City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

PLANNING COMMISSON
REGULAR MEETING AGENDA

Chair David Gassen
Vice Chair & Council Member Christian Hauser
Mayor Nancy Salvia
Members: Daniel Bachmann, Jessica Clauser, David Hardin, Richard Kendziuk, Laura Murphy & Matthew Stone

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	**March 3, 2025**	**7:00 PM**

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Public Comment

4. Approval of the Minutes

   A. Consideration of the Minutes of the Regular Meeting of February 3, 2025.

   B. Consideration of the minutes of the Joint Planning Commission and City Council Meeting of January 23, 2025.

5. Public Hearings

   A. Notice of Public Hearing: Comments Regarding the Following Zoning Ordinance Amendment in Accordance with the Michigan Zoning Enabling Act Public Act 110 of 2006, as amended.

   B. Notice of Public Hearing: 816 Ludlow, Rochester Community House. Request for Special Exception of Temporary Tent for Outdoor Gatherings.

   C. Notice of Public Hearing: 816 Ludlow, Rochester Community House. Request for Site Plan Approval.

6. Considerations:

A. Consideration of 626 N. Main - Request for Site Plan Approval and Facade Change.

7. Miscellaneous

A. Consideration of 265 E 2nd St. - Request to Set Public Hearing for Modification of Site Plan.

8. Public Comment

9. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

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Procedure for Hybrid Public Meeting

The City has returned to in-person public meetings as of September 7, 2023, with limited online capabilities. The public bodies (our boards and commissions) are meeting in-person; however, some staff, consultants, and guests will still be able to participate remotely. While in-person audience seating is now available, with limited COVID-19 procedures in place, staff asks that anyone who feels sick not attend in-person.

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's YouTube and at the City's website at www.rochestermi.org/201/City-Webcasts. (Click the "Live" links to go there.)

- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to rsvp@rochestermi.org prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: (jpeckens@rochestermi.org)

- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 856 2819 4545** When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.

- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: **https://us02web.zoom.us/j/85628194545** (Downloading Zoom is required.)

- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments**.

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TY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

PLANNING COMMISSION
REGULAR MEETING MINUTES
February 3, 2025

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on February 3, 2025, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman
Nancy Salvia, Mayor
Dan Bachmann, Commissioner
Jessica Clauser, Commissioner
Richard Kendziuk, Commissioner
Laura Murphy, Commissioner
Matt Stone, Commissioner

ABSENT: Christian Hauser, Vice Chairman

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney
Vidya Krishnan, McKenna Planner (Zoom)
Jeremy Peckens, Planning and Zoning Administrator
Rose McKinney, Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman Gassen led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

There was no public online or in person that wished to be heard.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of January 6, 2025.

MOTION by Mayor Salvia supported by Murphy to approve the minutes of January 6, 2025.

Ayes: Gassen, Salvia, Bachmann, Clauser, Kendziuk, Murphy, Stone
Nays:
Absent: Hauser

MOTION Carried.

DRAFT

5. PUBLIC HEARINGS

There were no public hearings at this meeting.

6. CONSIDERATIONS

Discussion of the next steps in the Master Plan approval process.

City Manager, Nik Banda went over the next steps that will take place to complete the master plan approval process.

Vidya, McKenna planner went over the changes that will take place with the zoning districts. The zoning map was shared on the screen. DD Edge 1 and DD Edge 2 definitions were explained. RM1 and RM2 were also explained, some emails from residents were received for clarification. RM1 will be thirty feet with two and half stories. RM2 will be twenty-five feet and two and half stories. Industrial districts were discussed that are along Woodward and the south side of south street. The pharmaceutical companies on Parkdale are zoned research tech along with the area along the Clinton River.

Commission inquired if changes will be made to reflect a correct map. Vidya stated that the map and the text will be cleaned up with corrections for the commissions next packet. All information will be clarified in the updates. Question was also asked about the height allowed in mixed use 1, not to exceed two and half feet in stories and thirty-five feet.

When an area is rezoned, the non-conforming areas are still allowed. Any future use of the parcel must conform to the new zoning use.

