



**Department of Planning and Economic Development**

Staff Report to the Planning Commission

February 17, 2017

<b>Fire Station No. 4</b>	
<b>REQUEST</b>	Site Plan Approval
<b>APPLICANT</b>	City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309
<b>AGENT</b>	Scott Cope, Director of Building
<b>LOCATIONS</b>	2723 Walton Blvd., East of Adams (Fire Station No. 4)
<b>FILE NO.</b>	14-020
<b>PARCEL NO.</b>	15-17-128-022 (1.49 acres)
<b>ZONINGS</b>	R-1, One Family Residential
<b>STAFF</b>	Sara Roediger, AICP, Interim Director of Planning

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**Summary**

At the direction of the City Council regarding the current and future needs of the City’s Fire Station facilities and staffing, the Public Safety & Infrastructure Committee made recommendations to move forward with renovations, and Council approved financing for architectural design services for the City’s five fire stations. Fire Station No. 4 was initially going to be totally demolished and rebuilt, but the proposed cost was prohibitive, and that station was put on hold. A new architect was hired to re-evaluate the plans and provide updated options with reduced costs which was approved by Council. The new proposal keeps and renovates the existing 4,055 sq. ft. Fire Station No. 4 and proposes a 5,608 sq. ft. addition along the eastern side of the building.

*Adjacent Land Uses and Zoning*

Fire Station No. 4 is zoned R-1 One Family Residential, and municipal buildings and uses are permitted. It is surrounded by single-family residential on the east, west and south and there is multiple-family residential to the north across Walton Blvd.

## Site Plan Review Considerations

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1. **Site Layout.** The proposed project meets the area, setback, and building requirements of the R-1 district.
2. **Exterior Lighting.** A photometric plan showing the location and intensity of exterior lighting has been submitted and is in compliance. Please refer to the Planning memo dated February 10, 2017 for requirements.
3. **Landscaping.** (*Section 138-12.100-308*). The site meets or exceeds the landscape requirements, with the condition that the minimum size of proposed planting be increased. Buffer plantings are not required if a residential site abuts residential zoning, however, the City is proposing screening along the affected property lines and the existing wood fence along the south property line is being extended 20 feet to better screen the adjacent home due to the nature of the use. The City met with the adjacent homeowners on January 17, 2017, and the new plans were well received. A landscape cost estimate, including irrigation costs must be provided as well as an irrigation plan.
4. **Parking and Loading.** All requirements of the Ordinance for parking and loading have been met. A sidewalk into the site to connect to the pathway on Walton and a bike rack have been proposed to improve pedestrian access.
5. **Buildings.** The building is designed to have a consistent theme to complement the existing building, to match the other fire stations and to respect the surrounding residential neighborhoods. The building will primarily be brick with pitched roofs.

### *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 that the renovations will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motion relative to City File No. 14-020 (Fire Station No. 4).

## Site Plan Approval Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 14-020 (Fire Station No. 4), the Planning Commission **approves** the **site plans**, based on plans dated received by the Planning Department on February 6, 2017, with the following findings and subject to the following conditions.

### Findings

1. The site plans and supporting documents demonstrate that all applicable requirements of the zoning ordinance, as well as other City ordinances, standards, and requirements, can be met.
2. The building is an existing fire station, which will be renovated with an addition to maintain adequate facility and response times for current and future medical and fire incidents in Rochester Hills and surrounding communities.
3. The original Fire Station No. 4 was designed and built for a lower population and call volume, which has increased considerably since the 1980's.
4. The renovated Fire Station No. 4 will promote the health, safety and welfare of the community.
5. Fire Station No. 4 was originally approved by the Planning Commission in January 2015 but redesigned due to cost restraints.

6. The development meets the intent and standards of the zoning district with regard to municipal buildings.
7. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
8. With the noted conditions, the proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinities.
9. With the noted conditions, the proposed improvements will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the sites or those of the surrounding areas.
10. With the noted conditions, the proposed improvements should have a positive impact on the community as a whole and the surrounding areas in which they offer support services.

### **Conditions**

1. Proposed landscaping be increased to meet Ordinance requirements.
2. Provide landscaping cost estimate, including irrigation costs, prior to temporary grade certification being issued by Engineering.
3. Provide an irrigation plan, prior to final approval by staff.
4. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.

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Attachments: *Site Plans dated received February 7, 2017:*

*Fire Station #4: Cover Sheet, Sheet CS-001, prepared by Sidock Group; Topographical Survey, prepared by Huron Consultants; Civil General Notes and Legend, Sheet C-000; Demolition Plan, Sheet C-101; Site Plan, Sheet C-200; Paving Plan, Sheet C-210; Grading Plan, Sheet C-220; Enlarged Grading Plan, Sheet C-221; Enlarged Grading Plan, Sheet C-221; Soil Erosion and Sediment Control Plan, Sheet C-222; Utility Plan & Profile, Sheet C-0230; Storm Sewer Plan, Sheet C-231; Storm Sewer Profiles, Sheet C-300; Storm Sewer Profiles & Details, Sheet C-301; City of RH Storm System Details, Sheet C-800; City of RH Sanitary Sewer Details, Sheet C-801; City of RH Sanitary Sewer Details, Sheet C-802; City of RH Water Main Standard Details, Sheet C-803; City of RH Water Main Standard Details, Sheet C-804; City of RH Water Main Standard Details, Sheet C-805; Oakland County Soil Erosion and Sediment Control Details, Sheet C-806; Surface Details, Sheet C-807; Paving Details, Sheet C-808; Landscaping Plan, Sheet L-100; New Work Floor Plan, Sheet A-210; Exterior Elevations, Sheet A-301; Site Photometrics, Sheet ES-003, prepared by Sidock Group.*

Planning Dept. memo dated 2/10/17; Assessing Department memo dated 2/7/17; Building Department memo dated 2/7/17; Fire Department memo dated 2/8/17; Parks & Forestry memo dated 2/14/17; DPS/Eng. Department memos dated, 2/16/17 and 2/14/17; Planning Commission Minutes dated 1/20/15.

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