



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
 Date: 3/12/18  
 Re: **Candlewood Hotel at Meijer (City File #17-044)**  
**Site Plan - Planning Review #4**

The applicant is proposing to construct a 4 story, 89 room hotel on the south side of Auburn Rd., east of Rochester Rd. as an outlot on the east side of the existing Meijer property. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This item will be reviewed and approved by the Planning Commission in accordance with Section 138-2.200. 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. The following requirements of Section 138-4.417 apply:

- a) No guest shall rent a unit at a motel or hotel for more than 30 days within any 12 consecutive months. This subsection does not apply to residential inns. *A note has been added to the plan to comply with this condition.*
- b) Each unit shall contain not less than 250 sq. ft. of floor area. *Floor plans have been included in the plan set. All rooms are greater than 250 sq. ft.*
- c) When reviewing developments complying with the requirements in this subsection, consideration shall be given to the effect created by the proposed use on existing and potential development patterns within the area. The construction of a hotel/motel or residential inn shall not conflict with and/or disrupt reasonable vehicular, pedestrian, building and user patterns characteristic of a planned commercial area and the principal uses permitted in this division. *The intersection of Rochester and Auburn Roads handles a particularly large volume of traffic on a daily basis. Presently, it is difficult to turn left out of the existing exit drive onto Auburn Road that is nearest the proposed hotel during peak hours given the volume of traffic and the other existing drives for the commercial uses on Auburn Road. Refer to the engineering/HRC review letter for information regarding proposed improvements for the Auburn Road drive. **Additionally, hotel guests entering off of Rochester Road and traveling behind the existing Meijer building to get to the site may benefit from the addition of directional signage or other minor improvements as this area is typically used by service and delivery vehicles.** A crosswalk and pedestrian walkway have been added to address potential conflicts with the curbside loading area.*

1. **Zoning and Use (Section 138-4.300).** The site is zoned B-3 Shopping Center Business District with the FB-3 Flex Business Overlay. The applicant can opt to develop this site under either zoning district, both of which permit hotels. The applicant has elected to develop the site under the FB-3 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
Site	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	Vacant/Meijer parking lot	Business/Flexible Use 3
North	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	TCF Bank	Business/Flexible Use 3
South	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	Meijer	Business/Flexible Use 3
East	B-3 Shopping Center Business w/FB-3 Flex Business Overlay	TCF Bank	Business/Flexible Use 3
West	B-2 General Business w/FB-3 Flex Business Overlay	The Stone Shop	Business/Flexible Use 3

2. **Site Design and Layout (Section 138-5.100-101, 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-3 District.

Requirement	Proposed	Staff Comments
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<b>Front Yard Minor Setback</b> (Meijer Access Dr.) 5 ft. min. /20 ft. max.	20 ft.	In compliance
<b>Side Yard Interior Setback</b> (north/south) None	61 ft./60 ft.	In compliance
<b>Rear Yard Perimeter Setback</b> (east) 50 ft.	57 ft.	In compliance
<b>Min. Bldg. Frontage Build-To Area</b> (Meijer Access Dr.) 70%	Exceeds frontage build-to-area 0% provided	<b>Modification required – See b. below</b>
<b>Max. Height</b> 3 stories/45 ft., may be increased to 4 stories/60 ft. along Rochester Rd & if setback 125 from residential districts	4 stories/60 ft.	In compliance
<b>Min. Facade Transparency</b> Ground floor, non-residential use: 70% Upper floor, non-residential use: 30%	Min. 6% (ground floor) Min. 14% (upper floors)	<b>Modification required – See b. below</b>
<b>Building Materials</b> Primary Materials: 60% min. Accent Materials: 40% max.	Brick – min. 72% EIFS – max. 6% Stone Siding – min. 22 %	In compliance

- a. In FB-3 districts, the proposed building needs to be designed in accordance with one of the building standards identified in *Section 138-8.500*, likely as a Courtyard or Lawn Frontage building as defined in the above referenced sections. Each building type has a number of specific requirements that need to be met including access and entry, setbacks, and parking. Requirements for a Lawn Frontage building are provided below:
  - 1) Building must be setback a minimum of 15 ft. from the front lot line. *In compliance.*
  - 2) The principal building entrance must be on the ground level facing a street. *In compliance.*
  - 3) The maximum floor plate along a minor street is 20,000 sq. ft. *In compliance.*
  - 4) Parking may be located between the building and the street when a building is used solely for retail purposes along an arterial street and when the building is set back more than 70 feet. **Not in compliance. PC modification required per b. below.**
  - 5) Garages shall be set back a minimum 10 feet behind the primary façade. *Not applicable.*
- b. The Planning Commission has the ability to modify regulations on the FB-3 district 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. **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
<b>Shielding/Glare</b> 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	Cut sheets provided	In compliance
<b>Max. Intensity</b> (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Photometrics provided	In compliance
<b>Lamps</b> 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	Max. 209	In compliance

<b>Max. Height</b> 20 ft.	18 ft.	In compliance
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4. **Parking, Loading and Access** (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.

