

1. Agenda

Documents: [FEBRUARY 9, 2016 PLANNING COMMISSION MEETING AGENDA.PDF](#)

1.I. Item B

Documents: [DRAFT PLANNING COMMISSION MINUTES FOR JANUARY 12, 2016.PDF](#)

1.II. Item D1

Documents: [CONDITIONAL REZONING AND SITE PLAN 16-02-01 - 3506 ROCHESTER.PDF](#)

1.III. Item E1

Documents: [ADMINISTRATIVE SITE PLAN APPROVALS FROM OCTOBER 1, 2015 TO DECEMBER 31, 2015.PDF](#)

1.IV. Item E2

Documents: [ELECTION OF OFFICERS.PDF](#)

**PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN**
www.ci.royal-oak.mi.us

**Tuesday, February 9, 2016
7:30 P.M.
Room 315**

AGENDA

- A. Call to Order**
- B. Approval of Minutes for January 12, 2016**
- C. Public Comment on Non-Agenda Items**
- D. New Business**
 - 1. Public Hearing – Conditional Rezoning from One Family Residential and Neighborhood Business to Mixed Use 2 and associated Site Plan (SP 16-02-01) to redevelop site of former religious institution and off-street parking lot into 29 townhouse multiple-family dwelling units at 3506 Rochester Rd. (parcel nos. 25-03-378-001 & 25-03-377-030)**
J&G Partners Real Estate, LLC, Petitioner
First United Methodist Church of Royal Oak, Owner
Roger J. Berent Architects, Architect
- E. Other Business**
 - 1. Administrative Site Plan Approvals**
 - 2. Election of Officers**

ROYAL OAK PLANNING COMMISSION
CITY OF ROYAL OAK, MICHIGAN

Tuesday, January 12, 2016
7:30p.m.

AGENDA

A. Call to Order

B. Approval of Minutes for December 8, 2015

C. Public Comment on Non-Agenda Items

D. New Business

1. **Public Hearing – RZ 16-01-01 – Rezoning** from **Mixed Use 2** to **General Business** of **1719 W. Fourteen Mile Rd.** (parcel no. 25-05-229-001) and **4727 Crooks Rd.** (parcel no. 25-05-229-002)
Speedway, LLC, Petitioner & Owner
Royal Oak Equity Partners, Owner
CESO, Inc., Engineer

E. Other Business

1. **SV 16-01-01 – Sign Variance** request to re-use nonconforming monument sign for institutional use (Woodside Bible Church) at **2915 Normandy Rd.** (parcel no. 25-05-305-064) with variance to waive 6 ft. of minimum required 10-ft. monument sign setback.
Woodside Bible Church, Petitioner & Owner
Sign-A-Rama, Contractor
2. **Review of Conceptual Site Plan** to construct 6 multiple-family dwelling units at **326 Oakland Ave.** (parcel no. 25-15-460-031)
Jeff Dawkins Architect, LLC, Petitioner & Architect
R. Coburn, Owner of Record
3. **Village of Beverly Hills Master Plan Amendment**
4. **2015 Annual Report**
5. **Rescheduling of March 8, 2016 Regular Meeting**

Present

Rebecca Black
Robert Bruner
Jeffrey Chase
Sharlan Douglas, City Commissioner
Jim Ellison, Mayor
Clyde Esbri, Chairperson
Dan Godek
Anne Vaara, Vice-Chairperson

Absent

Gary Quesada

Staff

Tim Thwing, Director of Community Development

A. Call to Order

Chairperson Esbri called the Planning Commission regular meeting of January 12, 2016 to order at 7:30 p.m.

B. Approval of Minutes

1. Regular Meeting of December 8, 2015

Moved by Mr. Chase
Supported by Ms. Vaara

To approve the minutes of the December 8, 2015 Planning Commission regular meeting as **corrected**.

Motion adopted unanimously.

C. Public Comment on Non-Agenda Items

Chairperson Esbri invited members of the audience to comment on any issues that were not part of the meeting's agenda. As no members of the audience came forward Chairperson Esbri closed the public comment portion of the agenda.

D. New Business

- 1. Public Hearing – RZ 16-01-01 – Rezoning from Mixed Use 2 to General Business of 1719 W. Fourteen Mile Rd.** (parcel no. 25-05-229-001) and **4727 Crooks Rd.** (parcel no. 25-05-229-002)
Speedway, LLC, Petitioner & Owner
Royal Oak Equity Partners, Owner
CESO, Inc., Engineer

Moved by Mr. Bruner
Supported by Mayor Ellison

Be It Resolved, that the request to rezone **1719 West Fourteen Mile Road** (parcel no. 25-05-229-001) and **4727 Crooks Road** (parcel no. 25-05-229-002) from **Mixed Use 2** to **General Business** is hereby referred to the City Commission with a **recommendation for denial**, based upon the following:

- A. The General Business zone is not consistent with the goals, policies, and future land use map of the Master Plan.
- B. The site's physical features are not compatible with the host of principal permitted and special land uses in the General Business zone.
- C. There is no evidence documenting that the petitioner cannot receive a reasonable return on investment through developing the property with one or more of the principal permitted and special land uses under the current Mixed Use 2 zoning.

- D. The potential uses allowed in the General Business zone are not compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- E. The street system is not capable of safely and efficiently accommodating expected traffic volumes generated by potential uses in the requested General Business zone.

Motion adopted 6 to 2

Yes: Ms. Black, Mr. Bruner, Mr. Chase, Mayor Ellison, Mr. Godek, Ms. Vaara
No: Commissioner Douglas, Mr. Esbri

E. Other Business

1. **SV 16-01-01 – Sign Variance** request to re-use nonconforming monument sign for institutional use (Woodside Bible Church) at **2915 Normandy Rd.** (parcel no. 25-05-305-064) with variance to waive 6 ft. of minimum required 10-ft. monument sign setback.

Woodside Bible Church, Petitioner & Owner
Sign-A-Rama, Contractor

Moved by Mayor Ellison
Supported by Mr. Godek

To grant SV 16-01-01, a sign variance request to re-use a monument sign for an institutional use (Woodside Bible Church) at **2915 Normandy Road** (parcel no. 25-05-305-064) with a variance to waive 6 feet of minimum required 10-foot monument sign setback.

Motion adopted unanimously.

2. **Review of Conceptual Site Plan** to construct 6 multiple-family dwelling units at **326 Oakland Ave.** (parcel no. 25-15-460-031)

Jeff Dawkins Architect, LLC, Petitioner & Architect
R. Coburn, Owner of Record

A conceptual site plan to construct six multiple-family dwelling units at 326 Oakland Avenue was presented for informal review. No major objections to the conceptual site plan were offered by the Planning Commission. No further action was taken.

3. **Village of Beverly Hills Master Plan Amendment**

Notices from the Village of Beverly Hills and Oakland County regarding proposed amendments to the village's Master Plan were presented as required by state law. No further action was taken.

4. **2015 Annual Report**

The Planning Commission was presented its annual report for 2015. No further action was taken.

5. **Rescheduling of March 8, 2016 Regular Meeting**

Moved by Mr. Godek
Supported by Ms. Vaara

To reschedule the March 8, 2016 Planning Commission regular meeting to March 15, 2016.

Motion adopted unanimously.

F. Adjournment

Moved by Mr. Chase
Supported by Ms. Vaara

To **adjourn** the Planning Commission regular meeting of January 12, 2016 at 8:20 p.m.

Motion adopted unanimously.

Clyde Esbri
Chairperson, Planning Commission

Timothy E. Thwing
Director of Community Development

DRAFT

MEMORANDUM

Community Development Department
 City of Royal Oak, Michigan

Meeting Date: February 9, 2016
 211 Williams St. / P.O. Box 64
 Royal Oak, MI 48068-0064
 Phone: (248) 246-3280
 Fax: (248) 246-3005
 www.romi.gov

DATE: January 25, 2016
 TO: Planning Commission
 FROM: Planning Division

SUBJECT: Conditional Rezoning from One Family Residential and Neighborhood Business to Mixed Use 2 and associated Site Plan (SP 16-02-01) to redevelop site of former religious institution and off-street parking lot into 29 townhouse multiple-family dwelling units at 3506 Rochester Rd. (parcel nos. 25-03-377-030 & 25-03-378-001)
 J&G Partners Real Estate, LLC, Petitioner
 First United Methodist Church of Royal Oak, Owner
 Roger J. Berent Architects, Architect

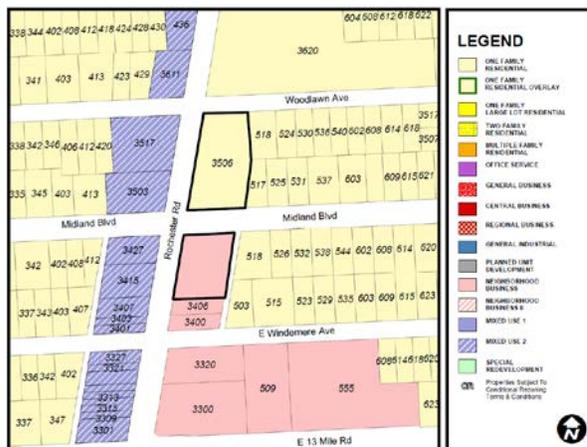
1. Location & Existing Conditions

The properties are located on the east side of Rochester Road at the intersection of Midland Boulevard. The parcel at the southeast corner is a parking lot with 190.80 feet of frontage and 28,620 square feet of lot area, with an 18-foot alley along the east rear lot line. The parcel at the northeast corner is occupied by a church and has 281.60 feet of frontage and 43,440 square feet of lot area. Surrounding uses include detached single-family dwellings to the east and a mixture of commercial, multiple-family, and institutional uses to the north, south, and west.