Vidya is recommending a motion for a public hearing on the four remaining districts which are RM1 – Mixed use, RM2, Light Industrial and the Research District. Chairman Gassen clarified a public hearing was already set; City Manager Nik Banda confirmed.

City Attorney Jeff Kragt stated that since there are new commission members just to clarify that the master plan does not have to be redone every five years. Changes can be made as needed.

Vidya stated that any commission member that has questions please feel free to contact her with your concerns or questions.

Cody Smith of 528 Ludlow inquired about non-conforming uses with the 365-day rule. Vidya stated that you cannot substitute one non-conforming use for another non-conforming use, and you cannot add onto the use. A current bump shop that goes to a bump shop with car sales would not be allowed. The second part of Cody's question is why one area can be changed to residential, and another area can be changed to research tech. Vidya explained the rules on deviating from the master plan. Typically, a rezoning must always be in compliment to the master plan if you deviate you need to have adequate justification.

8.MISCELLANEOUS
There were no items for discussion.

9.PUBLIC COMMENT
There was no public online or in person that wished to speak.

10.ADJOURNMENT
Hearing there is no further business to discuss, the meeting was Adjourned at 7:42 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk

DRAFT

CITY COUNCIL JOINT WITH PLANNING COMMISSION
CITY OF ROCHESTER
FIRE STATION
277 E. SECOND STREET, ROCHESTER MICHIGAN

SPECIAL MEETING
JANUARY 23, 2025
7:00 P.M.

CALL TO ORDER
Mayor Salvia at 7:00 P.M.

ROLL CALL
PRESENT CITY COUNCIL: Mayor Nancy Salvia, Mayor Pro Tem Stuart Bikson, Councilmembers Christian Hauser and Marilyn Trent.
ABSENT: Councilmembers Debbie Jones and Steve Sage.

PRESENT PLANNING COMMISSION: Chair David Gassen, Vice Chair & City Councilmember Christian Hauser, Mayor Nancy Salvia, Commissioners Daniel Bachmann, Jessica Clauser and Richard Kendziuk.
ABSENT: Commissioners Laura Murphy and Matthew Stone.

PLEDGE OF ALLEGIANCE
Mayor Salvia led the Pledge of Allegiance.

PUBLIC COMMENT
Jana Yezak, Churchill Circle, commented on retail sales on South Street.

DISCUSSION OF IMPLEMENTATION PROCESS TO CREATE NEW ZONING CLASSIFICATIONS
The purpose of this joint meeting of City Council and Planning Commission was to discuss with the City Planners, McKenna Associates, how to proceed with adoption of the revised Zoning Ordinance and Zoning Map. City Planner John Jackson proposed the following schedule:

- February 3, 2025 Planning Commission Ordinance review with focus on MF1 & MF2, Industrial Districts and the Zoning Map.
- March 3, 2025 Planning Commission Public Hearing and recommendation of approval for all districts.
- April 7, 2025 Planning Commission Public Hearing and recommendation of approval for the Zoning Map and miscellaneous provisions of the Zoning Ordinance.
- April 28, 2025 City Council Public Hearing and Introduction and First Reading for the Zoning Ordinance.
- May 12, 2025 City Council Second Reading and Adoption of the Zoning Ordinance
- May 26, 2025 Publication of the adopted Zoning Ordinance and Zoning Map.
- June 30, 2025 Zoning Ordinance and Zoning Map take effect.

PLANNING COMMISSION MOTION

MOTION: Hauser moved, Clauser seconded,
To approve the proposed adoption schedule for the Zoning Ordinance and Zoning Map and schedule a Public Hearing on March 3, 2025 and April 7, 2025.

PLANNING COMMISSION VOTE:
YES: Gassen, Hauser, Salvia, Bachmann, Clauser, Kendziuk
NO: None.
ABSENT: Murphy and Stone
Motion Carried.

CITY COUNCIL MOTION

MOTION: Hauser moved, Trent seconded,
To approve the proposed adoption schedule for the Zoning Ordinance and Zoning Map and schedule a Public Hearing for April 28, 2025.

VOTE: YES: Salvia, Bikson, Hauser, Jones, King, Sage and Trent.
NO: None.
Motion Carried.

ADJOURN
Mayor Salvia adjourned at 8:29 p.m.