Requirement	Proposed	Staff Comments
<b>Min. # Parking Spaces</b> (FB-3) Nonresidential: 1 space per 400 sq. ft. = 49,800 sq. ft./400 = 125 spaces	98 spaces	<b>Not in compliance, parking standards may be modified by the PC if the applicant provides evidence that less/additional parking is required based on demand on a typical day</b>
<b>Max. # Parking Spaces</b> (FB-3) 125% of Min. = 156 spaces		
<b>Min. Barrier Free Spaces</b> 1 + 4% BF spaces 11 ft. in width w/ 5 ft. aisle for 76-100 parking spaces= 5 spaces	5 spaces	In compliance
<b>Min. Parking Space Dimensions</b> 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle	Min. 16 ft. x 10 ft. with 2 ft. overhang	In compliance
<b>Min. Parking Setback</b> (all sides) 10 ft.	10 ft.	Not in compliance at northeast corner because of existing drive
<b>Loading Space</b> No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site		

Minor Street Design (Meijer access drive)		
<b>Total Right-of-Way</b> 58-76 ft.	58 ft. easement	In compliance
<b>Vehicle Zone</b> 20 - 22 ft. width w/ 2 traffic lanes, 10 -11 ft. wide	26 ft.	In compliance
<b>On-Street Parking Zone</b> Parallel (7-8 ft.)	7 parallel spaces provided	In compliance
<b>Pedestrian Zone</b> 2.5 ft. or lawn edge area, 3.5- 6 ft. or lawn furnishings area, 5-8 ft. walkway area, 2- 3 ft. frontage area	Edge area, furnishings area, walkway area and frontage area provided	In compliance
<b>Street Tree Requirement</b> 35 ft. o/c in tree grates or lawn	Refer to 9. below	

- a. The Planning Commission has the ability to modify regulations on the FB-3 district 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.
- b. Staff encourages the use of bike racks on-site to encourage non-motorized access to the site.
- c. Cross access must be provided with the Meijer property.
- d. **A gate is proposed across the entrance to the circular access drive. This is not recommended as it hinders the access to the site.**

5. **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. In this case, the applicant has indicated 1,669 sq. ft. is required and 1,822 sq. ft. of open space is proposed.

6. **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.

- b. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS that meets ordinance requirements has been submitted. As confirmed with the City’s Transportation Engineer this project does not warrant a traffic impact assessment or study; however the applicant has done some traffic analysis. See the HRC letter dated March 14, 2018 for additional information. The site is accessed via an existing signalized driveway with a dedicated right turn on Rochester Road and an unsignalized drive on Auburn Road.
  - c. **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. The removal of regulated trees requires the approval of a tree removal permit and the appropriate number of tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per tree into the City’s tree fund. One regulated tree will be removed and replaced on site.
  - d. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
  - e. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
  - f. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
7. **Equipment Screening** (*Section 138-10.310.J*). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
  8. **Dumpster Enclosure** (*Section 138-10.311*). Enclosure provided to match building.
  9. **Landscaping** (*Section 138-8.602 and 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.

<b>Front Yard in FB District Minor</b> (252 ft.) 5 ft. width + 3 ornamental + 8 shrubs per 100 ft. = 5 ft. width + 8 ornamental + 20 shrubs	5 ft. 8 ornamental 20 shrubs	In compliance
<b>Interior Street Trees</b> (north/south drive from Auburn Rd. 760 ft.) Minor: 1 deciduous per 35 ft = 22 deciduous	22 deciduous	In compliance
<b>Parking Lot: Interior</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 2,173 sq. ft. + 15 deciduous	4,428 sq. ft. 15 deciduous	In compliance

- b. A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
  - c. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City’s tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
  - d. All landscape areas must be irrigated. This should has been noted on the landscape plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
  - e. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
  - f. A note stating “Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings.” has been included on the plans.
  - g. Evergreens have been provided for additional buffering and screening along the east property line in order to mitigate visual impacts to the nearby existing residential subdivision.
10. **Architectural Design** (*Article 8 and Architectural Design Standards*). Elevations have been provided showing a building largely composed of brick with stone and EIFS accents. The proposed building is generally designed in accordance with the City’s Architectural Design Standards.
  11. **Signs**. (*Section 138-10.302*). 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.