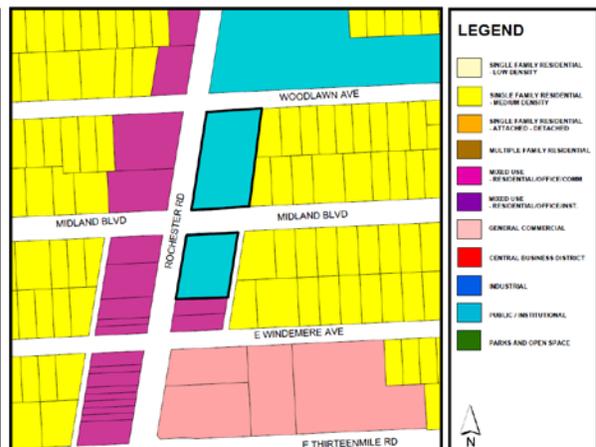


2. Zoning & Future Land Use

The parking lot south of Midland Boulevard is zoned "Neighborhood Business" while the lot to the north with a church is zoned "One Family Residential" (left). The planned use for both on the Future Land Use Map of the city's Master Plan is "Public / Institutional" (right).



Zoning Map



Future Land Use Map

3. Road Classification

The Master Plan's Functional Road Classification System identifies Rochester Road as a "principal arterial." Streets designated as arterials are at the top of the classification hierarchy and their primary function is to carry vehicles long distances and provide through-travel movements. Midland Boulevard and Woodlawn Avenue are designated as "local streets." This designation is at the bottom of the classification hierarchy and such streets are meant to provide access to individual properties and carry low volumes of traffic.

4. Prior Actions

SP 15-07-16 – July 14, 2015: The Planning Commission recommended conditionally rezoning both parcels from One Family Residential and Neighborhood Business to Mixed Use 2 by the City Commission and approving an associated site plan to redevelop the site into 23 townhouse multiple-family dwelling units within five buildings. The City Commission approved the conditional rezoning and site plan on first and second readings. The petitioner abandoned the project prior to executing the conditional zoning agreement.

5. Conditional Rezoning

A new petitioner is now proposing to again change the zoning of these parcels from One Family Residential and Neighborhood Business to Mixed Use 2 as a conditional rezoning under Section 405 of the Michigan Zoning Enabling Act (Act 110 of 2006). A new site plan is also proposed as part of the conditional rezoning to construct 29 townhouse multiple-family dwelling units, six more than proposed in 2015.

Under Section 405 of the Zoning Enabling Act, a petitioner may voluntarily offer in writing and the city may approve certain uses and development of property as a condition to rezoning land. Such conditions must be offered voluntarily by a petitioner; the city may not require a petitioner to offer conditions as a prerequisite for rezoning property. The conditions proposed by a petitioner as part of a conditional rezoning are supposed to result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

As part of a conditional rezoning request, the petitioner needs to specify what conditions they offer, what recognizable and material benefits these conditions will achieve that cannot be realized under the site's existing zoning, and how these benefits justify the rezoning and outweigh having certain aspects of their proposed site plan not meet required Zoning Ordinance standards.

In approving conditions to a rezoning, the city may establish a time period during which the conditions apply. If the conditions are not satisfied within the time specified then the land reverts to its former zoning classification. During the approved time period the city can neither add to nor alter the conditions. The time period can be extended by mutual agreement between the city and petitioner.

As part of a conditional rezoning the city may waive required standards of the Zoning Ordinance if it is felt the conditions proposed by the petitioner and the benefits that would result from them outweigh the need to meet such standards. Conversely, compliance with some or all Zoning Ordinance standards may be required by the city.

6. Proposed Use & Site Plan

- A. Proposed Use. The petitioner proposes to demolish the existing church and construct 18 townhouse-style multiple-family dwelling units within six buildings on the parcel between Midland Boulevard and Woodlawn Avenue. (The project approved in 2015 had three buildings with 14 units on this parcel.) Two buildings facing Rochester Road to the west (buildings 1 and 2) would each contain five units. Four other buildings that face north and south are proposed along the east rear lot line (buildings 3 through 6) and each of these buildings would contain two units.

This parcel is zoned One Family Residential and only one detached single-family dwelling unit is allowed per lot within that zoning district according to § 770-34 (B)(1) of the Zoning Ordinance.



The petitioner also proposes to construct three buildings with a total of 11 dwelling units on the parcel at the southeast corner of Midland Boulevard. (Two buildings with nine units were approved in 2015 for this parcel.) Two buildings would face Rochester Road to the west (buildings 7 and 8) and each would contain three units. Five more units would be contained in a third building facing east towards the alley (building 9).

This parcel is zoned Neighborhood Business and only dwelling units above a ground floor of a permitted use other than parking are allowed under § 770-39 (C)(5). Dwelling units by themselves, whether single-family, two-family, or multiple-family, are not allowed within the Neighborhood Business zoning district.

- B. Lot Area & Number of Units. Density for multiple-family dwelling units in the Mixed Use 2 zoning district is determined by lot size according to the same standards applied within the Multiple Family Residential zoning district under § 770-37 (D)(3)(a). The first two units require 9,000 square feet of lot area while each additional unit requires 3,000 more square feet. Together both parcels have 70,060 square feet of total lot area which could permit up to 23 dwelling units if zoned Mixed Use 2.

Twenty-nine units as proposed by the petitioner would require 90,000 square feet of lot area. A waiver from the Planning Commission will therefore be necessary as part of the conditional rezoning to allow 29 dwelling units.

The proposed townhouse-style units would be defined as multiple-family dwellings under the Zoning Ordinance. They could also be defined as single-family attached dwellings since none of the buildings have more than eight dwelling units and all units have their own individual exterior entrance.

The proposed dwelling units each have three bedrooms and either 1,540 or 1,670 square feet of floor area excluding the attached garages. Under § 770-23 (C), three-bedroom dwelling units must have a minimum floor area of 750 square feet.

- C. Setbacks & Building Height. A minimum setback of 10 feet from all lot lines is required for multiple-family buildings in the Mixed Use 2 zoning district under § 770-46 (D)(3)(b). Buildings 1, 2, 7, and 8 would have a 10-foot setback from Rochester Road. Buildings 1, 2, 3, 6, 7, and 9 would have 25-foot setbacks from either Midland Boulevard or Woodlawn Avenue. Buildings 3 through 6 would have 25-foot setbacks from their east rear lot line while building 9 would have a 25-foot setback from the alley.

A maximum building height of 30 feet is permitted under § 770-46 (D)(2) in the Mixed Use 2 zoning district. The façade elevations specify a height of 30 feet to the midpoint of each building's roof peak.

- D. Off-Street Parking. Two off-street parking spaces are required for each dwelling unit according to § 770-107. Each unit would have a two-car attached garage at ground level. There would also be 20 surface parking spaces, seven on the parking lot parcel and 13 on the church parcel.
- E. Vehicular & Pedestrian Access. Access to buildings 1 through 6 on the church parcel would be provided by two 20-foot driveways, one each to Woodlawn Avenue and Midland Boulevard. Buildings 7 through 9 on the parking lot parcel would be accessed by a 20-foot driveway to Midland Boulevard. Neither parcel would have a driveway to Rochester Road.

The first-floor front entrance of each unit would be connected with a walkway to the public sidewalks of adjacent streets.

- H. Emergency Access. The parking lot parcel has a 19-foot 6-inch wide driveway to the public alley for emergency access only, the design of which was resolved during the previous application.

The second-level balconies above the garage doors may present an issue for emergency vehicles. The façade elevations indicate the bottoms of the balconies are less than 9 feet above the pavement. According to the Fire Marshall a minimum height of 13 feet 6 inches is required where the balconies project above maneuvering aisles and garage entrances. The balconies will need to be modified accordingly to comply with the required standards of the Fire Code.

- G. Landscaping & Screening. Screening is required along the east rear lot lines of each parcel in accordance with § 770-90 (D) due to the adjacent One Family Residential zoning of properties to the east. A landscaped buffer with a combination of evergreens, deciduous trees, earthen berms, or masonry walls may be required under this subparagraph at the discretion of the Planning Commission.

Staff recommended a landscaped greenbelt on top of a 3-foot high berm along the east rear lot lines of each parcel in 2015. Suggested plantings were a mixture of 6-foot evergreens and 2.5-inch caliper deciduous trees planted at 20 feet of center in a staggered pattern. The site plan notes that such a greenbelt is to be provided along the east rear lot lines of both parcels as previously recommended, but no specific landscaping plan is provided with sizes, species, planting details, etc.

Additionally, there are several mature deciduous trees that appear to be within the public alley adjacent to the parking lot parcel that provide excellent screening for the single-family neighborhood to the east. The trees are placed underneath an existing overhead electrical line. The petitioner should identify on a revised site plan or landscaping plan whether these trees are within the alley or on private property. As many of these trees as possible should be kept if they are located on the petitioner's property.

The site plan also notes that a front yard greenbelt with one tree for every 30 linear feet of frontage would be provided along Rochester Road, Midland Boulevard, and Woodlawn Avenue. Again, no specific landscaping plan is provided with the size or species of the trees proposed for the front yard greenbelts.

- H. Signage. The site is not located within a designated sign area. However, any multiple-family development in the city with four or more units facing a major street is allowed one wall sign of up to 20 square feet under § 607-14 (J)(1) of the Sign Ordinance. This would allow any one of the buildings facing Rochester Road (1, 2, 7, or 8) to have a 20-square foot wall sign.
- I. Deviations from Required Standards. A waiver from the minimum required lot area of 90,000 square feet for 29 dwelling units would be required as part of this conditional rezoning request. The site plan would otherwise comply with required Zoning Ordinance standards, provided the Planning Commission approves or modifies the landscaping and screening proposed by the petitioner according to § 770-90 (M). If the minimum lot area waiver is not authorized the petitioner would be limited to 23 dwelling units.

