



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 outlet 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
-------------	----------	----------------

Front Yard Minor Setback (Meijer Access Dr.) 5 ft. min. /20 ft. max.	20 ft.	In compliance
Side Yard Interior Setback (north/south) None	61 ft./60 ft.	In compliance
Rear Yard Perimeter Setback (east) 50 ft.	57 ft.	In compliance
Min. Bldg. Frontage Build-To Area (Meijer Access Dr.) 70%	Exceeds frontage build-to-area 0% provided	Modification required – See b. below
Max. Height 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
Min. Facade Transparency Ground floor, non-residential use: 70% Upper floor, non-residential use: 30%	Min. 6% (ground floor) Min. 14% (upper floors)	Modification required – See b. below
Building Materials Primary Materials: 60% min. Accent Materials: 40% max.	Fiber Cement Siding – max. 74% EIFS – 6% Stone Siding – max. 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
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	Cut sheets provided	In compliance
Max. Intensity (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
Lamps Max. wattage of 250 watts per fixture	Max. 209	In compliance

LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots		
Max. Height 20 ft.	18 ft.	In compliance

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
Min. # Parking Spaces (FB-3) Nonresidential: 1 space per 400 sq. ft. = 49,800 sq. ft./400 = 125 spaces	98 spaces	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
Max. # Parking Spaces (FB-3) 125% of Min. = 156 spaces		
Min. Barrier Free Spaces 1 + 4% BF spaces 11 ft. in width w/ 5 ft. aisle for 76-100 parking spaces= 5 spaces	5 spaces	In compliance
Min. Parking Space Dimensions 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
Min. Parking Setback (all sides) 10 ft.	10 ft.	Not in compliance at northeast corner because of existing drive
Loading Space No requirement; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site		

Minor Street Design (Meijer access drive)		
Total Right-of-Way 58-76 ft.	58 ft. easement	In compliance
Vehicle Zone 20 - 22 ft. width w/ 2 traffic lanes, 10 -11 ft. wide	26 ft.	In compliance
On-Street Parking Zone Parallel (7-8 ft.)	7 parallel spaces provided	In compliance
Pedestrian Zone 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
Street Tree Requirement 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 X 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.

Front Yard in FB District Minor (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
Interior Street Trees (north/south drive from Auburn Rd. 760 ft.) Minor: 1 deciduous per 35 ft = 22 deciduous	22 deciduous	In compliance
Parking Lot: Interior 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 have 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 fiber cement board 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.



ASSESSING
Laurie Taylor, Director

From: Nancy McLaughlin
To: Sara Roediger
Date: 3/15/2018
Re: Project: Candlewood Hotel at Meijer
Parcel No: 70-15-35-100-056
File No.: 17-044 Escrow #287.305
Applicant: Rochester Hills Property LLC

No comment.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Kristen Kapelanski, Planning Department
Date: February 9, 2018
Re: Candlewood Hotel at Meijer – Review #3
Auburn Rd.
Sidwell: 15-35-100-056
City File: 17-044

The Building Department has reviewed the site plan approval documents received February, 2018 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted. Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

1. The yard to the left of the main entrance does not appear to drain away from the buldin. The elevations of the walk at the drive is higher than the elevation of the building. Please show swale our other means of diverting the water away from the foundation.
 - a. Plans should clearly show landscaped areas grade pitching away from the foundation at a 5-percent slope for a minimum distance of 10 feet per Section 1804.4. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting the water away from the foundations.

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.



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: March 12, 2018
Re: Candlewood Hotel at Meijer

SITE PLAN REVIEW

FILE NO: 17-044

REVIEW NO: 4

APPROVED X

DISAPPROVED

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Provide documentation, including calculations that a flow of 4000 GPM can be provided. *IFC 2006 508.4*
 - A flow test will be required and can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640. This information is required to determine if adequate fire flows are available for the proposed project.

William A. Cooke
Assistant Chief / Fire Marshal



PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Gerry Pink
Date: January 17, 2018
Re: Candlewood Hotel at Meijer
Review #2
File #17-044

Forestry review pertains to public right-of-way tree issues only.

No comment at this time.

GP/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



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

From: Keith Depp, Project Engineer
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: March 15, 2018
Re: Candlewood Suites, City File #17-044, Section 35
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on March 2, 2018, for the above referenced project. Engineering Services **does** recommend site plan approval with condition that the following comments are due at the construction plan review phase:

Traffic/Pathway/Sidewalk

1. Please see attached review letter from HRC.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

Attachment: HRC Traffic Review 3.12.2018

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Nick Costanzo, Engineering Aide; DPS
Jason Boughton, Public Utilities Coordinator; DPS
File
Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
Keith Depp, Project Engineer; DPS
Lia Michaels, P.E., PTOE, Project Engineer; HRC

March 12, 2018

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Attn: Keith Depp, Project Engineer

Re: Candlewood Hotel Site Plan Review, City File #17-044
Traffic Site Plan Review

HRC Job No. 20171105

Dear Mr. Depp:

At your request, Hubbell, Roth & Clark, Inc. (HRC) has reviewed the revised plan packet dated 3/2/2018 for Candlewood Hotel located behind Meijer at S. Rochester Road and E. Auburn Road. The site is a redevelopment of excess parking for Meijer. The following will need to be addressed in the final site plans:

