



Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger, AICP
 Date: 3/30/2017
 Re: **2020 Gas Station Redevelopment
 Preliminary/Final Site Plan - Planning Review #2**

The applicant is proposing to construct a 2,700 sq. ft. building on approximately 0.42 acres on the southwest corner of Hamlin and Rochester Roads. 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 incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

- Zoning and Use** (*Section 138-4.300*). The site is zoned B-5 Automotive Business District with a FB-3 Flex Business Overlay which permits automotive gasoline service stations and associated retail uses as permitted uses. Automotive service stations must also meet the requirements of *Section 138-4.404*, which the proposed plan meets. 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
Subject Site	B-5 Automotive Business District w/ FB-3 Flex Business Overlay	Existing BP gas station	Business/Flexible Use 2
North	B-3 Shopping Center Business District w/ FB-3 Flex Business Overlay	Shopping center	Business/Flexible Use 3
South	B-2 General Business District w/ FB-2 Flex Business Overlay	Walgreens	Business/Flexible Use 2
East	B-3 Shopping Center Business District w/ FB-3 Flex Business Overlay	Shopping center	Business/Flexible Use 3
West	B-2 General Business District w/ FB-2 Flex Business Overlay	Walgreens	Business/Flexible Use 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-5 district.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	1 story/19 ft.	In compliance
Min. Front Setback (Rochester/Hamlin) 25 ft./25 ft.	90+ ft./31+ ft.	In compliance, see a. below
Min. Rear Setback (south/west) 50 ft.	18 ft./10 ft.	In compliance, see b. below

- Footnote N in the zoning ordinance states that on corner lots in the B-5 district, both frontages are considered front yards.
- On September 14, 2011 the ZBA approved a variance to allow for a 15 ft. rear yard. At that time the zoning ordinance allowed the Planning Commission to reduce rear yard setbacks to 25 feet, so the 15 foot variance was to allow for 10 foot setback. Since that time, the ordinance has been amended and Footnote I now allows the Planning Commission to reduce the rear yard setback to 10 feet when abutting nonresidential districts.

3. **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	5 canopy & 5 building mounted fixtures meeting requirements	In compliance
Max. Intensity (measured in footcandles fc.) 20 fc. Under canopies, 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	9.2 fc. under canopy & on-site, 0.0 at ROW, 0.1 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	103 watt, LED	In compliance
Max. Height 20 ft.	14 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 Retail/Service Establishments: 1 space per 300 sq. ft. =9 spaces	14 spaces	Exceeds ordinance requirements, however Planning Commission may modify parking requirements, see a. below
Max. # Parking Spaces 125% of Min. = 11 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 16 ft. (w/ 2 ft. overhang) w/24+ ft. aisles	In compliance
Min. Parking Setback (all sides) 10 ft.	10+ ft.	In compliance
Loading Space No requirement	None indicated	In compliance

- a. The ordinance requires a maximum of eleven parking spaces for this site, whereas fourteen spaces are proposed, a surplus of three spaces, however that includes the spaces located at the gas pumps. Per Sec. 138-11.202 the Planning Commission may modify parking requirements based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic. Documentation for the additional parking proposed must be provided.
- b. In an effort to improve pedestrian access, a sidewalk connection into the site has been provided off of Hamlin Road and a bike rack was added on the north side of the building.

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 submitted.

- 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 not subject to the City's tree conservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance. Despite the non-application of the trees conservation ordinance, the City continues to stress the importance of tree preservation and encourages the applicant to preserve trees whenever feasible.
 - e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
6. **Equipment Screening** (Section 138-10.310.J). An existing transformer box located in the southwest corner of the site is being screened with shrubs. Any additional heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
 7. **Dumpster Enclosure** (Section 138-10.311). A dumpster enclosure is proposed in the side yard to be screened with a wooden gate and masonry block wall 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 A (south: 130 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 2 deciduous + 1 evergreen + 5 shrubs		The site is deficient by 7 deciduous, 1 ornamental & 2 evergreen trees, a payment into the city's tree fund will need to be made to account for the deficient landscaping
Buffer A (west: 140 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 2 deciduous + 1 evergreen + 6 shrubs		
Right of Way (Rochester: 140 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 4 deciduous + 2 ornamental		
Right of Way (Hamlin: 130 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 4 deciduous + 2 ornamental		
TOTAL		
	12 deciduous 4 ornamental 2 evergreen 11 shrubs	5 deciduous 3 ornamental 0 evergreen 46 shrubs

