

**City of Rochester Hills
Department of Planning and Development**

**STAFF REPORT TO THE PLANNING COMMISSION
May 6, 2008**

Beaumont Center for Health Improvement Site Plan Approval Request	
APPLICANT	Rochester Hills Health & Wellness Building, LLC 839 North Jefferson St., Suite 200 Milwaukee, WI 53202
AGENT	Robert McClure
PARCEL NO.	15-36-452-011
ACREAGE	7.1± Gross Acres
LOCATION	North side of South Boulevard, West of Dequindre
CITY FILE NO.	07-014
ZONING	O-1, Office Business
STAFF	Derek L. Delacourt, Deputy Director
REQUESTS	Tree Removal Permit Buffer Modifications Site Plan Approval

SUMMARY

The applicant is proposing a three-story, 98,022± square-foot building, including 60,000 square feet of medical offices, treatment rooms and support spaces; a 27,500 square-foot health and wellness center; and approximately 10,500 square feet of common areas on approximately 6.5 net acres of vacant land on South Boulevard, south of M-59.

Specific actions requested for consideration by the Planning Commission are Site Plan, Tree Removal Permit and Buffer Modification Approvals.

BACKGROUND

Representatives for Beaumont met with the Planning Commission on several occasions – once each time in 2005, 2006 and 2007 - to discuss their proposed plans. Those Minutes are included. The issue of whether a health and wellness, i.e., rehabilitation/fitness, center would be allowed as an accessory use in an office district, and the interpretation of that use as accessory, was discussed at length. The applicant subsequently explained that Beaumont would not outsource

the wellness center, and that it would not target fee-based memberships. The center would attract patients for rehab and therapy, which the Commission determined could be an accessory use to the proposed medical office building.

Adjacent Zoning and Land Uses

The property directly to the south, across South Boulevard in Troy, is developed with a park. The M-59 freeway is directly to the north. The property to the east is zoned O-1 and is developed with an office building, and to the west is a house on a parcel zoned O-1. The current Master Plan zoning for the subject parcel is Office. The proposed development is compatible with the surrounding uses and zoning for the area.

The Troy Beaumont Campus is located on John R just south of South Blvd.

Tree Removal

The Tree Conservation Ordinance regulates this site, and all trees removed must be replaced on a one-for-one basis. There are approximately 213 trees to be removed. The plans indicate that 84.5 tree replacement credits are being provided and that a payment into the tree fund for 128.5 tree replacement credits is proposed.

Buffer Requirements

A Type D Buffer (25' width and 20-foot IVO) is required along the northern property line, where it abuts M-59, and a Type C Buffer (10' width and IVO tree plantings) is required along the southern property line adjacent to South Boulevard and across from residential zoning. The 10' Type C Buffer along the southern limit has been met, but the Type D Buffer has not been met. The plans show that the buffer is 16' 4" wide, and there are two locations without tree plantings, thereby not meeting the IVO requirements. The applicant is requesting a Buffer Modification of eight feet, eight inches for the width and a Buffer Modification for the IVO, allowing two open spaces of approximately 90 feet each. Although the Landscape Architect feels that there is no impediment to doing a full planting, the applicant would prefer that the building not be fully screened from travelers on M-59. No buffers are required along western or eastern property lines, adjacent to office zoning.

Section 138-1218 of the City's Ordinance allows the Planning Commission to modify, reduce, or waive the required buffer based on the following criteria:

1. The landscape/screening plan shall protect the character of new and existing residential neighborhoods against negative impacts such as noise, glare, light, air pollution, trash and debris, and hazardous activities.
2. The planning commission shall determine the screening, width and type of buffer zone needed to ensure compatibility based upon the following criteria:
 - a. The development is compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design, scale, bulk, building height, identified historical character, disposition and orientation of buildings on the lot and visual integrity.