_____ _____

Lee Ann O'Connor, City Clerk Nancy Salvia, Mayor

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

400 Sixth Street	**March 3, 2025**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for comments regarding the following Zoning Ordinance Amendment in accordance with the Michigan Zoning Enabling Act Public Act 110 of 2006, as amended. The Public Hearing shall take place on March 3, 2025, **at 7: 00p.m** at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307. This meeting may be attended in person or via Zoom and can be joined by going to https://us02web.zoom.us/j/85628194545

For those who prefer to use a telephone to participate, you will need to call (646) 558-8656 and enter **meeting ID: 831 4241 5706.** When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 829. Callers will be asked to speak by referencing the last 3-digits of their phone number.) Note: Telephone participants will have their phone numbers masked, to protect their privacy.

The Planning Commission will be considering amendments to sections: **Article 8.RM-1, Multiple Family Residential 1, Article 9.RM-2, Multiple Family Residential 2, Article 11.CBD, Central Business District, Article 11A.DE-1, Downtown Edge 1(New District), Article 11B.DE-2 (New District), Downtown Edge 2 (New District), Article 11C.T, Transition (New District), Article 11D.MU, Mixed Use (New District), Article 11E.MU-1, Mixed Use 1 (New District), Article 16.RTECH, Research Technology, Article 17.LI, Light Industrial District, and Article 20. Setback, Area, Bulk, Height, and Placement Regulations**.

The city is proposing to amend the zoning ordinance to, among other things, align with the City's Master Plan and add development standards.

The proposed text amendments may be viewed at City Hall located at 400 Sixth Street, Rochester, MI, Mon.-Fri. 8:30 am to 5:00 pm, at least 15 days prior to the public hearing date.

All interested citizens are requested to attend the Hearing. Public comments will be received up to and during the Public Hearing, orally or in writing. If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester

Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens**, Planning and Zoning Administrator, at **248-733-3700**.

Publish on or before; February 16, 2025

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-651-9061 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

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MCKENNA

Memorandum

TO: Planning Commission

FROM: Vidya Krishnan
John Jackson, AICP

SUBJECT: **Master Plan Zoning Implementation**

DATE: February 24, 2025

At the joint workshop meeting held by the Planning Commission and City Council on January 23, 2025, the Planning Commission made a motion to set a public hearing for the proposed/modified zoning districts including:

Article 8.RM-1, Multiple Family Residential 1,
Article 9.RM-2, Multiple Family Residential 2,
Article 11.CBD, Central Business District,
Article 11A.DE-1, Downtown Edge 1(New District),
Article 11B.DE-2 (New District), Downtown Edge 2 (New District),
Article 11C.T, Transition (New District),
Article 11D.MU, Mixed Use (New District),
Article 11E.MU-1, Mixed Use 1 (New District),
Article 16.RTECH, Research Technology,
Article 17.LI, Light Industrial District, and
Article 20. Setback, Area, Bulk, Height, and Placement Regulations.

Clean copies of the texts for ALL of these districts are included in the Planning Commission packet for information purposes. We have also included a draft Zoning Map to help the Planning Commission understand how these districts would lay out when the Zoning Map is officially adopted. At this time, the Zoning Map is for information purposes only.

A map showing previously approved special projects is included to identify projects that have been approved under the special projects umbrella and are not likely to be incompatible with the proposed zoning designation. This map includes only those projects that have materialized or are under active construction.

We received comments on the proposed drafts from some commissioners and made minor changes as follows:

1. Revised the intent statement of RM-1 Multiple Family District to match the revised intent statement

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

adopted by the City Council in 2024.
2. Added language clarifying additional parking need for outdoor dining.
3. Ensured line-of-sight concerns are adequately addressed.

We are aware that the CBD district in particular is of concern to the City with regard to design and development standards. The design standards at this time are located in Supplementary District Regulations, Section 2118. This Section is referenced in multiple districts including several of the new districts. Section 2118 is not very clear in the direction it provides and needs to be revised to align with the City's vision.

Section 2118 should be addressed as a separate Zoning text amendment and should not be mixed up with the Master Plan Zoning implementation process. We recommend that these design guidelines be the first amendment to be addressed once the new districts are in place and the zoning map is adopted.

