



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 16, 2013

American House of Rochester Hills	
REQUESTS	Site Plan Approval Tree Removal Permit
APPLICANT	Fusco, Shaffer & Pappas, Inc. 30800 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334
AGENT	Tim Miller
LOCATION	East side of Adams Rd., North of South Boulevard
FILE NO.	99-007.4
PARCEL NO.	15-31-301-037
ZONING	SP, Special Purpose District
STAFF	Jim Breuckman, AICP, Manager of Planning

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Summary

The project involves the tenth building of the American House senior housing compound located on the east side of Adams Road north of South Boulevard. The portion of the site that is the subject of this application was originally approved in 2003 for three one-story, independent living units, which were not constructed. An 80,529 square-foot senior congregate care building was then proposed and approved in June 2008. This was also never constructed. The applicant is now proposing a 32,525 square-foot adult foster care facility with a focus on memory care, including parking, landscaping, 1.16 acres of private open space and other site improvements such as the addition of a pond and fountain. The pond will replace the existing .11 acre non-regulated wetland. Residents will have use of recreation areas in the courtyards, fenced-in garden areas and interior activity rooms. There will be 40 one-bedroom and studio apartments on one floor.

Adjacent Land Uses and Zoning

The proposed use should be compatible with the surrounding area. The site is surrounded by SP zoning to the north, east and south and developed with other American House facilities. Across Adams, to the west are homes in Auburn Hills, but the proposed building has been reduced from three stories to one and will

be a residential use. The use is a permitted use in the SP district per Section 138-4.300 of the Zoning Ordinance.

Requested Action

Specific actions requested are Site Plan and Tree Removal permit approval by the Planning Commission.

Site Plan Review Considerations

The site complies with all zoning ordinance requirements, including parking, lighting, setbacks, tree removal and replacement, and landscaping.

There are outstanding Fire and Engineering comments which remain to be addressed from their memos dated July 29 and July 31, respectively. Any approval should be conditioned upon addressing those comments prior to final site plan approval by Staff. The applicant has submitted revised plans that may address the Fire and Engineering comments, but those departments have not yet had a chance to review the revised plans and so recommend maintaining the conditions from the July review letters as part of any approval.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. 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. 99-007.4 (American House).

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 99-007.4 (American House of Rochester Hills), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning and Development Department on August 14, 2013, with the following findings and subject to the following condition.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to replace 54 regulated trees with 54 tree replacement credits, as required by the Tree Conservation Ordinance.

Conditions

1. Tree protective fencing, as reviewed and approved by City Staff, shall be installed prior to issuance of the Land Improvement Permit.

Site Plan Approval Motion

MOTION by _____, seconded by _____, in the matter of City File No. 99-007.4 (American House of Rochester Hills), the Planning Commission **approves the site plan**, based on plans dated received by the Planning Department on August 14, 2013, 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 development meets the intent and standards of the SP, Special Purpose district.
3. The proposed phase is a continuation of the existing American House Community, which serves the population with several types of senior care living, from independent living to convalescent care.
4. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
5. The development is or can be adequately served by essential public facilities and services, and all utilities are available to the site.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
7. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

8. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and a more intense level of care on the campus for the elderly.

Conditions

1. Submittal of an irrigation plan, prior to Final Approval by Staff.
2. Address all applicable comments from other City departments and outside agency review letters, specifically the Fire Department letter dated July 29, 2013 and the Engineering Department letter dated July 31, 2013.

Attachments: Site Plans, dated received July 2, 2013: Summary Sheet, ALTA/ACSM Land Title Survey, Sheets 1 and 2; Cover, Sheet SP-01; Notes and Details, Sheet SP-02; Topographic Survey, Sheet SP-03; Demolition Plan, Sheet SP-04; Site Plan, Sheet SP-05; Utility Plan, Sheet SP-06; Grading Plan, Sheet SP-07; Soil Erosion & Sediment Control Plan, Sheet SP-08, prepared by Giffels Webster; Overall Landscape Plan, Sheet L.100; Landscape Enlargements, Sheet L.101; Enlargements & Landscape Details, Sheet L.102, prepared by Russell Design; Site Details, Sheet L.901; Site Details, Sheet L.902; Existing Campus Site Plan, Sheet A.S.101; Architectural Site Plan, Sheet A.S.102; Fire Department Access Plan, Sheet F.S.101; Floor Plan, Sheet A.101; Partial Floor Plan, Sheet A.111; Partial Floor Plan, Sheet A.112; Elevations, Sheet A.201; Elevations, Sheet A.202, prepared by Fusco, Shaffer & Pappas, Inc.; Lighting Photometry, Sheet E.P.101; Site Lighting Fixture Cuts and Details, Sheets E.901 and E.902, prepared by TAC Associates, LLC.

Assessing Department memo dated 7/10/13; Building Department memo dated 07/29/13 Fire Department memo dated 7/29/13; Parks & Forestry memo dated 7/29/13; Public Services Department memo dated 07/31/13; Environmental Impact Statement dated 06/28/13; and Tree Removal Notice.
