



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
 Date: 9/14/2021  
 Re: **Priya Living (City File #21-001)**  
**Site Plan - Planning Review #5**

The applicant is proposing to construct a senior living development on approximately 13 acres (two parcels) near the northeast corner of Adams and South Boulevard. The plan proposes a 172,779 sq. ft., two-story, senior independent living (apartments) building. There is an historic home on the ten-acre parcel at 3861 S. Adams. The second parcel is vacant and just under three acres and will T into the Adams parcel, allowing access to both Adams and South Boulevard. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments in this and other review letters are minor in nature and the application can be forwarded to the Planning Commission for review.

1. **Background.** This item was considered by the Planning Commission at the August 17, 2021 Planning Commission meeting where the Planning Commission postponed a decision and asked for additional information and plan revisions as detailed below. Staff comments are provided detailing how the applicant has responded to each concern.
  - a. Elevation changes – The Commission requested the applicant revised the elevations to more closely harmonize with the existing stone house on the site and incorporate more traditional building materials. The applicant has added brick and stone into the façade and updated the proposed color scheme.
  - b. Landscape plan – The Commission requested perennial planting details and for bench locations to be clearly identified. Also, the applicant was asked to add or swap out planting to incorporate additional evergreens to screen headlights in the parking areas from adjacent properties. Perennial planting details have been added and additional evergreen plantings have been added to screen headlights. Bench locations should be more clearly called out on future plan submittals.
  - c. Environmental Impact Statement – The Commission asked that the EIS be updated to indicate price is per month and the anticipated construction schedule. This has been completed.
  - d. Access – The applicant was asked to consider opening Adams access for public use. The applicant has elected to continue to have the Adams access as emergency only. Staff recommends this be designed as right-in/right-out only access. This option has been evaluated as part of the revised Traffic Impact Study. The applicant can speak to this further at the upcoming Planning Commission meeting.
  - e. Traffic Impact Study – The Traffic Impact Study has been updated to include a right-in/right-out access on Adams and to show public access only from South Boulevard.
  - f. Neighbor Outreach The applicant has noted in their response letter they have reached out to the neighbor who spoke at the Planning Commission meeting. The applicant can further address this at the upcoming Planning Commission meeting.
2. **Zoning and Use (Section 138-4.300).** The site is zoned R-4 One-Family Residential District with an FB-1 Flexible Business Overlay. Multiple-family dwelling units are permitted in the FB districts.

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
Proposed Site Adams	R-4 One Family Residential with an FB-1 Flexible Business Overlay	Vacant historic home	Residential Office Flex
Proposed Site South Boulevard	R-4 One Family Residential with an FB-1 Flexible Business Overlay	Vacant	Residential Office Flex
North - Adams North – S.B.	R-4 One Family Residential with an FB-1 Flexible Business Overlay	Church Vacant historic home subject site	Residential Office Flex
South – Adams	R-4 One Family Residential with an FB-1 Flexible Business Overlay	Vacant Elementary School	Residential Office Flex R1-A One Family Residential

	Zoning	Existing Land Use	Future Land Use
South – S.B.	R1-A One Family Residential		
East – Adams East – S.B.	SP Special Purpose/FB-1 R-4 One Family Residential with an FB-1 Flexible Business Overlay	Oakmont Senior Facility Vacant	Residential Office Flex
West – Adams West – S.B.	R-2 One Family Residential R-4 One Family Residential with an FB-1 Flexible Business Overlay	Single Family Homes Single family home, Vacant	Residential 2.0 Residential Office Flex

2. **Historic Designation.** The 3861 Adams Rd. property is part of the City’s non-contiguous historic district. Any improvements to or new structures on the property require a Certificate of Appropriateness from the City’s Historic District Commission. The Historic Districts Commission approved the request on August 12, 2021.
3. **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 FB-1 district.