7. Results of Approval

Following a public hearing, the Planning Commission may recommend that the City Commission either approve or deny a conditional rezoning request including any conditions voluntarily offered by the petitioner. The Planning Commission may also request additional information from the petitioner and postpone making recommendation. A recommendation for approval or denial is forwarded to the City Commission with two readings required in order to change the zoning of any property.

8. Recommendations

In reviewing an application for an amendment to the Zoning Map, the Planning Commission must consider the following criteria as contained in § 770-129 of the Zoning Ordinance, among other factors they may deem appropriate, in making their findings, recommendation, and decision:

- A. *The requested zone should be consistent with the goals, policies and future land use map of the Master Plan, including any location-specific or corridor studies. If conditions have changed since the Master Plan was adopted, as determined by the Planning Commission or City Commission, the consistency with recent development trends in the site's area shall be considered.*

- B. *The site's physical, geological, hydrological and other environmental features should be compatible with the host of principal permitted and special land uses in the proposed zone.*
- C. *Evidence should document the applicant cannot receive a reasonable return on investment through developing the property with one or more of the principal permitted and special land uses under the current zoning.*
- D. *The potential uses allowed in the proposed zone should be compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic volumes, aesthetics, infrastructure, and potential influence on property values.*
- E. *The street system should be capable of safely and efficiently accommodating expected traffic volumes generated by potential uses in the requested zone.*
- F. *The capacity of public utilities and services should be sufficient to accommodate the potential uses in the requested zone without compromising the City's health, safety and welfare.*
- G. *There should be an apparent demand in the City for the types of potential uses in the requested zone in relation to the amount of land in the City currently zoned and available to accommodate the demand.*
- H. *The requested zone shall not create an isolated and unplanned spot zone.*
- I. *Other criteria as determined by the Planning Commission or City Commission which would protect the public health, safety and welfare, protect public and private investment in the City, promote implementation of the goals, objectives and policies of the Master Plan and any amendments thereto, and enhance the overall quality of life in the City.*

Should the Planning Commission recommend approval of the conditional rezoning and its associated site plan by the City Commission, the Planning Division recommends the following contingencies:

- A. A conditional zoning agreement between the petitioner and the city shall be submitted for review by the City Attorney prior to approval by the City Commission, specifying all conditions voluntarily offered by the petitioner.
- B. Prior to review of the conditional zoning agreement by the City Commission, the petitioner shall submit a revised site plan and landscaping plan for review and approval by the Planning Division containing all required information including the following:
 - (1) An updated survey of existing conditions for both parcels shall be provided, including any overhead utilities within the public alley or other adjacent rights-of-way;
 - (2) Balconies shall have a minimum clearance of 13 feet 6 inches where required by the Fire Marshall;
 - (3) The type of pavement proposed for all off-street parking, driveways, sidewalks, walkways, curbs, gutters, etc., shall be specified on the site plan; and
 - (4) A detailed landscaping plan shall be provided containing all elements required under § 770-90 (C)(1) through (7) of the Zoning Ordinance, and also the location of any deciduous trees with a caliper of six inches or more on either parcel, and whether such trees will remain or be removed.
- C. All work and/or improvements within the public right-of-way shall be in accordance with the specifications and standards of the City Engineer and included on the revised site plan, including, but not limited to, the following:
 - (1) All new or replaced sidewalks, driveway approaches, curbs, gutters, etc.;
 - (2) Replacing asphalt within the Midland Boulevard right-of-way between the sidewalk and curb with lawn; and

- (3) Removing all existing driveways and approaches to Rochester Road, and restoring the curb, sidewalk, and right-of-way.
- D. Any exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and within maximum permitted fixture heights and illumination levels.
- E. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive necessary variances from the Planning Commission.
- F. A performance bond shall be posted in an amount to be determined by the Building Official.
- G. The site plan shall meet all other Code and Ordinance requirements, as determined by the Building Official, Fire Marshall, and City Engineer, **prior** to issuance of **any** building permit. Such requirements include, but are not limited to, the Michigan Building Code, the Fire Prevention Ordinance (Chapter 340), and the Stormwater Detention Ordinance (Chapter 644).

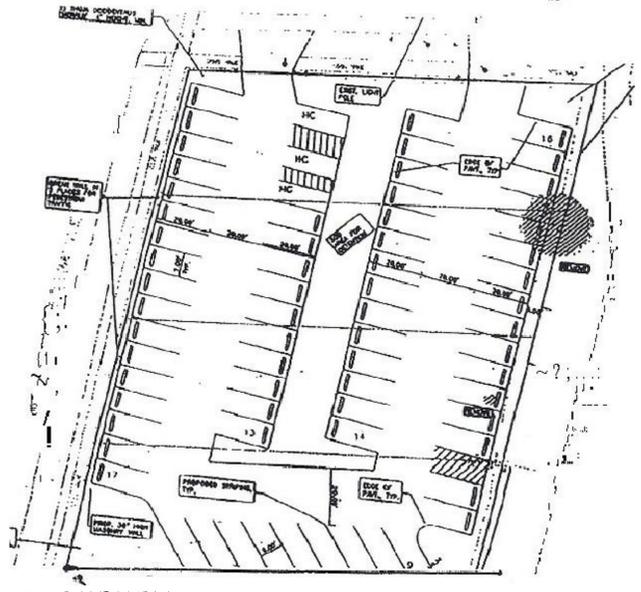
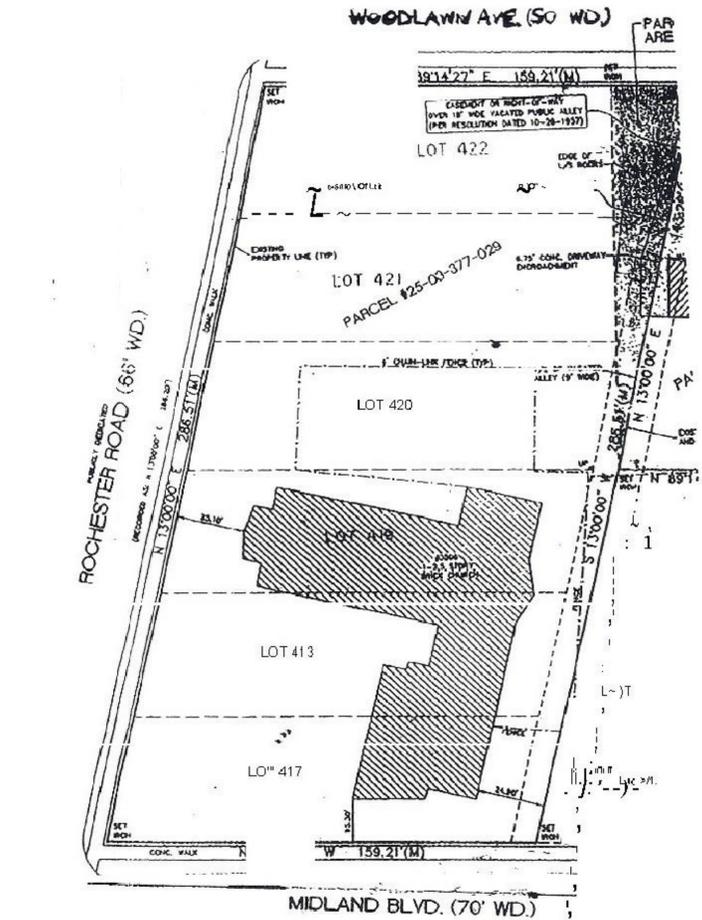
It is recommended that the petitioner or a representative attend the February 9, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission Chambers on the 3rd floor of City Hall.

cc: Gideon Pfeffer, J&G Partners Real Estate, LLC
Roger J. Berent, Roger J. Berent Architects