ARTICLE 8. RM-1 - MULTIPLE-FAMILY RESIDENTIAL/MIXED RESIDENTIAL DISTRICT

Sec. 800. Intent.

(a) By allowing a mix of residential dwellings, this district is intended to contribute to the diversification of the community's housing. RM-1/Mixed Residential districts are intended to be located at sites suitable for a residential environment.

Sec. 801. Permitted principal uses.

The following principal uses shall be allowed in the RM-1 Multiple-Family Residential/Mixed Residential District:

(1) One-family dwellings, subject to the area, height, bulk and placement regulations of the R-2 District.

(2) Two-family dwellings, subject to the area, height, bulk and placement regulations of the R-2 District.

(2) Multifamily dwellings.

Sec. 802. Permitted accessory uses.

The following accessory uses shall be allowed in the RM-1 Multiple-Family Residential/Mixed Residential District:

(1) Same as R-2 District.

(2) Private swimming pool designed and operated for occupants of principal buildings and their personal guests.

(3) For multifamily dwellings, off-street parking, carports, garages, recreational facilities, swimming pools, club houses, maintenance and management buildings, and similar facilities primarily for the use of the residents.

Sec. 803. Conditional uses.

The following conditional uses shall be allowed in the RM-1 Multiple-Family Residential/Mixed Residential District:

(1) Same as R-2 District.

(2) Convalescent homes, nursing homes: on a site of at least five acres.

(3) Group housing at a density of at least 1,000 square feet lot area per person in residence.

(4) Bed and breakfast homes, subject to section 2114.

Sec. 804. Development Standards.

The following development standards shall apply to development in the RM-1 Multiple-Family Residential/ Mixed Residential District:

(1) Parking: Parking shall be located behind the building. Garages should not protrude beyond the front façade of the building.

(2) Front Porches. Unenclosed front porches should be allowed to encroach up to 8 feet into the front yard setback area.

ARTICLE 9. RM-2 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sec. 900. Intent.

(a) By allowing a mix of residential dwellings, this district is intended to contribute to the diversification of the community's housing. In the RM-2 District, structures of greater building height and density than in the RM-1 District are allowable as conditional uses.

Sec. 901. Permitted principal uses.
The following principal uses shall be allowed in the RM-2, Multiple-Family Residential District:

(1) One-family dwellings, subject to the regulations of the R-2 District.

(2) Multifamily dwellings in buildings of not more than two stories, subject to the regulations of this district.

Sec. 902. Permitted accessory uses.
The following accessory uses shall be allowed in the RM-2, Multiple-Family Residential District:

(1) Same as RM-1 District.

Sec. 903. Conditional uses.
The following conditional uses shall be allowed in the RM-2, Multiple-Family Residential District:

(1) Same as RM-1 District.

(2) Multifamily dwellings in buildings of more than two stories but not more than six stories and 80 feet building height: subject to the area, height, bulk, and placement regulations for such building(s) in this district.

(3) Within a multifamily building containing at least 80 dwelling units, the following uses: restaurant, coffee shop, bookstore, barber shop, beauty shop, laundromat, valet service, drug store, and similar uses intended for the convenience and patronage of the building's residents. These uses are subject to the conditions set forth below:
   a. The total floor area of any single such establishment shall not exceed 2,000 square feet.
   b. The total floor area of all such establishments shall not exceed the number of dwelling units in the building times 100 square feet.
   c. There shall be no outdoor advertising of such establishments other than one announcement sign not to exceed four square feet for each establishment.
   d. Such other conditions as shall be required by the city planning commission in conjunction with approval of the site plan.

(4) Mixed-use residential/office developments may be permitted in the RM-2 districts, only after conditional approval by the planning commission following a public hearing, and subject to the following standards:
   a. Mixed-use projects may only include residential and office uses, except for buildings of at least 80 residential units which may include personal services establishments subject to subsection (3) of this section.

b. Only principal permitted office uses allowed in the O-2, Restricted Office districts may be included in mixed-use projects.
c. The maximum ratio of office to residential floor area, in percent, shall be 30 percent office to 70 percent residential.
d. Only properties zoned RM-2 and immediately adjoining the downtown (CBD and B-1 zones) are suitable for mixed-use developments.
e. Mixed-use developments must provide all outdoor recreation and open space required for the residential units in the development.
f. The size and scale of the development, and specifically the maximum number of stories, shall be at the discretion of the planning commission. The commission shall base any limitations on the number of stories on its impact on and compatibility with the immediate neighborhood, as determined by the commission.
g. Mixed residential/office developments shall demonstrate separation of the two uses, either by floor, by means of design features such as special lobbies, or otherwise, to the satisfaction of the planning commission.