- b. The site has natural existing vegetation and/or topography, natural bodies of water or wetland areas or other existing conditions which offer screening consistent with the standards set forth in this chapter. The planning commission shall require the retention of these natural features as a condition of site plan approval.
- c. The arrangement, design and orientation of buildings on this site lends itself so as to maximize the opportunity for privacy and isolation from negative impacts of this project.

Parking Calculations

The applicant is proposing a modified parking calculation based on their experience with this type of use. The proposed use is not specifically defined in the City's Zoning Ordinance. Section 138-1266 m (6) "uses not listed" allows either the standard that most closely approximates the proposed use to be utilized or allows the Commission to determine the number of spaces that shall be provided for the use.

The applicant has requested a modified parking calculation. The attached table includes information on what they believe the parking demand will be. Staff has requested that additional information be provided the night of the meeting validating the submitted numbers.

The proposed parking appears to be sufficient based on the numbers provided by the applicant. It does restrict future conversion of the proposed building to a professional or medical office use. However, based on the unique nature of the building and the utilization of the building by an established hospital group the potential for conversion to another use is improbable. Any conversion would most likely require a major renovation to the structure and site and additional parking needs could be addressed at that time.

The applicant is proposing that one space per 215 square feet of useable floor area is sufficient for the use. Utilizing that standard would require 365 spaces on site, there are 378 counted and proposed on the plans.

Wetland Use Permit/Natural Features Setback Modification

There are no regulated wetlands on the site.

Lighting

The photometric plan shows zero or less than one footcandle at the lot lines. Lightpoles will be 17 feet, on top of 3-foot concrete bases, for a total of 20 feet. Hours of operation are indicated in the Environmental Impact Statement.

Stormwater Detention

The applicant is proposing a combination of above and below ground storage including a stormwater quality pre-treatment device. The above ground portion is being constructed at the City's request to help improve stormwater quality and lessen future maintenance concerns. There will be a four-foot black vinyl chain link fence surrounding the basin.

The basis of design as proposed is acceptable and has been reviewed by the City's Engineering Department for compliance with current standards. There are several potential stormwater and drain projects being considered in that area. The applicant has agreed to continue to work with the City on an improved outlet and design and potential implementation of the proposed Van Melee Drain improvements.

The Planning Commission should be aware that changes may occur to the proposed system during the construction review. If the changes have a substantial impact of the site plan it will be required to come back for a revised approval

Architecture

The building will be primarily brick with precast concrete horizontal bands and aluminum and a glass storefront. The applicant will bring colored renderings the night of the meeting.

Recommendation:

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable City departments and consultants, and the project has been recommended for approval or recommended for approval with conditions. Based on the review comments included in this report or contained within the enclosed information, staff recommends approval of the following motion relative to City File No. 07-014 (Beaumont Center for Health Improvement).

Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 07-014 (Beaumont Center for Health Improvement), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on March 27, 2008, with the following findings and subject to the following conditions.

Findings:

1. The proposed removal and replacement of regulated trees on-site is in conformance with the Tree Conservation Ordinance.
2. The applicant is removing 213 regulated trees from the site.
3. The applicant is proposing to locate 84.5 tree replacement credits on site and pay into the tree fund for 128.5 tree replacement credits.

Conditions:

1. Tree Protective Fencing for the entire length of the adjacent east and west property lines must be installed and inspected by the City's Landscape Architect, prior to Final Approval by Staff.
2. Add tree #72 to the tree survey list on Sheet S1 and adjust tree calculations to 213, prior to Final Approval by Staff.

3. List Trees #19, 20, 21, 60, 61, 62, 64, 129, 130, 172, 173, 185, 189 and 219 on the plan, prior to Final Approval by Staff.

