



Planning and Economic Development
Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 6/24/2015
 Re: **City Apartments (City File #98.047.3)**
PUD Agreement Amendment and Site Plan- Planning Review #2

The applicant is proposing the second amendment to the Planned Unit Development (PUD) Agreement and site plan to construct a 5,330 sq. ft. single story retail building and four story, 52 to 60 unit apartment building at City Walk, a 12-acre development located at the southeast corner of Rochester and Tienken Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and the previously approved PUD Plan and Agreement. This project is scheduled for a public hearing at the upcoming June 30, 2015 Planning Commission meeting.

1. **Background.** City Council approved the subject site as a PUD Overlay in 2004. The site was substantially constructed with the exception of the easternmost building D. The PUD Agreement was subsequently amended on January 27, 2014 to include upper-story residential uses, adjust the percentage of restaurant uses, allow for a taller mixed-use building D, adjust sign standards, and update parking requirements to account for residential uses.
2. **PUD Requirements (Section 138-7.100-108).** Amendments to an approved PUD plan are reviewed by the Planning Commission, and if the modifications are determined to be material in nature, shall be approved by the City Council in accordance with the procedures applicable to the final approval of the PUD. Because the proposed modifications require an amendment to the PUD agreement, the project must be forwarded to the City Council for their review and approval.
3. **Zoning and Use (Section 138-4.300).** The site is zoned B-2 General Business District with FB-2 Flexible Business Overlay although the development and use of the site remains bound by the requirements of the PUD agreement. As originally approved, building D was proposed to be a 37,420 sq. ft. multi-tenant building. A 4,140 sq. ft. Sherwin Williams retail building has been constructed at the northwest corner of the original footprint. The proposed site plan depicts an additional one story, 5,330 sq. ft. retail building immediately west of the Sherwin Williams building, and a four story, 52 to 60 unit apartment building (depending on market demand for one versus two bedroom units) south of the retail building, all within the same footprint of the originally approved building D. In addition, 17 garages with a rooftop gazebo and open space and two separate car ports for 41 cars for residents are also proposed. Note that as discussed in 4. below, because the building height exceeds the B-2 District requirements, this project is a conditional use which needs to have a public hearing and recommendation by the Planning Commission to City Council.

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	B-2 General Business District w/ FB-2 Flexible Business Overlay	City Walk Mixed-Use	Business/Flexible Use 2
North	Industrial w/ FB-1 Flexible Business Overlay	U-Haul	Business/Flexible Use 1
South	R-4 One Family Residential	North Hill Elementary School	Residential 4
East	R-4 One Family Residential	Single family homes	Residential 4
West	B-3 Shopping Center Business District w/ FB-2 Flexible Business Overlay	North Hill Plaza Shopping Center	Business/Flexible Use 2

4. **Site Layout** (Section 138-5.100-101). The proposed project is in compliance with the area, setback, and building requirements of the B-2 district and approved PUD Plan as indicated in the table below.

Requirement	Proposed	Staff Comments
Max. Height 2 stories/30 ft.	4 story/60 ft.	See a. below, in compliance
Building Spacing 25 ft.	8 ft.	See b. below, PUD Agreement proposed to be modified
Min. Front Setback (E. Tienken Rd.) 50 ft.	79+ ft.	In compliance
Min. Side Setback (east/west) 50 ft./25 ft.	78+ ft (east)/100+ ft. (west)	In compliance
Min. Rear Setback (south) 50 ft.	124+ ft.	In compliance

- a. Per the First Amendment to the PUD agreement, buildings can exceed the height limit in the B-2 district, subject to conditional use approval, provided no part of the building (with the exception of architectural features, antennae's or other projections) may penetrate the sky plane which is a line drawn at a 45° angle from a point 50 ft. from the property line and 30 ft. above grade level at the 50 ft. setback line, but in no case shall be taller than 70 ft. The proposed building has a maximum height of 60 ft., and a sky plane detail has been provided on sheet L100 that ensures the building does not penetrate the sky plane as described above.
- b. The PUD agreement states that the project shall meet the requirements of the B-2 district, including the 25 foot separation between buildings, except for buildings B and C and E and F. There is 8 to 10 ft. between the proposed apartment building and the existing and proposed retail building, and as such the Second Amendment to the PUD agreement is proposed to be modified to allow for the buildings as illustrated.

5. **Parking**. (Section 138-11.100-308). Refer to the table below as it relates to the parking requirements for this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces 5 spaces per 1,000 sq. ft. for the first 50,000 sq. ft. + 4.5 spaces per 1,000 sq. ft. in excess of the 50,000 sq. ft. = (67,352 existing + 5,330 proposed) = 352 spaces + 1.5 spaces per dwelling unit (6 existing + up to 60 proposed) = 99 spaces = 451 spaces total	480 spaces (existing) 17 spaces (proposed garages) 497 spaces total	In compliance
Min. Barrier Free Spaces 5 + 2% BF spaces, 11 ft. in width w/ 5 ft. aisle, for 401-500 parking spaces = 15 BF spaces	21 BF spaces 8 ft. in width w/ 8 ft. aisle	In compliance

6. **Architectural Design** (Architectural Design Standards). The PUD agreement states that all phases of the project shall be architecturally harmonious, consistent and compatible with the architectural renderings on the Final PUD Plan and the exterior building materials identified in Exhibit D. The proposed building elevations for the proposed buildings have been submitted consisting of a predominately brick building with block accents, metal panels, EIFS trim, and metal roof that is consistent with the approved PUD agreement and meets the intent of the Architectural Design Standards.
7. **PUD Agreement**. The proposed second amendment to the PUD Agreement has been reviewed and approved by city staff and attorney.