- a. As noted in the other review letters, the proposed shrubs along Rochester and Hamlin do not meet spacing requirements and must be removed. Staff recommends that they be replaced with a mixture ornamental grasses where feasible, and low height perennials in areas within the sight line and corner clearance areas.
 - b. The landscape planting schedule must include a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
 - c. If required trees cannot fit due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$205.50 per tree. Based on the proposed plan, which indicates that due to the lack of space on the site and the presence of utilities, a deposit of \$2,055 will need to be made into the City's tree fund.
 - d. An irrigation plan must be submitted prior to staff approval of the final site plan.
9. **Architectural Design** (Architectural Design Standards). Elevations have been provided that depict a building and canopy consisting primarily of c-brick unit, with a limestone entrance and burnished masonry unit base that generally meets the intent of the Architectural Design Standards. The design standards discourage the presence of large blank walls, and staff recommends the addition of architectural and/or landscaping elements to help break up the north, south and particularly the west façade. Staff also recommends wrapping the burnished masonry unit around all four facades, particularly since all sides of this building are visible to the public.
 10. **Signs**. (Section 138-10.302). One existing ground sign is proposed to remain. Any new signs, including canopy signage will need to meet ordinance requirements. A note has been 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.



ASSESSING
Kurt Dawson, Director

From: Nancy McLaughlin
To: Sara Roedier
Date: 02/23/17
Re: Project: 2020 S Rochester Rd, Gas Station Review #1
Parcel No: 70-15-27-226-012
File No.: 99-208.3 Escrow #287.272
Applicant: PEA (James P Butler)

No comment.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Sara Roediger, Planning Department
Date: February 24, 2017
Re: 2020 S. Rochester Rd. Gas Station – Review #1
Sidwell: 15-27-226-012
City File: 99-028.3

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

Sheets: C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, C-7.0, L-1.0 and A-110.

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

1. Building Codes:
 - a. Please revise the Building Codes to reflect the 2015 Michigan Building Codes if the permit application is to be submitted after April 19, 2017.
2. Canopy:
 - a. Canopy and fueling area shall meet requirements of MBC Section 406.7.
3. Detectible Warnings:
 - a. At sidewalk ramps located in the right-of-ways, please refer to the Americans with Disabilities Act of 1990 for requirement details. The City of Rochester Hills does not enforce the ADA requirements, conformance to these requirements is the responsibility of the design team and the owner.

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.



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

JRB
From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Sara Roediger, AICP, Planning and Development Director
Date: March 30, 2017
Re: 2020 S. Rochester Road Gas Station, City File #99-028.3, Section 27
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on March 21, 2017, for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

General

1. Revise the topography survey to show the storm sewer that was installed with the Hamlin Road project.

Sanitary Sewer

1. Revise the sanitary basis of design and use 4.0 as a peaking factor.

Storm Sewer

1. The underground detention system will be handled at the construction plan phase of the project. Currently, the existing underground tanks does not meet the standard and there are significant concerns over their structural stability with the proposed reconstruction of the entire site.

Traffic

1. Finalize driveway approach design with MDOT.
2. On sheet L-1.0 and C-8.0, the roadway sight distance lines are intended for the vehicles exiting at the drive approaches.

Pathway

1. On sheet L-1.0 and C-8.0, the pathway sight distance lines are intended for the vehicles exiting at the drive approaches.

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.

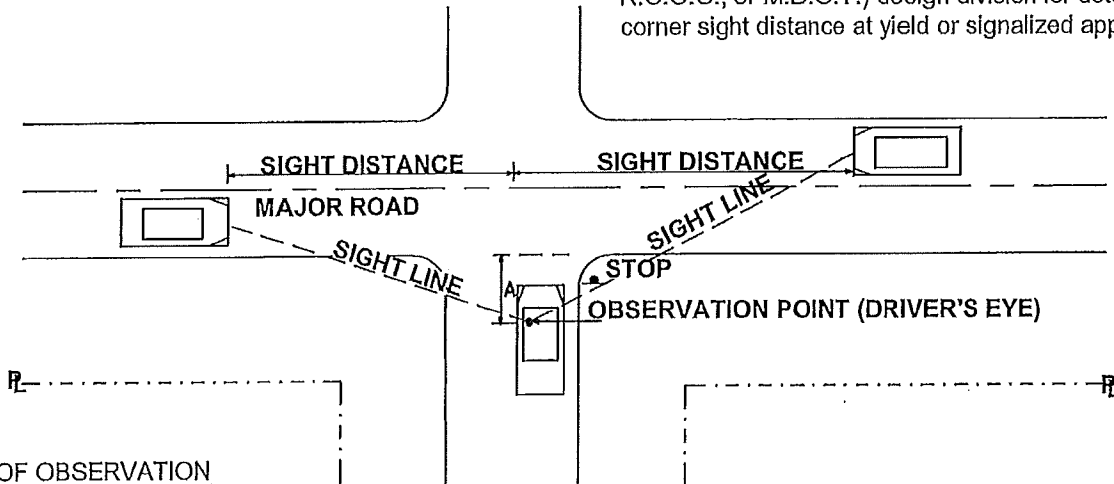
JRB/bd

Attachments: 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
Keith Depp, Staff Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Sheryl McIsaac, Office Coordinator; DPS
Nick Costanzo, Engineering Aide; DPS
File