Buffer Modification:

MOTION by _____, seconded by _____, in the matter of City File No. 07-014 (Beaumont Center for Health Improvement), the Planning Commission **grant Buffer Modifications** to reduce the buffer width along the northern property line to 16'4" and to waive a portion of the tree spacing requirements for the Intermittent Visual Obstruction, allowing two open spaces of approximately 90 feet, based on plans dated received by the Planning and Development Department on March 27, 2008 with the following findings:

Findings:

1. The buffer is required along M-59, and there are no adjacent residential neighbors that a Modification would impact.
2. The applicant would like the building to be somewhat visible from M-59.
3. The proposed plan meets the criteria of Section 138-1218 to allow the Planning Commission to modify or waive the buffer requirements for the proposed development.

Site Plan:

MOTION by _____, seconded by _____, in the matter of City File No. 07-014 (Beaumont Center for Health Improvement), the Planning Commission **approves the Site Plan**, based on plans dated received by the Planning and Development Department on March 27, 2008, with the following findings and subject to the following conditions.

Findings:

1. The 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 development will be accessed by ingress to and egress from South Boulevard.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. There appears to be a satisfactory and harmonious relationship with existing contiguous development and adjacent neighborhoods.
5. The proposed development should 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 applicant appeared before the Planning Commission on three occasions, and based on information provided by the applicants, the Commission determined that the proposed health and wellness center use could be an accessory use in the O-1 district.

Conditions:

1. The applicant shall obtain a Land Improvement Permit prior to starting any work on site.
2. All off site drainage easements, stormwater agreements, storm water outlet, drive approach paving and calculations regarding the underground detention system must be reviewed and approved by Engineering Services, prior to Construction Plan Approval.
3. Appropriate approvals from the Oakland County Drain Commissioner regarding the Van Maele Drain must be obtained prior to issuance of a Land Improvement Permit for this project.
4. Provide a continuous center left-turn lane along South Boulevard across the entire site, tying into the existing center left turn lane to the east, per HRC letter dated April 24, 2008, prior to Construction plan approval. Also provide a note on the Site Plans indicating that the requested improvement will be provided.
5. Provide a dedicated right-turn lane and deceleration lane across property frontage to service both driveways, per HRC letter dated April 24, 2008, prior to issuance of a Land Improvement Permit.
6. Appropriate approvals for land improvements and drive approach locations along South Boulevard must be approved by the Road Commission for Oakland County prior to issuance of a Land Improvement Permit.
7. A performance guarantee, amount to be determined after irrigation system and corrected tree survey, as adjusted if necessary by the City's Landscape Architect, shall be provided to ensure the proper installation of replacement trees and other landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
8. Submission of complete irrigation system design documents, including cost estimate for installation and materials, prior to Final Approval by Staff.
9. Change number of accessible parking spaces indicated on Sheet SP1 in the parking information to 24, prior to Final Approval by Staff.
10. Address balance of conditions in Building Department memo of April 4, 2008 (#2-8), prior to Staff approval of Building Plans.
11. Address conditions of Fire Department memo dated April 2, 2008, prior to Final Approval by Staff.
12. Revise parking count to 378 stalls on Sheet L-2 and in parking information on SP-1, prior to Final Approval by Staff.

Attachments: Plans dated received 03/27/08 –Cover Sheet, Sheet S1, SP1 thru SP6 and L-1 thru L-3, prepared by Nowak and Fraus; Lighting Plans, Sheets E001 and E002, prepared by Strategic Energy Solutions; and Architectural Plans, dated received 03/27/08, prepared by Leo A. Daly. Planning and Development Department memo dated 04/22/08; Building Department Memo dated 04/04/08; Letter from HRC dated 04/24/08; Fire Department memo dated 04/02/08; Parks and Forestry Memo dated 02/20/08; Letter from OCDC dated 09/20/07; Letter from Oakland County Health Division dated 02/21/08; Assessing Department memo dated 04/16/08; Environmental Impact Statement dated 11/13/07; Development Application dated 02/05/08; Parking Calculations dated 09/18/07; Planning Commission Minutes (3) dated 09/06/05, 01/17/06 and 09/18/07.
