



## Legislation Details (With Text)

**File #:** 2023-0010      **Version:** 1

**Type:** Project                      **Status:** Passed

**File created:** 1/6/2023              **In control:** Planning Commission

**On agenda:**                              **Final action:** 1/17/2023

**Title:** Request for Site Plan Approval - File No. JPUD2022-0001 - for the proposed athletic field improvements at Rochester University, 800 W. Avon Rd., located on the north side of Avon between Livernois and Rochester Rd., zoned SP Special Purpose with a PUD Overlay, Parcel 15-15-451-008, Rick Lipski, French Associates, Inc., Applicant

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report 011723.pdf, 2. Applicant's letter.pdf, 3. Reviewed site plan Pt. 1.pdf, 4. Reviewed site plan Pt. 2 & ASTI report.pdf, 5. Landscape plans.pdf, 6. Floor plans and elevations.pdf, 7. Athletic equipment plans.pdf, 8. Reviewed color renderings.pdf, 9. Reviewed Lighting plans.pdf, 10. EIS.pdf, 11. Application.pdf

Date	Ver.	Action By	Action	Result
1/17/2023	1	Planning Commission	Approved	Pass

Request for Site Plan Approval - File No. JPUD2022-0001 - for the proposed athletic field improvements at Rochester University, 800 W. Avon Rd., located on the north side of Avon between Livernois and Rochester Rd., zoned SP Special Purpose with a PUD Overlay, Parcel 15-15-451-008, Rick Lipski, French Associates, Inc., Applicant

**Resolved**, in the matter of File No. JPUD2022-0001 (Rochester University) the Planning Commission approves the Site Plan (PSP2022-0013), based on plans received by the Planning Department on December 6, 2022 with the following findings and subject to the following conditions:

**Findings**

- A. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, with the exception of the modifications requested, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
- B. That the proposed multipurpose athletic field has been found to be generally consistent with the overall Rochester University PUD and the proposed improvements serve as an enhancement to the existing athletic field in the same location.
- C. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
- D. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
- E. The applicant has demonstrated that a modification to allow for the lighting plan as proposed, exceeding the permitted maximum footcandles and mounting height for the athletic field lighting, is appropriate based on the fact that the lighting fixtures being proposed to be utilized are of such a design light will be directed downward, rather than outward and that the photometric plan provided indicates that essentially no light will be emitted from the athletic field beyond 180 feet which is significantly less than the nearest residential properties outside of the campus.

**Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff, including the appropriate final legal description being provided and accepted by the City.
2. Provide a landscape bond in the amount of \$265,558, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. If, in the determination of City staff, the intensity of the lighting changes or increases, in terms of intensity, glare, or other aspects that may cause adverse off-site impact, City staff may require and order the site plan approval to be remanded to the Planning Commission as necessary for re-examination of the site plan approval and lighting modifications for possible revocation, modification or supplementation.
4. The applicant must work with city staff to review deciduous tree planting locations.