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

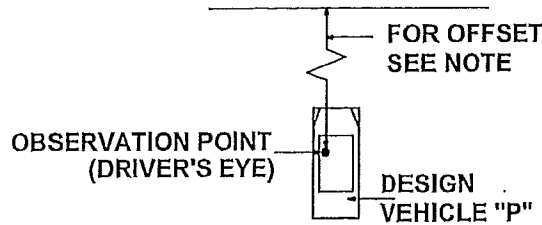
Paved Surface:

(A) Eighteen (18) feet from edge of pavement of through lane.

Gravel Surface:

(A) Eighteen (18) feet from edge of gravel road.

* For residential driveways approaching gravel or paved roads (A) is 10' from the edge of gravel/pavement.



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 DRIVEWAYS AND STREETS AT MAJOR ROAD INTERSECTIONS FOR PASSENGER VEHICLES

MAJOR ROAD POSTED OR 85% SPEED IN MPH	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS	
	2 OR 3 LANE THRU ROAD IN FEET	4 OR 5 LANE THRU ROAD IN FEET
25	280	295
30	335	355
35	390	415
40	445	470
45	500	530
50	555	590
55	610	650

The basic prima facia speed shall be used for gravel roads, unless otherwise approved by the Engineer.

NOTES

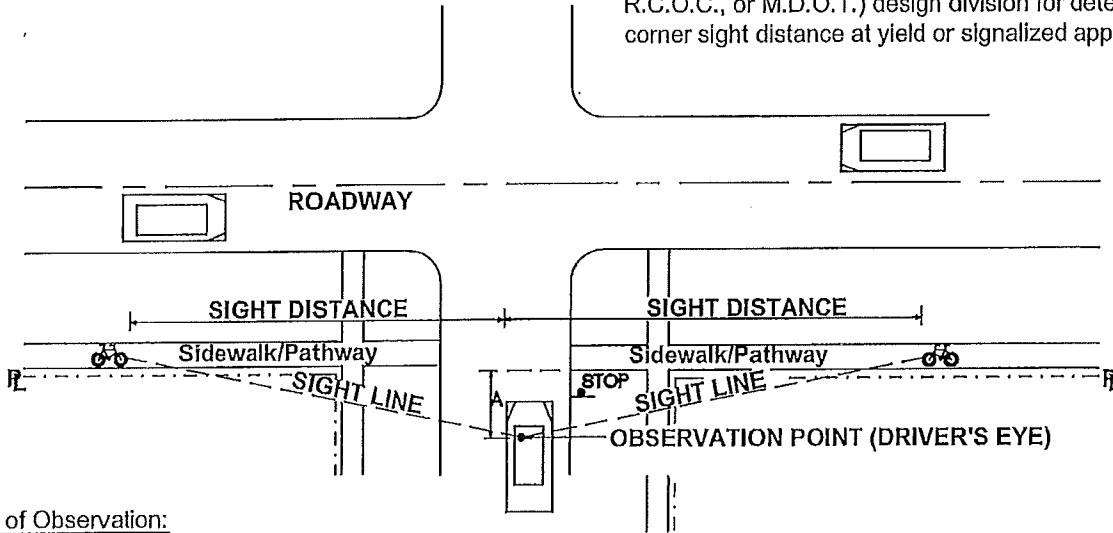
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO policy on geometric design.
2. This design guide also applies to new Permit and Plat construction projects.
3. The above data is based on a left turn maneuver into the intersecting roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distanced required. Right turn onto major roads shall have the same sight distances.
4. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Sight Distance Roadways



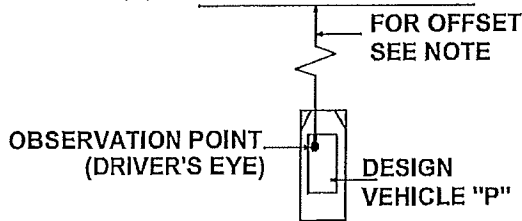
DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 1 OF 2

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



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

From: Michael Taunt, Survey Technician
To: Sara Roediger, AICP, Manager of Planning
Date: March 3, 2017
Re: 2020 South Rochester Road Gas Station
City File #99-028.3, Section 27
New Site Plan

I have reviewed the new site plan received by the Department of Public Services on February 21, 2017 for the above referenced project. I recommend approval subject to the following comments:

- The legal description provided matches the tax description and is consistent with the underlying plat for Juengel's Orchard. The parcel boundary courses called out on Sheet C-10 form a geometrically closed figure.
- Please identify vertical datum. Note: "U.S.G.S" is not a datum.
- In due course, a new or amended storm system maintenance agreement & appropriate exhibits in recordable form will be required.