PROPOSED DEVELOPMENT

3506 ROCHESTER RD.

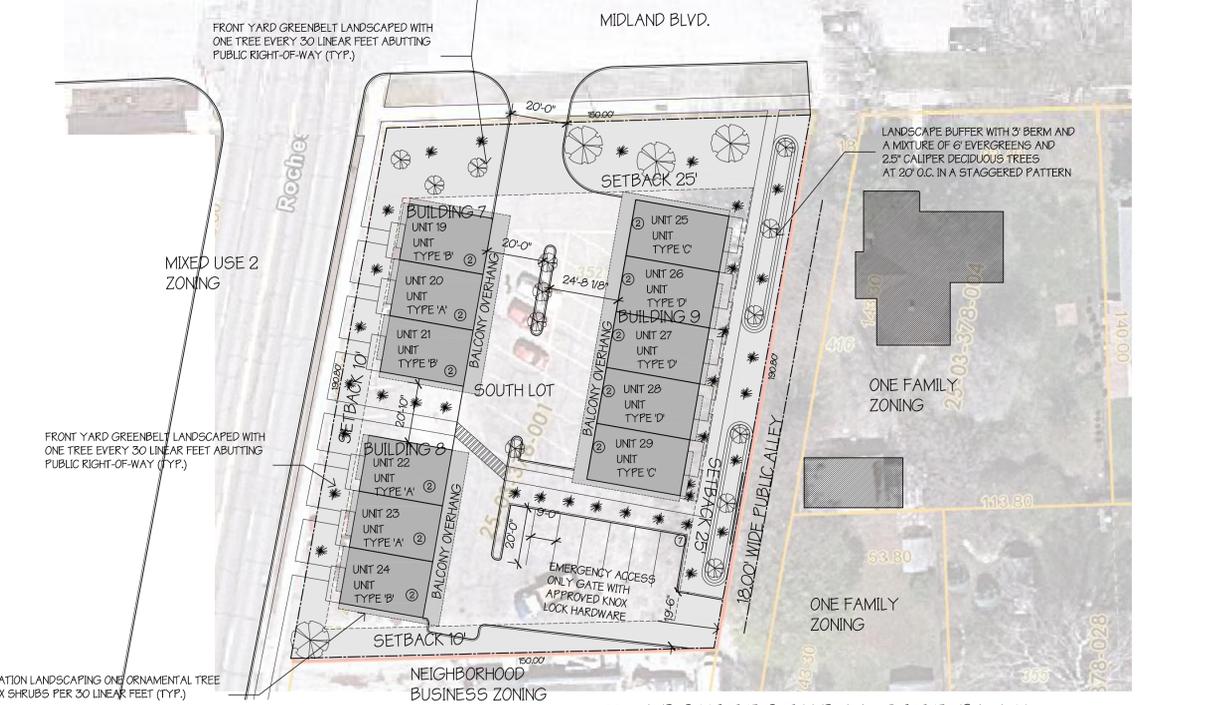
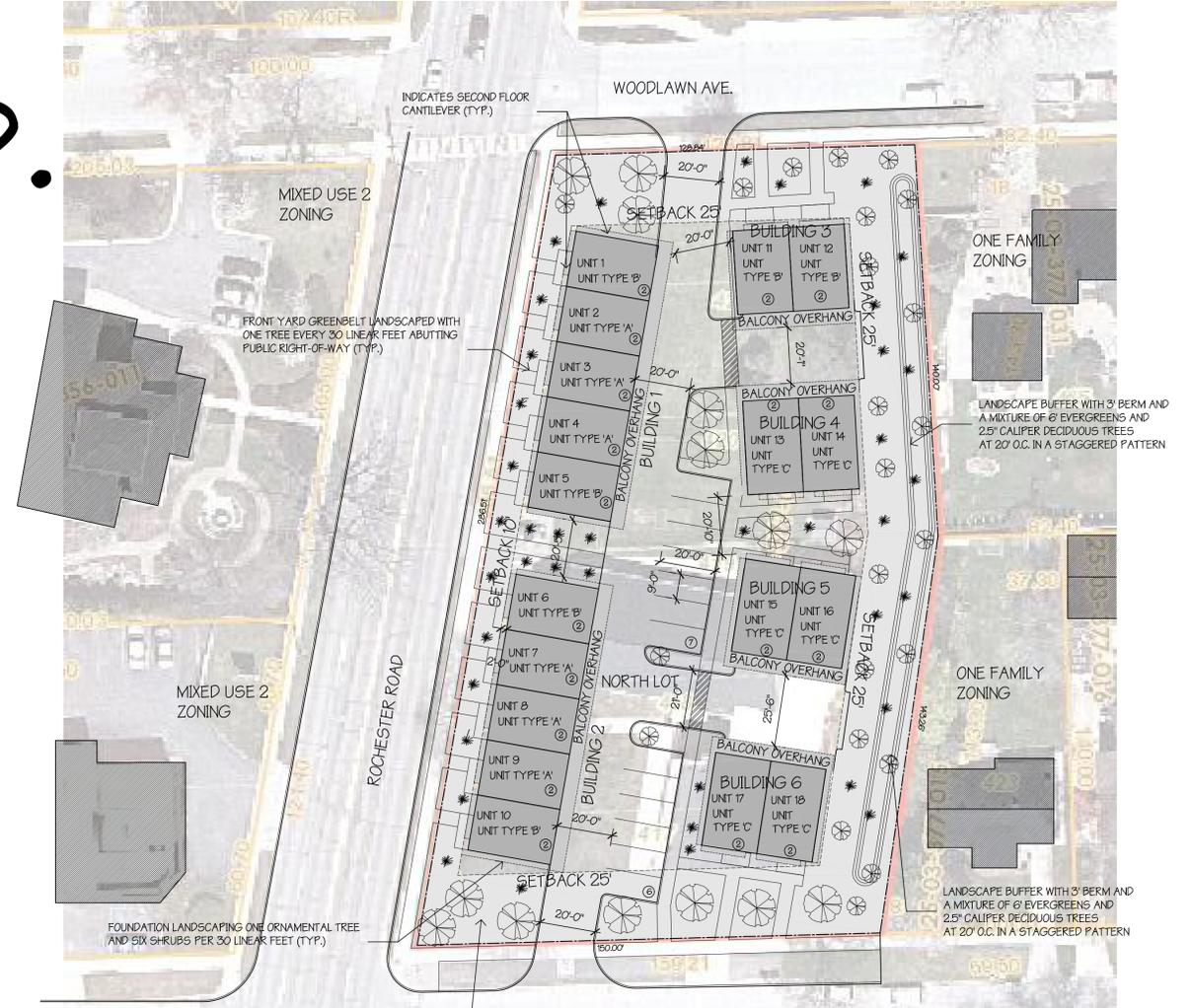
ROYAL OAK 3506 ROCHESTER RD.



2 SURVEY
SCALE: 1" = 100'

CITY OF ROYAL OAK	ROYAL OAK ZONING ORDINANCE CHAPTER 770	
CURRENT ZONING	NORTH SIDE OF MIDLAND = ONE FAMILY SOUTH SIDE OF MIDLAND = NEIGHBORHOOD BUSINESS	
PROPOSED ZONING	MIXED USE 2	
BUILDING CODE SUMMARY	2009 MICHIGAN RESIDENTIAL CODE TOWNHOUSE	
SITE AREA	71,430 S.F. (1.64 ACRES)	
LOT FRONTAGE	50.0' REQUIRED	477' PROVIDED
DENSITY	29 UNITS/1.64 ACRES = 17.6 UNITS PER ACRE	
BUILDING HEIGHT	3 STORY / 30' TO MID PEAK	
UNIT TYPE A	GRADE LEVEL	200 SQFT
GROSS FLOOR AREAS:	SECOND FLOOR	650 SQFT
	THIRD FLOOR	690 SQFT
	TOTAL GROSS FLOOR AREA	1,540 SQFT
UNIT TYPE B	GRADE LEVEL	200 SQFT
GROSS FLOOR AREAS:	SECOND FLOOR	710 SQFT
	THIRD FLOOR	780 SQFT
	TOTAL GROSS FLOOR AREA	1,670 SQFT
UNIT TYPE C	GRADE LEVEL	260 SQFT
GROSS FLOOR AREAS:	SECOND FLOOR	780 SQFT
	THIRD FLOOR	830 SQFT
	TOTAL GROSS FLOOR AREA	1,870 SQFT
UNIT TYPE D	GRADE LEVEL	250 SQFT
GROSS FLOOR AREAS:	SECOND FLOOR	710 SQFT
	THIRD FLOOR	750 SQFT
	TOTAL GROSS FLOOR AREA	1,710 SQFT
		(29) TOTAL UNITS
PARKING DATA:		
	2 SPACES FOR EACH DWELLING UNIT	
	29 UNITS X 2 PARKING SPACES = 58 REQUIRED SPACES	
	PARKING SPACES PROVIDED = 78 STANDARD SPACES	
	TOTAL PARKING = 78 SPACES PROVIDED, 58 REQUIRED	
SETBACKS NORTH LOT:	REQUIRED:	PROVIDED:
FRONT/WEST:	10'	10'
SIDE/SOUTH:	25' ALIGN WITH RESIDENTIAL	25' ALIGN WITH RESIDENTIAL
SIDE/NORTH:	25' ALIGN WITH RESIDENTIAL	25' ALIGN WITH RESIDENTIAL
BACK/EAST:	25'	25'
SETBACKS SOUTH LOT:	REQUIRED:	PROVIDED:
FRONT/WEST:	10'	10'
SIDE/SOUTH:	10'	10'
SIDE/NORTH:	25' ALIGN WITH RESIDENTIAL	25' ALIGN WITH RESIDENTIAL
BACK/EAST:	25' FROM CENTER OF ALLEY	25' FROM CENTER OF ALLEY