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

From: Jason Boughton *JRB*
To: Sara Roediger, Manager of Planning
Date: June 17, 2015
Re: City Apartments, City File #98-047.3, Section #11
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on June 12, 2015 for the above referenced project. Engineering Services recommends site plan approval since the following comments from Site Plan Review #2 have now been addressed.

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

JRB/jf

c: Allan E. Schneck, P.E.; DPS Director
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS

Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File

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FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: June 23, 2015
Re: City Apartments

SITE PLAN REVIEW

FILE NO: 98-047.3

REVIEW NO: 3

APPROVED _____

DISAPPROVED X

1. Provide the width of drive at north and west sides of building on sheet S100.
 - Drive aisle widths have been provided for the south and east drives, but not for the north and west drives.
 - It is understood the drive width has previously been determined for the existing north drive between Tienken Rd. and the Sherwin Williams Building. This is an existing condition that is not required to be modified to meet the current fire prevention code's requirements. However, the west drive is required to meet today's standards. Therefore, where the fire hydrants are present along the west drive, fronting the building, the fire apparatus access road is required to be a minimum 26 feet in width where fire hydrants are present. See Section D103.1 of the International Fire Code, 2006 edition for requirements or clarification.

2. Provide the entire note on sheet S100 under heading "Fire Department Notes": "A Knox key system shall be installed, in a location approved by the Fire Code Official. Ordering information is available from the Knox Company at knoxbox.com."

IFC 2006 Sec. 506

3. The FDC location is approved as shown on sheet S100. The striping in front of the garages is not necessary and is not a fire code requirement since they are not designated as loading zones. Therefore, this striping can be eliminated if chosen to do so.

4. The Fire Department recommends providing a designated loading/unloading area for this development. The current site design does not provide for this and it is of our opinion that the adjacent fire apparatus access roads will be congested with delivery vehicles and others of that sort. If this is not addressed, then it is our opinion vehicles will be stopped or standing in posted fire lanes, creating not only a safety issue to the occupants of the development, but also a difficult scenario for Fire Department staff to attempt to maintain unauthorized stopping, standing or parking in post fire lanes.

Lt. William A. Cooke
Fire Inspector



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger
From: Gerald Lee
Date: April 29, 2015
Re: City Apartments, Review #1
File #98-047.3

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

No comments at this time.

GL/cf

cc: Sandi DiSipio, Planning Assistant



**NOTICE OF CANCELLATION OF PUBLIC HEARING
ROCHESTER HILLS PLANNING COMMISSION**

Notice is hereby given that the June 16, 2015 Public Hearing regarding the request to recommend approval of the Second Amendment and Revised Planned Unit Development (PUD) Agreement for the property located at the southeast corner of Rochester and Tienken Roads, parcel No. 15-11-103-009, known as City Walk, has been cancelled and rescheduled for June 30, 2015 at 7:00 p.m. at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.

Information regarding this proposed PUD amendment may be obtained from the Planning and Economic Development Department during regular business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this matter will be received by the Planning and Economic Development Department prior to the Public Hearing or by the Planning Commission at the Public Hearing.

William F. Boswell, Chairperson
Rochester Hills Planning Commission



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

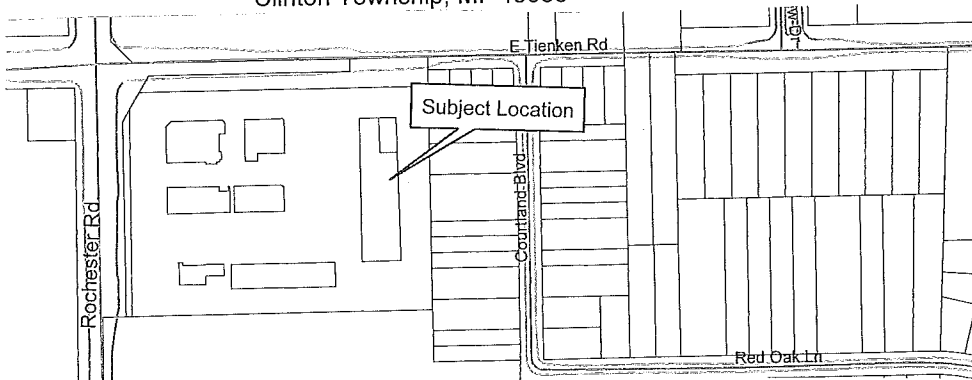
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: **Conditional Land Use Recommendation.** In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.203, 138-2.301 and 138-4.300 of the Code of Ordinances of the City of Rochester Hills, a Public Hearing for a Conditional Land Use Recommendation is required with the review of an application for the height of an apartment building located at the southeast corner of Rochester and Tienken, zoned B-2, General Business with a Planned Unit Development Overlay, Parcel No. 15-11-103-009, known as City Walk (City File No. 98-047.3).

LOCATION: Southeast Corner of Rochester and Tienken Roads

APPLICANT: City Walk, LLC
37020 Garfield, Suite T-1
Clinton Township, MI 48036



DATE OF PUBLIC HEARING: Tuesday, June 30, 2015 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

William F. Boswell, 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.