section shall consist of a minimum 2 inches of MDOT 4C HMA, over 3 inches of 3C, over 4 inches of 2C, over a suitable 21AA gravel base, as determined by RCOC.
- e) Any sight distance obstructions should be removed or relocated, see sight distance guidelines attached with enclosed plans.
- f) Fixed objects, including utility poles and fire hydrants, should be located a minimum 6 feet from the back of curb.
- g) Fixed objects must be relocated prior to road construction.

Once the comments above are addressed, plans should be submitted to this office with completed RCOC permit application(s) Form 64a, signed by the owner (or his agent), three sets of plans for the approach and sidewalk work, and five sets of plans for the proposed pedestrian signal improvements along with the appropriate application fees. Please see the enclosed Permit Application Fee schedule.



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

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Sara Roediger
May 4, 2015
Page Two

All future correspondence related to the above referenced project will be sent to the address provided by the applicant. Separate applications will be required for:

- a) Driveway Approach and Sidewalk
- b) Utility connections

Upon receipt of the appropriate application packet, RCOC will provide a more detailed review. Please contact this office at (248) 858-4835 if you have any questions, or if we may be of further assistance.

Respectfully,

Scott Sintkowski, P.E.
Permit Engineer
Department of Customer Services

SS/r
Enclosures



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: June 23, 2015
Re: Pines of Rochester Hills

SITE PLAN REVIEW

FILE NO: 13-016.3

REVIEW NO: 2

APPROVED _____

DISAPPROVED X

1. A canopy is depicted over the fire lane, connecting the two buildings on sheet 3 (Site Plan) but not on the architectural exterior elevations. The canopy on sheet A201 of both the Memory Care and Assisted Living buildings do not appear to be connected to each other. Please confirm if this canopy is either part of the design or if it has been removed. If the canopy is to remain, then provide design details so height and clearance requirements can be verified.

- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.

IFC 2006 503.2.1

2. A fire hydrant shall be located within 100 feet of the FDC.

FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7

- Provide a fire hydrant within 100 feet of the Fire Department Connections for each building.
- Where the fire hydrant is located, the minimum road width shall be 26 feet.

IFC 2006 Sec. D103.1

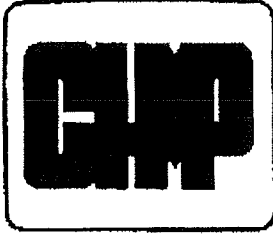
3. The fire hydrant at the north east corner of the proposed assisted living facility shall not be obstructed by parking.

- Eliminate parking space with striping or relocate this fire hydrant to the landscape island east of its current location.

IFC 2006 508.5.4

Lt. William A. Cooke
Fire Inspector

CHMP, INC.
5198 TERRITORIAL ROAD
GRAND BLANC, MI 48439



TELEPHONE (810) 695-5910
FACSIMILE (810) 695-068

June 25, 2015

William Cooke, Lieutenant/Inspector

Fire Department
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Pines of Rochester Hills
Assisted Living and Memory Care Facilities
920 South Boulevard West

Dear Mr. Cooke:

In response to your review comments dated June 23, 2015 we offer the following comments and revised site plan for your review and approval.

1. Canopy

The center canopy is to remain. The attached drawing is provided to verify the height requirements.

2. Fire hydrant near FDC

The proposed fire hydrant along South Boulevard has been relocated to the island so as to be located within 100 feet of each fire department connection. The roadway width is 26' at all hydrant locations.

3. Fire hydrant in NE corner

The fire hydrant will be relocated to the easterly landscape island so that the parking space can remain.

Upon your review, please contact me if you have further questions or require any additional information. If possible, please provide a response if advance of the Tuesday Planning Commission meeting. As always, we appreciate your time and consideration with our projects and look forward to your approval.

Sincerely,

CHMP, Inc.

A handwritten signature in black ink, appearing to read "Kevin E. Cook". The signature is stylized and written in a cursive-like font.

Kevin E. Cook, P.E.
Director of Engineering



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: June 23, 2015
Re: Pines of Rochester Hills

SITE PLAN REVIEW

FILE NO: 13-016.3

REVIEW NO: 2

APPROVED _____

DISAPPROVED X _____

1. A canopy is depicted over the fire lane, connecting the two buildings on sheet 3 (Site Plan) but not on the architectural exterior elevations. The canopy on sheet A201 of both the Memory Care and Assisted Living buildings do not appear to be connected to each other. Please confirm if this canopy is either part of the design or if it has been removed. If the canopy is to remain, then provide design details so height and clearance requirements can be verified.
 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. *IFC 2006 503.2.1*

2. A fire hydrant shall be located within 100 feet of the FDC. *FIRE PREVENTION ORDINANCE Chapter 58, Sec. 912.7*
 - Provide a fire hydrant within 100 feet of the Fire Department Connections for each building.
 - Where the fire hydrant is located, the minimum road width shall be 26 feet. *IFC 2006 Sec. D103.1*

3. The fire hydrant at the north east corner of the proposed assisted living facility shall not be obstructed by parking.
 - Eliminate parking space with striping or relocate this fire hydrant to the landscape island east of its current location. *IFC 2006 508.5.4*

Lt. William A. Cooke
Fire Inspector



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

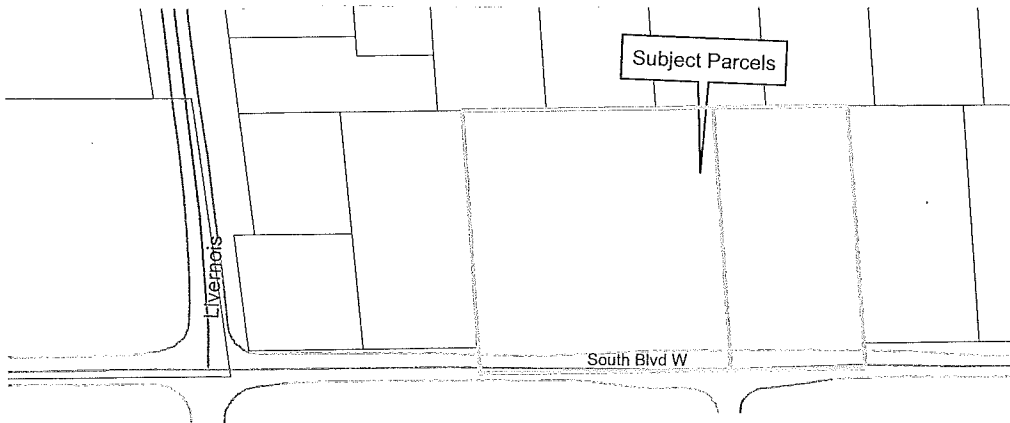
PUBLIC NOTICE

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 of 81 regulated trees and replacement of 21 regulated trees associated with the proposed construction of two senior living facilities on two parcels totaling 3.86 acres. There are a total of 81 regulated trees on site. The property is identified as Parcel Nos. 15-34-352-012 & -013 (City File No. 13-016.3).

LOCATION: South Boulevard, East of Livernois

APPLICANT: AGE of Rochester Hills, Inc.
1245 E. Grand Blanc
Grand Blanc, MI 48439



DATE OF MEETING: Tuesday, June 30, 2015 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.

William F. Boswell, 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 (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.
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