Requirement	Proposed	Staff Comments
<b>Max. Height</b> 2 stories/30 ft.	30 ft.	In compliance
<b>Min. Front Setback</b> (Adams Rd.) 15 ft./25 max.	283 ft.	See b. below
<b>Min. Front Setback</b> (South Boulevard) 15 ft./25 max.	641 ft.	See b. below
<b>Min. Side Setback</b> (north/south) Perimeter: 25 ft. min	47 ft.	In compliance
<b>Min. Rear Setback</b> 50 ft.	282 ft.	In compliance
<b>Min. Bldg. Frontage Build-To Area</b> 40%	59%	In compliance
<b>Minor Street Design</b> 56 ft. – 76 ft. ROW + 20 ft. 22 ft. vehicle zone + 7 ft. – 8 ft. parallel parking + 11 ft. – 12 ft. pedestrian zone (each side)	Minor street features incorporated into entry drive	See c. below
<b>Min. Façade Transparency</b> Ground floor residential use: 25% Upper floor residential use: 20% Ground floor, non-residential use: 70%	Ground floor: 26% Upper floor: 27%	In compliance
<b>Building Materials</b> Primary Materials: 60% min. Accent Materials: 40% max.	Average 55% masonry (primary) on exterior facades	See b. below

- a. Parcel combination required.
  - b. The Planning Commission has the ability to modify regulations in the FB-1 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; and
    - 5) Will permit innovative design.
  - c. In FB-1 districts, the proposed buildings need to be designed in accordance with one of the building standards identified in *Section 138-8.500*. **The building design meet most of the standards of a lawn frontage building with the exception of the following: “Parking may be located between the building and the street when a building of this type is used solely for retail purposes...”** The Planning Commission may modify this standard. See b. above.
4. **Exterior Lighting** (*Section 138-10.200-204*). A photometric plan showing the location and intensity of exterior lighting must be 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	Manufacturer's specifications provided	In compliance
<b>Max. Intensity</b> (measured in footcandles fc.) 10 fc. any where on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Max. 9.3 fc	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 250	In compliance
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	15 ft.	In compliance

5. **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
<b>Min. # Parking Spaces</b> Independent and Senior Housing: 0.8 spaces per unit = 138 spaces	194 spaces	In compliance
<b>Max. # Parking Spaces</b> 200% of Min. = 276 spaces		
<b>Min. Parking Setback</b> 10 ft. all sides	10 ft.	In compliance
<b>Barrier Free Spaces: 4 + 2.33% of total spaces 11 ft. in width w/5ft aisle for 201-300 spaces = 9 spaces</b>	10 spaces	In compliance
<b>Min. Parking Space Dimensions</b> 10 ft. x 18 ft. for 90° spaces 24 ft. aisle (2-way)/15 ft. (1-way)	Min. 10 ft. x 16 ft. (with 2 ft. overhang)	In compliance

6. **Natural Features**

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets ordinance requirements has been submitted.
- b. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so 40% of healthy trees greater than 6" in caliper must be preserved. Trees outside of the 40% requirement that will be removed must be mitigated via on-site plantings or a payment into the City's tree fund. Trees that are dead need not be replaced. See the Parks and Natural Resources Review dated September 14, 2021 for additional information.
- c. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
- d. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any natural feature setbacks.
- e. **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. **Outdoor Amenity Space:** A minimum of 2% of the gross land area shall be dedicated as an outdoor amenity space. An approximately 15,000 sq. ft. area has been included as an amenity space near and around the existing historic stone house. An outdoor walking trail has been proposed in this area as well.

9. **Dumpster Enclosure** (*Section 138-10.311*). Dumpster must be screened with an enclosure to match the building. Two dumpsters located in the rear yard. Screening details to match building.
10. **Landscaping** (*Section 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 as proposed.