MLT/bd

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., City Engineer/Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Keith Depp; Staff Engineer; DPS
Jason Boughton, AC, Engineering Utilities Coordinator; DPS

Sheryl McIsaac, Office Coordinator; DPS
Russell George; Engineering Aide; DPS
Sandi DiSipio; Planning & Development Dept.
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
File



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: March 28, 2017
Re: 2020 S. Rochester Rd. Gas Station

SITE PLAN REVIEW

FILE NO: 99-028.3

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

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

1. The north side of the drive off of Rochester Road shall have a minimum width of 20 feet.
2. Provide vehicle impact protection around liquid propane storage cabinet.

If you have any questions, please contact me.

Lt. James L. Bradford
Fire Inspector



PARKS & FORESTRY DEPARTMENT
Ken Elwert, CPRP, Director

To: Sara Roediger
From: Gerald Lee
Date: March 27, 2017
Re: 2020 S Rochester Rd., Gas Station
Review #2
File #99-028.3

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

Preliminary Landscape Plan, Sheet L-1.0

All shrubs must be planted at least 5' from the asphalt walk. This distance is required by the Street Tree Ordinance, Sec 106-56.

Please show and label the 15' corner clearance triangle at the driveway/walkway on Rochester Rd. The 15' vision triangle shown at the pathway intersection of Rochester and Hamlin Rds. is not necessary.

GL/cf

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

Attachment: Sec 106.56. – Street Tree Planting Requirements

Sec. 106-56. - Street tree planting requirements.

The planting of street trees shall conform to the following requirements:

- (1) *Prohibited species.* The following prohibited tree species shall not be planted as street trees:
- a. Acer negundo (box elder);
 - b. Acer saccharinum (silver maple);
 - c. Ailanthus altissima (tree of heaven);
 - d. Catalpa species;
 - e. Elaeagnus species (autumn and Russian-olive);
 - f. Morus species (mulberry);
 - g. Populus species (poplar);
 - h. Rhamnus species (buckthorn);
 - i. Salix species (willow); and
 - j. Ulmus pumila (Siberian elm).
- (2) *Spacing and distance requirements.* The planting of new street trees shall conform to the following minimum spacing and distance requirements, unless the director determines closer spacing or a lesser distance will not create an unsafe condition, threaten pedestrian or traffic safety, interfere with public utilities or public improvements, or be too close to allow for the tree to grow to mature size:
- a. *Minimum planting distances.* Minimum planting distances shall be as follows:

From Fixed Objects	Tree Type			
	Deciduous Shade	Evergreen	Ornamental	Shrub
Curbs or street edge	10 feet	10 feet	10 feet	10 feet
Hydrants	10 feet	10 feet	10 feet	10 feet
Public streetlights	25 feet	25 feet	10 feet	---
Sidewalks/pathways	5 feet	10 feet	10 feet	5 feet
Driveways	10 feet	10 feet	10 feet	10 feet
Street Corners	(See section 138-1079)			
Public utility poles/overhead wires	25 feet	25 feet	15 feet	---
Underground public utility lines	5 feet	5 feet	5 feet	5 feet
Adjacent trees (center to center)	25 feet	20 feet	15 feet	5 feet
Adjacent lot	5 feet	5 feet	5 feet	5 feet

- b. Where there are sidewalks and a "tree lawn" at least eight feet wide, trees should be located halfway between the sidewalk and street. Trees shall not be planted by private property owners in "tree lawns" less than eight feet wide. Evergreen trees shall not be planted in any tree lawn less than 20 feet wide.
- c. Trees shall not be planted in the "corner clearance triangle" formed by the first 25 feet along the road right-of-way line in each direction from the corner.



WATER RESOURCES COMMISSIONER

Jim Nash

February 27, 2017

Ms. Sara Roediger, Manager of Planning
Planning and Economic Development Department
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309



Reference: File # 201301191
2020 S. Rochester Road / BP Gas Station
Part of the Northeast ¼ of Section 27, City of Rochester Hills

Dear Ms. Roediger,

This office has received one (1) set of drawings for the referenced projects. These plans were submitted by your office for review.

Our review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. However, the project does lie within the Ferry Drainage District. Therefore, a storm drainage permit will not be required from this office. It shall be the responsibility of the local municipality, in their review and approval of the site plan, to ensure compliance with their runoff and detention requirements.

Furthermore, permits, approvals or clearances from federal, state or local authorities, the public utilities and private property owners must be obtained as may be required.

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. An application should be made to this office for the required soil erosion permit.

If there are any questions regarding this matter, contact Joel Kohn at 248-858-5565.

Sincerely,

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