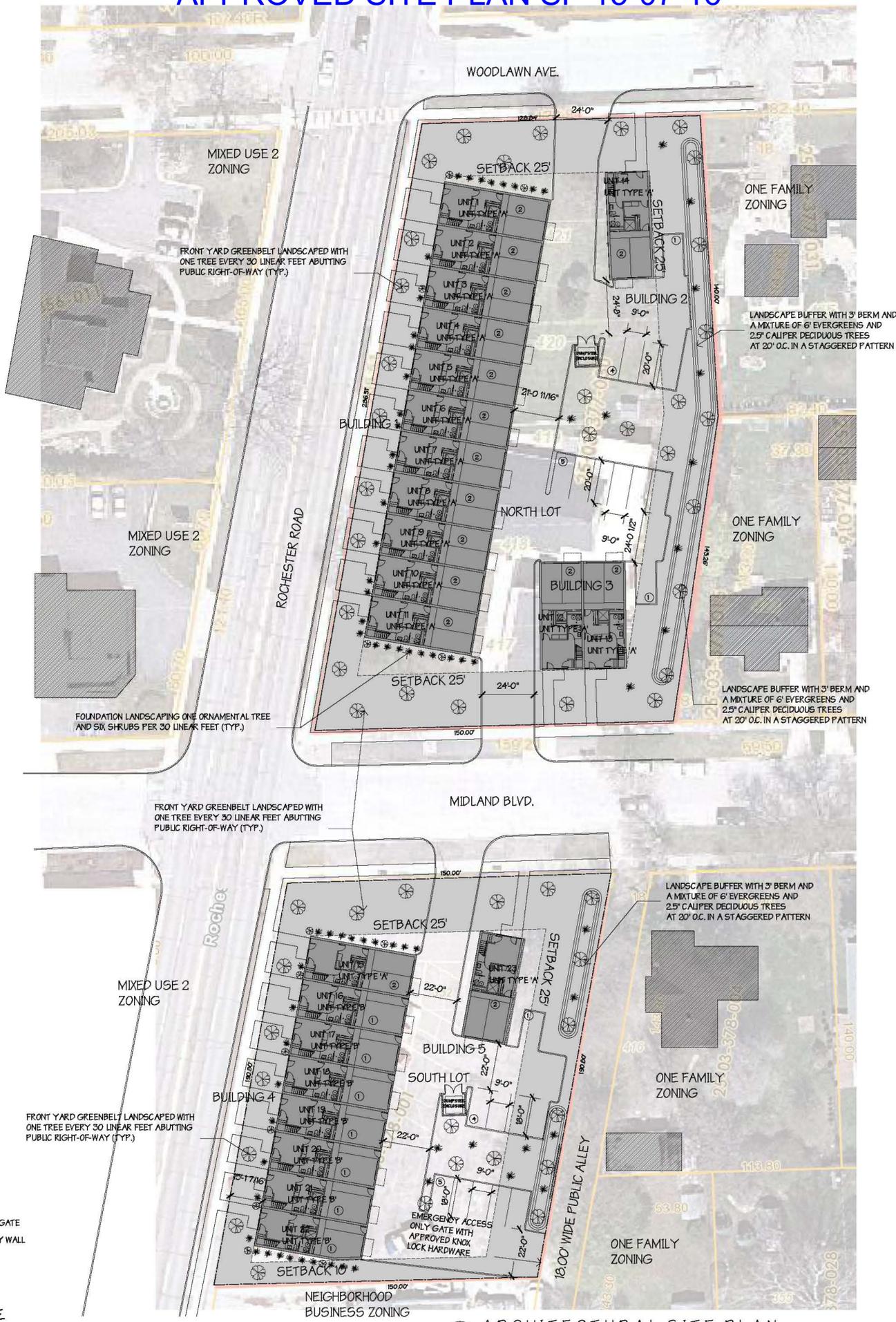
- SITE PLAN NOTES
- A MASTER SIGNAGE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT. ALL SIGNAGE SHALL COMPLY WITH THE SIGN ORDINANCE (CHAPTER 607 SIGNS - ARTICLE II SIGN REGULATIONS) OR RECEIVE NECESSARY VARIANCES FROM THE PLANNING COMMISSION.
 - ALL EXTERIOR LIGHTING SHALL COMPLY WITH 770-96 (B) OF THE ZONING ORDINANCE AND THE OTHER CITY CODES AND ORDINANCES, INCLUDING BEING DIRECTED DOWNWARD AND SHIELDED SO AS NOT TO SHINE ON ADJACENT PROPERTIES OR RIGHTS-OF-WAY, AND ALSO WITHIN MAXIMUM PERMITTED FIXTURE HEIGHTS AND ILLUMINATION LEVELS.
 - ALL WORK AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY ENGINEER.
 - A PERFORMANCE BOND SHALL BE POSTED IN AN AMOUNT TO BE DETERMINED BY THE BUILDING OFFICIAL.
 - THE SITE PLAN SHALL MEET ALL OTHER CODE AND ORDINANCE REQUIREMENTS, AS DETERMINED BY THE BUILDING OFFICIAL AND CITY ENGINEER, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING, BUT NOT LIMITED TO, THE MICHIGAN BUILDING CODE AND THE CITY'S STORMWATER DETENTION ORDINANCE (CHAPTER 644).



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

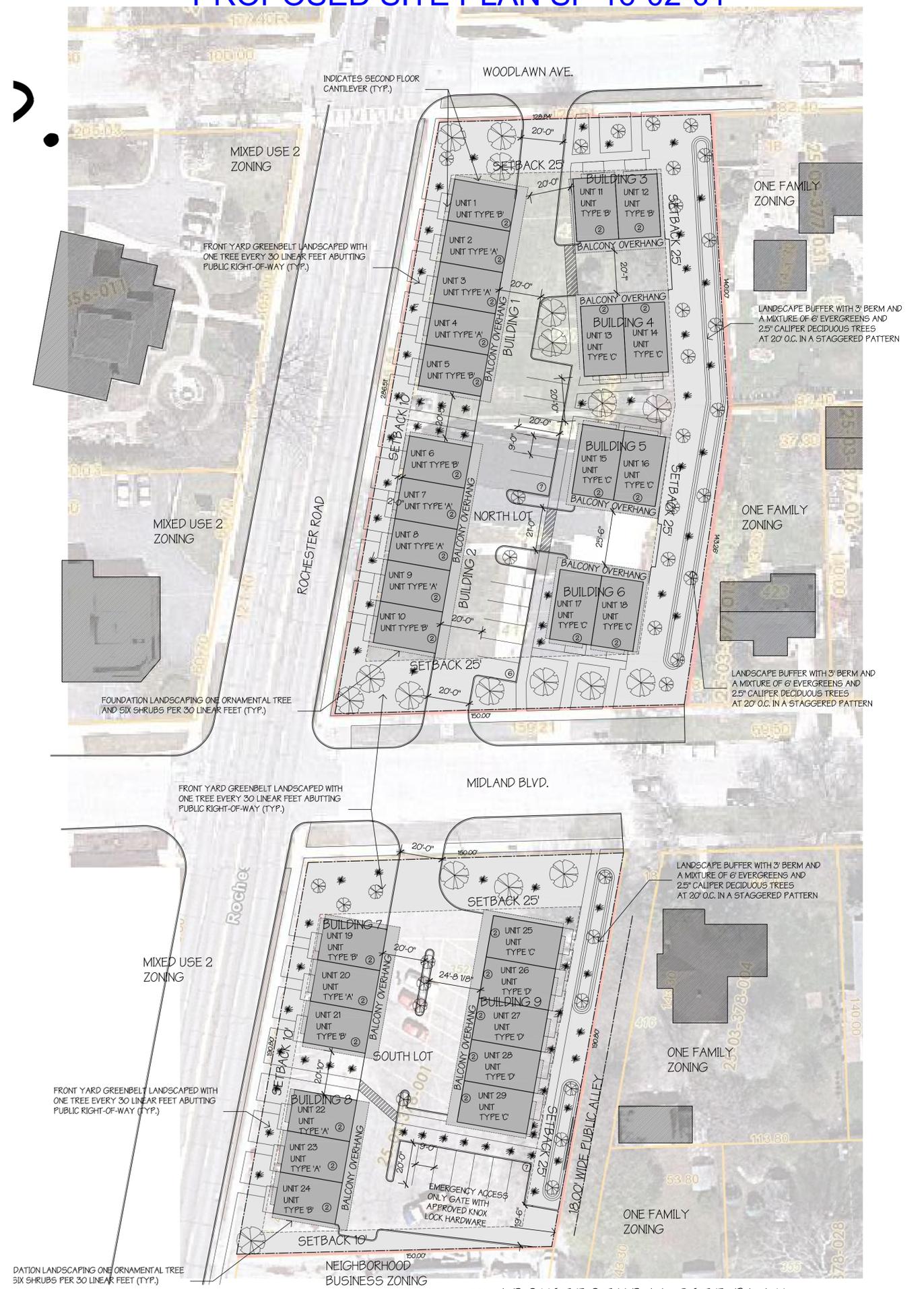
Architect: 6435 Apple Orchard Lane Rochester Hills, MI 48306 ph: 248.805.1024 rogerberent@gmail.com	Owner/Developer: J&G REAL ESTATE PARTNERS, LLC 302 S. MAIN ST. SUITE 200 ROYAL OAK, MI 48067 ph:(248) 243-5700	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue: <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>118.16</td> <td></td> <td>SITE PLAN REVISION</td> </tr> <tr> <td>1227.15</td> <td></td> <td>SITE PLAN SUBMISSION</td> </tr> </tbody> </table>	No.	Date	Description				118.16		SITE PLAN REVISION	1227.15		SITE PLAN SUBMISSION	Project: 3506 ROCHESTER RD. Project Number: 15.15	Date: Scale: Drawing Title: SITE PLAN, SURVEY, DATA	Drawn By: Checked By: Drawing Number: A1.0	
No.	Date	Description																	
118.16		SITE PLAN REVISION																	
1227.15		SITE PLAN SUBMISSION																	