Requirement	Proposed	Staff Comments
<b>Right of Way</b> (Adams 328 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 9 deciduous, 5 ornamental	16 existing	See b. below
<b>Right of Way</b> (South Boulevard 100 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 3 deciduous, 2 ornamental	3 deciduous 2 ornamental	In compliance
<b>Front Yard in FB District</b> (Adams 328 ft.) 10 ft. + 2 deciduous + 4 ornamental + 12 shrubs per 100 ft. = 10 ft. + 7 deciduous + 13 ornamental + 39 shrubs	7 deciduous 13 ornamental 39 shrubs	In compliance
<b>Front Yard in FB District</b> (Minor Street) 5 ft. + 3 ornamental + 8 shrubs per 100 ft. = 15 ornamental + 45 shrubs	17 ornamental 46 shrubs	In compliance
<b>Parking Lot: Interior</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 7,630 sq. ft. + 31 trees	8,593 sq. ft. 42 trees	In compliance
<b>Buffer C</b> (north: 1300 ft.) 8 ft. width with green wall + 2 deciduous + 1.5 ornamental per 100 ft. = 28 deciduous + 20 ornamental + green wall	36 existing 12 deciduous/ornamental Green wall	In compliance
<b>Buffer C</b> (south: 1000 ft.) 8 ft. width with green wall + 2 deciduous + 1.5 ornamental per 100 ft. = 20 deciduous + 15 ornamental + green wall	14 existing 21 deciduous/ornamental Green wall	In compliance
<b>Buffer B</b> (east: 328 ft.) 10 ft. width + 2 deciduous + 1.5 ornamental + 2 evergreen + 4 shrubs per 100 ft. = 7 deciduous + 5 ornamental + 7 evergreen + 13 shrubs	18 existing 20 evergreen 3 deciduous	In compliance
<b>Minor Street</b> 1 deciduous per 35 ft. = 32 deciduous	30 deciduous (4 existing)	In compliance

- A landscape planting schedule must be 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.
- 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 \$304 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
- All landscape areas must be irrigated. This has been noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
- Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
- 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.

11. **Signs.** (*Section 138-8.603*). Any new proposed signage should be indicated on the plans. A note has been added to the plans that states that all signs must meet *Section 138-8.603* and *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.

12. **Architectural Design** (*Architectural Design Standards*). Elevations have been provided. The proposed buildings shall be designed in accordance with the City's Architectural Design Standards and with the standards outlined in the Flex Business Overlay District. Elevations have been provided and updated since the previous submittal showing a combination of stone and brick with cement panel and wood grain accents.



**FIRE DEPARTMENT**

Sean Canto  
Chief of Fire and Emergency Services

From: Lieutenant Ann Echols  
To: Planning Department  
Date: September 9, 2021  
Re: Priya Senior Living

**SITE PLAN REVIEW**

**FILE NO: 21-001      REVIEW NO: 5**

**APPROVED   X**

**DISAPPROVED \_\_\_\_\_**

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

1. Landscaping must be removed from in front of the Fire Department Connection (FDC) on all landscaping drawings. The FDC must be visible from the access drive at the front of the building with a clear width of three (3) feet.



## PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

---

To: Kristen Kapelanski, Planning Manager  
From: Matt Einheuser, Natural Resources Manager  
Date: September 9<sup>th</sup> 2021  
Re: Priya Senior Living Campus - Review #5  
File # 21-001

No comments at this time; Recommend for Approval.

Copy: Jennifer MacDonald, Economic Development Assistant  
ME



BUILDING DEPARTMENT  
Scott Cope

---

From: Mark Artinian, R.A., Building Inspector/Plan Reviewer  
To: Kristen Kapelanski, Planning Department  
Date: September 13, 2021  
Re: 3861 S Adams & 3880 South Blvd W – Priya Senior Living Campus – Site Plan Review #5  
Sidwell: 15-31-301-011 and 15-31-351-017  
City File: 21-001

The Building Department has reviewed the revised Site Plan Review documents received September 1, 2021 for the above referenced project. Our review was based on the City of Rochester Hills' Zoning Ordinance, the 2015 Michigan Building Code and ICC A117.1 -2009, unless otherwise noted.

**Approval is recommended.**

**The same comments noted below, as were indicated on the last review letter, dated July 30, 2021, still apply.**

**General Items:**

1. Sheet C-3.0: The passenger loading zone aisle shall be marked per A117.1-2009, Section 503, Fig. 503.3.
2. Sheet C-5.0: Additional drains may be required to properly drain all areas of the courtyards.

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.