- ≡ Provide a two-way stop controlled intersection at the four-way intersection just south of Auburn Road. The north/south movements should be free-flowing and the east/west movements should be stop controlled. Remove the existing stop signs for the north/south movements.
- ≡ For the right turn lane on Auburn Road, reduce the storage length to 150 feet, reduce the taper length to 75 feet and reduce the lane width to 11 feet.
- ≡ Rehabilitate the entire Auburn Road driveway approach. Provide an M-detail curb across the driveway opening.
- ≡ Provide pavement markings and signs on the Auburn Road driveway approach to reiterate that traveling through to the driveway across Auburn Road is not allowed. Provide one right arrow symbol pavement marking in the right turn lane and one left arrow symbol pavement marking in the left turn lane. Provide one R3-7b (left only, right only) sign on the approach.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Lia Michaels, P.E., PTOE
Project Engineer

LFM/bjl

pc: HRC; B. Shepler, File

PRINCIPALS

Daniel W. Mitchell | Nancy M.D. Faught
Keith D. McCormack | Jesse B. VanDeCreek
Roland N. Alix | Michael C. MacDonald
James F. Burton | Charles E. Hart

SENIOR ASSOCIATES

Gary J. Tressel | Randal L. Ford
William R. Davis | Dennis J. Benoit
Robert F. DeFrain | Thomas D. LaCross
Albert P. Mickalich | Timothy H. Sullivan
Thomas G. Maxwell

ASSOCIATES

Marvin A. Olane | Marshall J. Grazioli
Donna M. Martin | Colleen L. Hill-Stramsak
Bradley W. Shepler | Karyn M. Stickle
Jane M. Graham | Todd J. Sneathen
Aaron A. Uranga | Salvatore Conigliaro

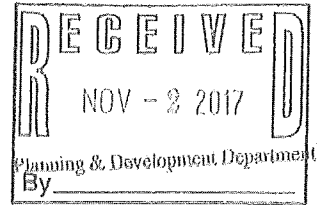


WATER RESOURCES COMMISSIONER

Jim Nash

October 25, 2017

Kristen Kapelanski
Manager of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309



Reference: **Hotel Development – CAMS #201701543**
Part of the NW ¼ of Section 28, City of Rochester Hills

Dear Ms. Kapelanski,

This office has received one set of plans for the Hotel Development project to be developed in the Northwest ¼ of Section 28 in the City of Rochester Hills.

Our stormwater system review indicates that the proposed project has no direct involvement with any legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will not be required from this office.

Although the stormwater system is not within WRC's jurisdiction, the project is within the Federal Phase-II Storm Water Program's "Urbanized Area," and therefore is subject to applicable Municipal Separate Storm Sewer System (MS4) permit requirements. Specifically, Post-Construction requirements include site plan review, water quality performance standards, channel protection performance standards, long-term operations and maintenance and an enforcement/tracking procedure.

The City of Rochester Hills stormwater site plan approval process shall ensure compliance with above applicable MS4 requirements and stormwater standards.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills.

The sanitary sewer is within the Clinton-Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

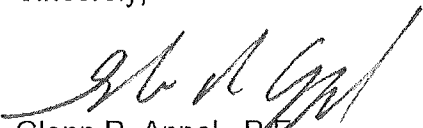
Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.



Any 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, please contact Dan Butkus at 248-858-2089.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn R. Appel". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

GRA/DFB

C: Scott Bowers – Bowers & Associates, Inc.



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

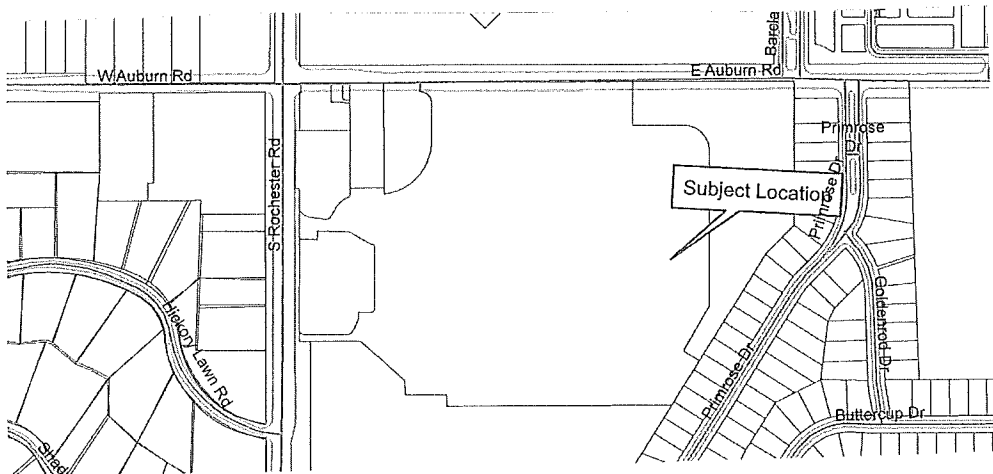
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 1 regulated tree associated with the proposed development of a hotel. The property is identified as Parcel No. 15-35-100-056 (City File No. 17-044).

LOCATION: Meijer Property at the southwest corner of Rochester and Auburn

APPLICANT: Rochester Hills Property, LLC
2150-B Franklin Rd.
Bloomfield Hills, MI 48302



DATE OF MEETING: Tuesday, March 20, 2018 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660. The plans may be viewed at www.rochesterhills.org, City Government, Departments, Planning and Econ. Dev., Development Projects, Development Projects Map.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

i:\pldevelopment reviews\2017\17-044 candlewood hotel at meijer\trp phn 3-20-18.docx