APPROVED SITE PLAN SP 15-07-16



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

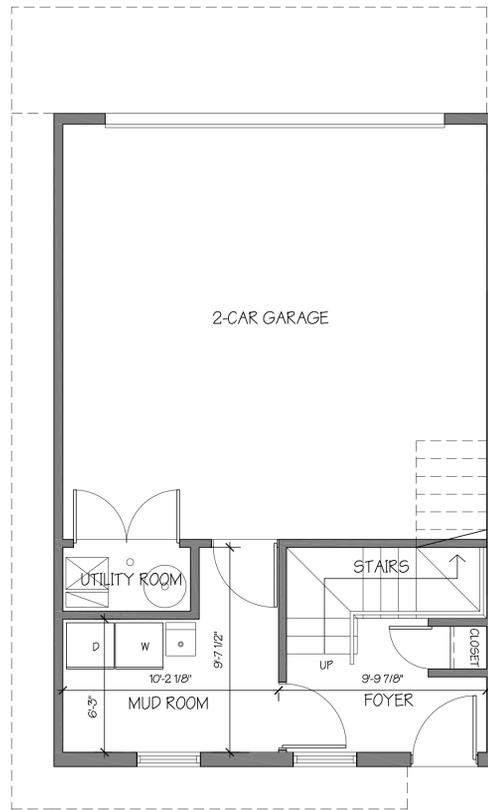
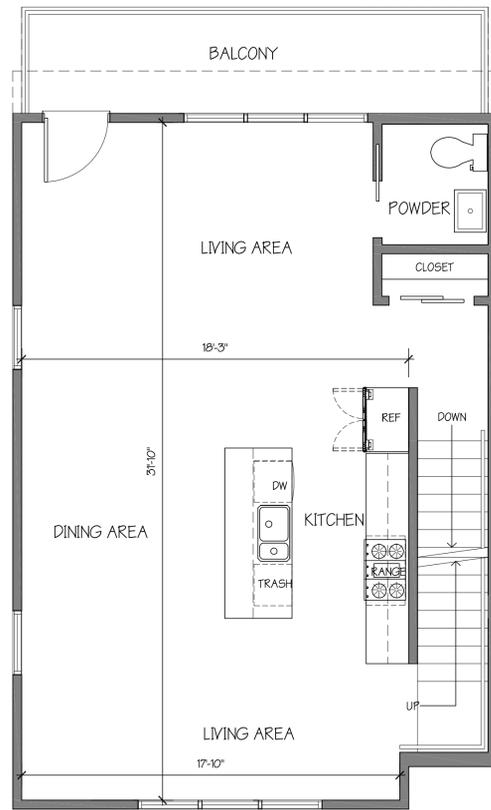
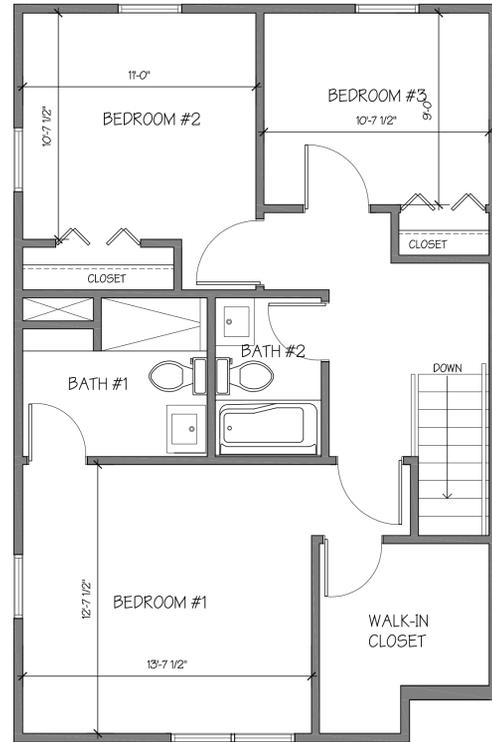
PROPOSED SITE PLAN SP 16-02-01



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

Project:	Date:	Drawn By:	Drawing Number:
MIDLAND ROW			A1.0
Scale:	Checked By:	DRAWING TITLE:	
		SITE PLAN, SURVEY, DATA	
Project Number: 15.08			

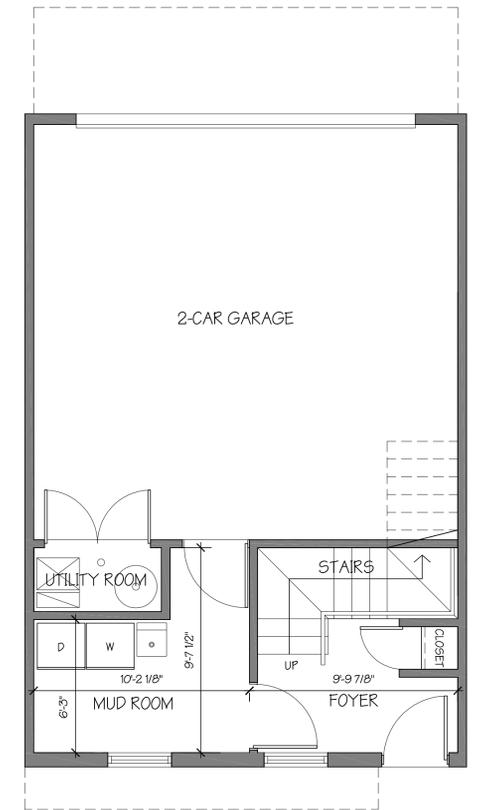
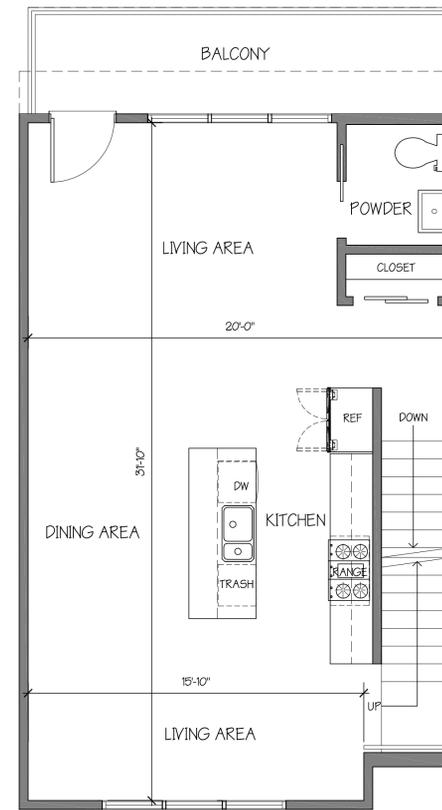
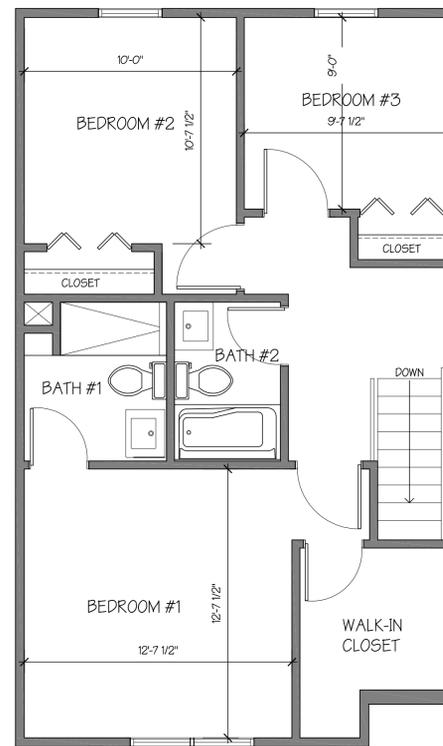
Project:	Date:	Drawn By:	Drawing Number:
3506 ROCHESTER RD.			A1.0
Scale:	Checked By:	DRAWING TITLE:	
		SITE PLAN, SURVEY, DATA	
Project Number: 15.15			



3 THIRD FLOOR PLAN 760 S.F.
UNIT TYPE 'B'
SCALE: 1/4" = 1'-0"

2 SECOND FLOOR PLAN 710 S.F.
UNIT TYPE 'B'
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR PLAN 200 S.F.
UNIT TYPE 'B'
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN 690 S.F.
UNIT TYPE 'A'
SCALE: 1/4" = 1'-0"

2 SECOND FLOOR PLAN 650 S.F.
UNIT TYPE 'A'
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR PLAN 200 S.F.
UNIT TYPE 'A'
SCALE: 1/4" = 1'-0"

Architect:
ROGER J. BERENT ARCHITECTS
6435 Apple Orchard Lane
Rochester Hills, MI 48306
ph: 248.805.1024
rogerberent@gmail.com

Owner/Developer:
J&G REAL ESTATE PARTNERS, LLC
302 S. MAIN ST.
SUITE 200
ROYAL OAK, MI 48067
ph:(248) 243-5700

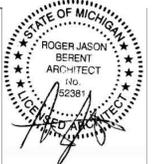
These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

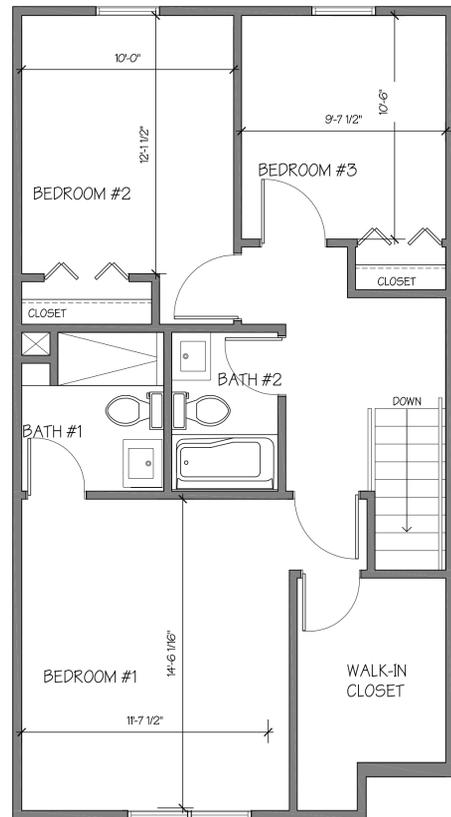
Drawing Issue:		
No.	Date	Description
118.16		SITE PLAN REVISION
12.27.15		SITE PLAN SUBMISSION

Project:
3506 ROCHESTER RD.
Project Number: **15.15**

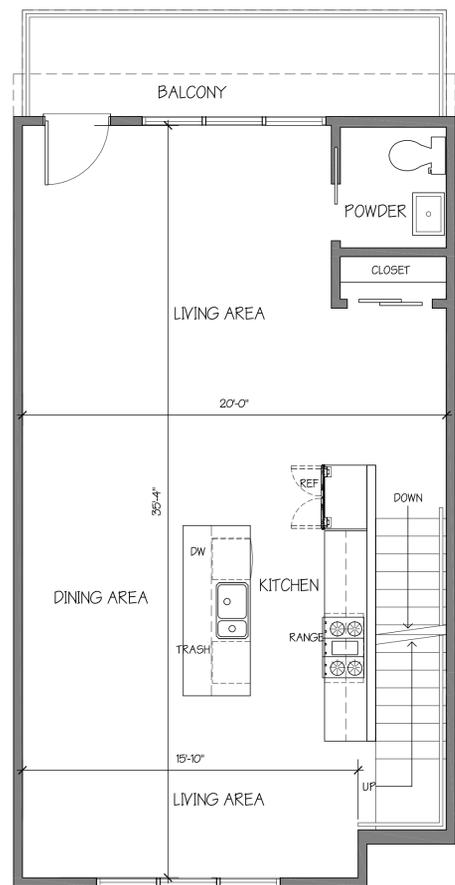
Date:
Scale:
DRAWING TITLE:
FLOOR PLANS
UNIT TYPE 'A' AND TYPE 'B'

Drawing Number:
A3.0

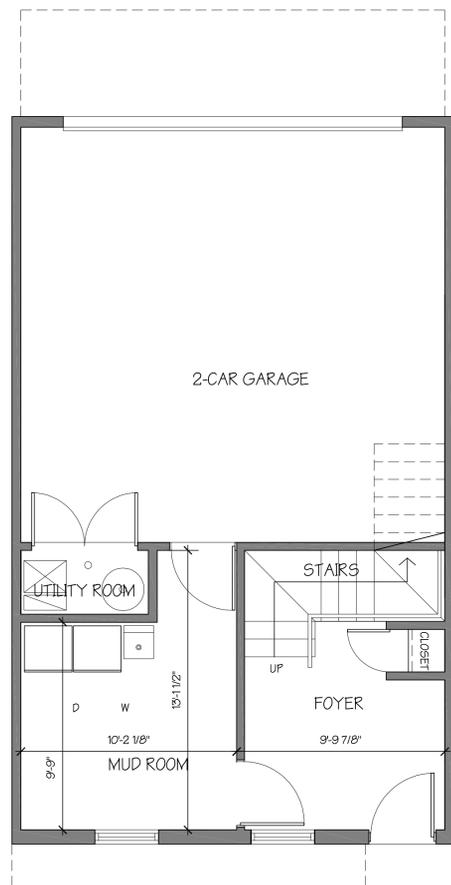




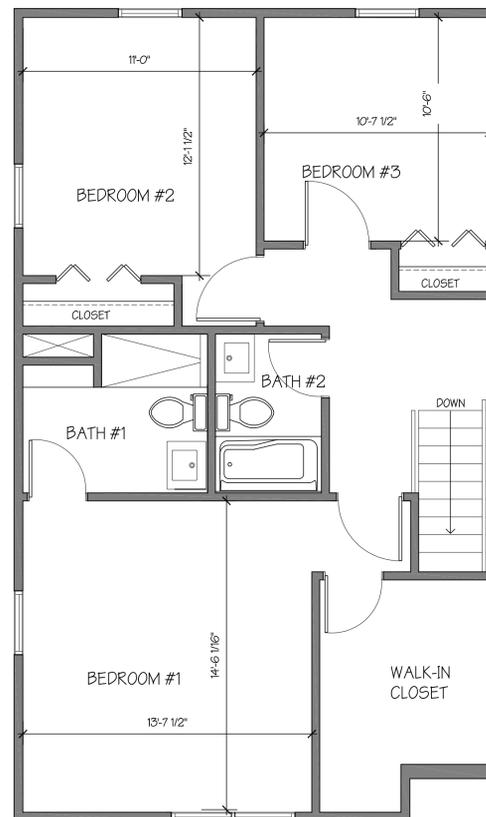
3 THIRD FLOOR PLAN 750 S.F.
SCALE: 1/4" = 1'-0" UNIT TYPE 'D'



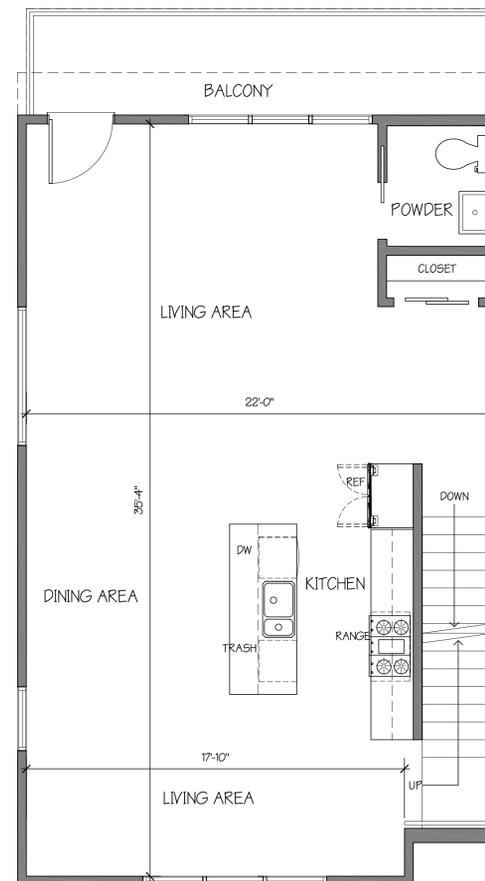
2 SECOND FLOOR PLAN 710 S.F.
SCALE: 1/4" = 1'-0" UNIT TYPE 'D'



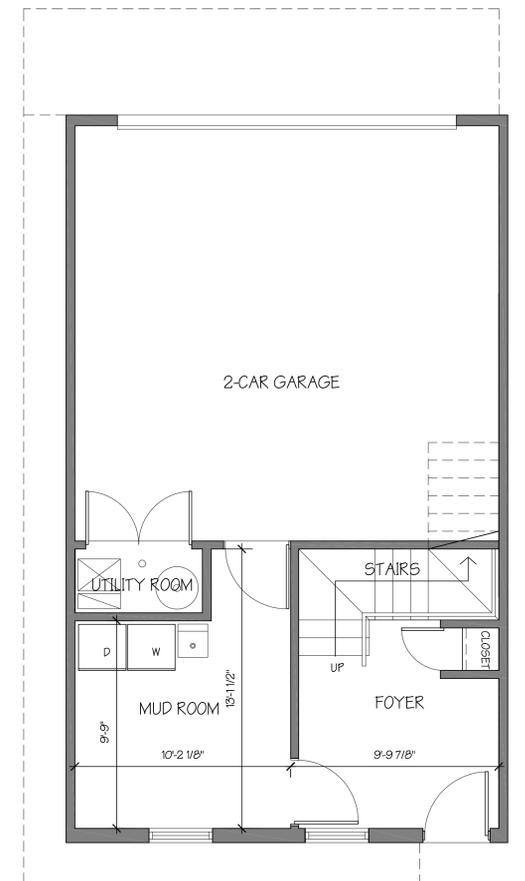
1 FIRST FLOOR PLAN 250 S.F.
SCALE: 1/4" = 1'-0" UNIT TYPE 'D'



3 THIRD FLOOR PLAN 830 S.F.
SCALE: 1/4" = 1'-0" UNIT TYPE 'C'



2 SECOND FLOOR PLAN 780 S.F.
SCALE: 1/4" = 1'-0" UNIT TYPE 'C'



1 FIRST FLOOR PLAN 260 S.F.
SCALE: 1/4" = 1'-0" UNIT TYPE 'C'

Architect:

ROGER J. BERENT ARCHITECTS
 6435 Apple Orchard Lane
 Rochester Hills, MI 48306
 ph: 248.805.1024
 rogerberent@gmail.com

Owner/Developer:
 J&G REAL ESTATE PARTNERS, LLC
 302 S. MAIN ST.
 SUITE 200
 ROYAL OAK, MI 48067
 ph:(248) 243-5700

These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

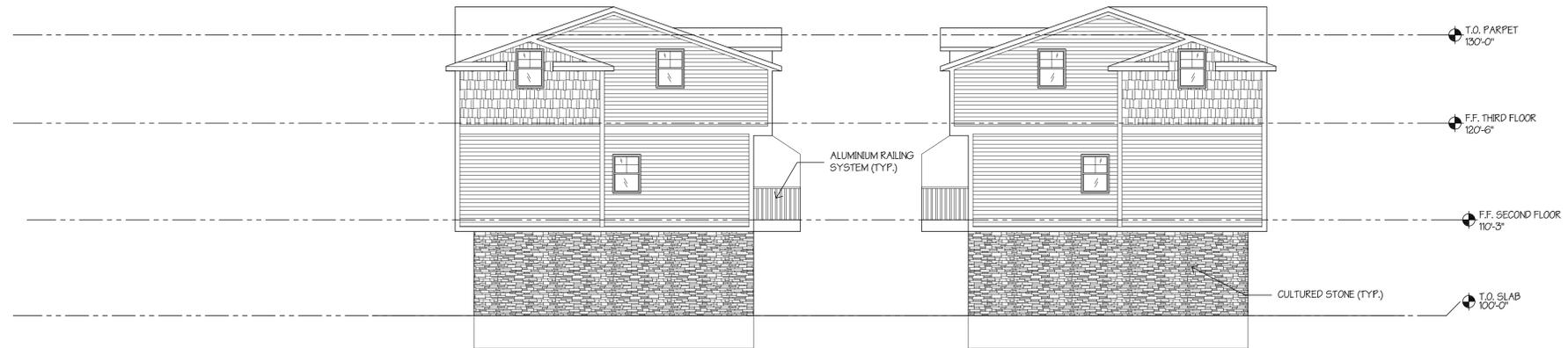
Drawing Issue:		
No.	Date	Description
118.16		SITE PLAN REVISION
12.27.15		SITE PLAN SUBMISSION

Project:
3506 ROCHESTER RD.
 Project Number: **15.15**

Date:
 Scale:
 Drawing Title:
 FLOOR PLANS
 UNIT TYPE 'C' AND TYPE 'D'

Drawn By:
 Checked By:
 Drawing Number:
A3.1





6 TYPICAL SIDE ELEVATION ALL BUILDINGS
SCALE: 1/8" = 1'-0"

5 TYPICAL SIDE ELEVATION ALL BUILDINGS
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION BUILDINGS 2,9
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION BUILDINGS 2,9
SCALE: 1/8" = 1'-0"

Architect:

ROGER J. BERENT ARCHITECTS
 6435 Apple Orchard Lane
 Rochester Hills, MI 48306
 ph: 248.805.1024
 rogerberent@gmail.com

Owner/Developer:
 J&G REAL ESTATE PARTNERS, LLC
 302 S. MAIN ST.
 SUITE 200
 ROYAL OAK, MI 48067
 ph:(248) 243-5700

These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

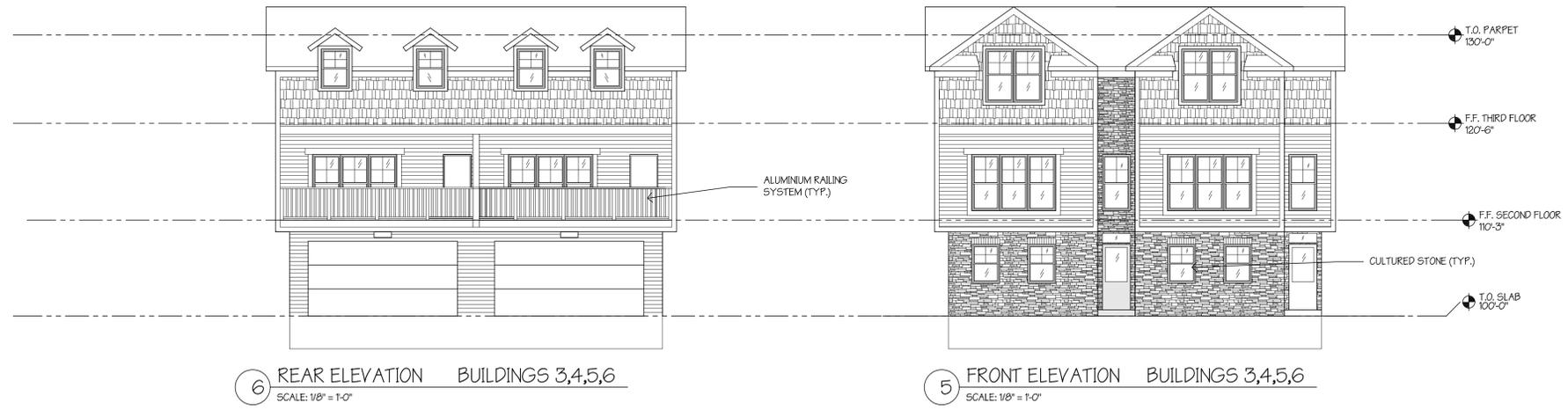
Drawing Issue:		
No.	Date	Description
118.16		SITE PLAN REVISION
12.27.15		SITE PLAN SUBMISSION

Project:
3506 ROCHESTER RD.
 Project Number: **15.15**

Date:
 Scale:
 DRAWING TITLE:
ELEVATIONS

Drawn By:
 Checked By:
 Drawing Number:
A5.0





Architect:

ROGER J. BERENT ARCHITECTS
 6435 Apple Orchard Lane
 Rochester Hills, MI 48306
 ph: 248.805.1024
 rogerberent@gmail.com

Owner/Developer:
 J&G REAL ESTATE PARTNERS, LLC
 302 S. MAIN ST.
 SUITE 200
 ROYAL OAK, MI 48067
 ph:(248) 243-5700

These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

Drawing Issue:		
No.	Date	Description
	11.16	SITE PLAN REVISION
	12.27.15	SITE PLAN SUBMISSION

Project:
3506 ROCHESTER RD.
 Project Number: **15.15**

Date:
 Scale:
 DRAWING TITLE:
 ELEVATIONS

Drawn By:
 Checked By:
 Drawing Number:
A5.1



MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: February 9, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
romi.gov

DATE: January 4, 2016
TO: Planning Commission
FROM: Planning Division
SUBJECT: Administrative Site Plan Approvals

Below is a list of site plans that were approved administratively by the Planning Division during the last quarter of 2015. In total there were 126 site plans approved administratively by staff last year, a significant increase from 86 in 2014 and 66 in 2013.

<u>Date</u>	<u>Address</u>	<u>Business</u>	<u>Description</u>
September 23, 2015	326 N. Main St.	Women First Ob-Gyn	Interior renovations for medical office on ground floor of Main North tower.
October 12, 2015	3115 Evergreen Dr	Arlington Apts.	Construction of carports.
October 13, 2015	32301 Woodward Ave.	Art Van Furniture	Interior renovations on second floor.
October 15, 2015	1023 N. Sherman Dr.	Sherman Oaks (Robertson Bros. Homes)	Temporary sales office in garage of dwelling unit.
October 20, 2015	32515 Woodward Ave.	Verizon / Desmond Funeral Home	Construction of cupola addition with wireless antennae mounted inside.
October 21, 2015	1123 Lexington Blvd.	AT&T / Royal Oak High School	Replacement of wireless antennae on top of football field lights.
October 21, 2015	29484 Woodward Ave.	H&R Block	Relocation of income tax preparation office within shopping center.
October 28, 2015	1210-1260 Diamond Ct.	33 on Harrison	Construction of three buildings (1210, 1240, 1250) with 15 multiple-family units and detached garages.
October 29, 2015	4830 Delemere Ave.	Universal Marble & Granite	Interior renovations for re-use of existing industrial building.
November 2, 2015	4420 Springer Ave.	Beverly Hills Apartments	Construction of patios and balconies at 10 units in north building.
November 6, 2015	3601 W. 13 Mile Rd.	Beaumont Health Systems	Construction of control room building at DTE Energy substation.
November 6, 2015	27958 Woodward Ave.	Sherwin Williams	Relocation of overhead door to east façade.

Administrative Site Plan Approvals
9/23/2015 to 12/31/2015
January 4, 2016
Page 2 of 3

<u>Date</u>	<u>Address</u>	<u>Business</u>	<u>Description</u>
November 10, 2015	111 N. Main St.	North Main Lofts	Construction of partial mezzanine for one dwelling unit.
November 12, 2015	737 S. Washington Ave.	Oakland Community College	Conversion of ground-floor child care center into classroom.
November 17, 2015	831 S. Main St.	The Barre Code	Interior renovations for fitness center in ground-floor commercial unit of South Main Lofts.
November 19, 2015	928 E. 11 Mile Rd.	N/A	Construction of 30-inch masonry screening wall.
November 20, 2015	320 W. Seventh St.	First United Methodist Church	Corridor and deck additions on north side of building; interior renovations on all floors.
November 23, 2015	29838 Woodward Ave.	Siam Spicy	Repairs to exterior walls.
November 30, 2015	3601 W. 13 Mile Rd.	Beaumont Health Systems	Addition of pre-fabricated utility control room to DTE Energy substation.
December 1, 2015	376 N. Main St.	Main North	HVAC renovations within office space.
December 8, 2015	32955 Woodward Ave.	Mt. Chalet	Installation of vinyl awning and walls for outdoor seating area.
December 8, 2015	720 E. 11 Mile Rd.	N/A	Interior renovations for undetermined future tenant – barrier-free bathroom.
December 11, 2015	3601 W. 13 Mile Rd.	Beaumont Health Systems	Interior renovations to second floor of Imaging Center.
December 11, 2015	301 W. Fourth St. (400 S. Washington Ave.)	RPM Freight Systems	Interior renovations to office space; installation of spiral staircase
December 11, 2015	212 W. Fifth St. / 419 & 421 S. Washington Ave.	Keller Williams Realty	Interior/exterior renovations for individual professional office tenant spaces.
December 14, 2015	32824 Woodward Ave.	Cryospa	Interior renovations to convert former carry-out restaurant into cryotherapy spa.
December 21, 2015	332 E. Lincoln Ave.	Livio	Establishment of research/design firm within existing industrial building.
December 21, 2015	511 S. Main St.	N/A	Interior/exterior renovations to convert former convenience store and deli into restaurant/bar. #
December 23, 2015	5130 Coolidge Hwy.	Royal Oak Medical-Surgical Center	Interior renovations to medical office and outpatient medical clinic.

Administrative Site Plan Approvals

9/23/2015 to 12/31/2015

January 4, 2016

Page 3 of 3

<u>Date</u>	<u>Address</u>	<u>Business</u>	<u>Description</u>
December 28, 2015	3910 W. Webster Rd.	SOCRRA	Interior renovations for office space of waste disposal and recycling authority.
December 29, 2015	4949 Coolidge Hwy.	Beaumont Rehabilitation Center	Re-construction of carports.
December 29, 2015	600 N. Campbell Rd.	Royal Oak Church of God of Prophecy	Construction of barrier-free access ramp.
December 29, 2015	30371 Woodward Ave.	Syphus Training	Interior renovations to existing second floor fitness center.

* Variances from the Zoning Board of Appeals were required.

Approval of a plan of operation and/or license agreement by the City Commission was required.

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: February 9, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
romi.gov

DATE: January 25, 2016
TO: Planning Commission
FROM: Planning Division
SUBJECT: Election of Officers

The Planning Commission's rules of procedure state that a chairperson and vice-chairperson shall be elected at the first regular meeting in February of each year. Each individual is to hold office for a period of one year or until their successor is elected and qualified.

The following procedure shall be considered:

- Staff calls for nominations for chairperson.
- Staff calls for a vote from commission members for chairperson.
- The chairperson calls for nominations for vice-chairperson.
- The chairperson calls for a vote from commission members for vice-chairperson.

According to Robert's Rules of Order, the commission shall vote on candidates in the order nominated if there is more than one nomination.