Sec. 904. Development Standards.

The following development standards shall apply to development in the RM-2, Multiple-Family Residential District:

(1) Parking: Parking shall be located behind the building. Garages should not protrude beyond the front façade of the building.

(2) Front Porches. Unenclosed front porches should be allowed to encroach up to 8 feet into the front yard setback area.

ARTICLE 11. CBD, CENTRAL BUSINESS DISTRICT

Sec. 1100. Intent.

(a) The CBD District is intended to function as an intensively developed, major business district, serving a large trade area extending beyond the city with retail, office, personal service, and institutional activities. To encourage and enhance pedestrian circulation, shopping safety, and convenience, certain uses are prohibited which tend to break up and disrupt the intensive concentration of pedestrian oriented uses, such as but not limited: automotive related service and repair including muffler shops, tire stores, quick lubes, auto body repair, engine rebuilding, brake shops, automotive stereo and telephone installation, and similar automotive related activities. Uses that do not typically generate walk in traffic may be restricted to upper stories.

Sec. 1101. Permitted principal uses.

The following principal uses shall be allowed in the CBD, Central Business District:

(1) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, notions, or hardware.

(2) Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers, and dry cleaners.

(3) Restaurants and taverns where patrons are served only while seated within the building occupied by such establishment.

(4) Theaters when completely enclosed; houses of worship.

(5) Offices and office buildings of an executive, administrative, or professional nature. *See below for restrictions.

(6) Banks, with drive-in facilities permitted when said drive-in facilities are incidental to the principal function.

(7) Municipal buildings and post office.

(8) Offices and showrooms of plumbers, electrician, decorators, or similar trades, in connection with which not more than 50 percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, or display. All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

(9) Business schools or private schools. Examples of private schools permitted herein include, but are not limited to, the following: dance studios, music and voice schools, and art studios.

(10) Newspaper offices and printing plants. *See below for restrictions.

(11) Warehouse and storage facilities when incident to and physically connected with any principal use permitted, provided that such facility be within the confines of the building or part thereof occupied by said establishment. *See below for restrictions.

(12) Bed and breakfast homes, subject to section 2114.

(13) Other uses which are similar to the above and subject to the following restrictions:
   a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from premises where produced.
   b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
   c. Outdoor storage of commodities shall be expressly prohibited.

*The uses set forth in Sec. 1101(5), (10) and (11) are not permitted on street level for properties fronting Main Street between 2nd Street and University Drive.

Sec. 1102. Permitted accessory use.
The following accessory uses shall be allowed in the CBD, Central Business District:

(1) Any use or building customarily incidental to a permitted principal use excluding any type of use that would otherwise not be permitted on street level under Sec. 1101.

(2) Mechanical amusement devises, not exceeding three per establishment, and:
   a. Licensed under chapter 6 of the City Code;
   b. Only in a restaurant or tavern conforming to section 1101(3), [related to] permitted principal uses;
   c. If in a restaurant or tavern serving alcoholic beverages, the establishment shall have a Class C liquor license.

Sec. 1103. Conditional uses.
The following conditional uses shall be allowed in the CBD, Central Business District:

(1) Bus station.

(2) See section 2108 on public utilities and facilities.

(3) Outdoor dining, when incidental to a permitted restaurant or tavern, and subject to section 2121, outdoor dining standards.

   Parking for an outdoor cafe shall be determined by the planning commission based upon the size of the outdoor dining area in relation to the permanent seating in the restaurant, as follows:
   a. Outdoor dining areas that are strictly on a "weather permitting basis" may be approved without additional parking if there is seating for 30 or fewer patrons,
   b. Outdoor dining areas for more than 30 patrons or those that use awnings, roofs, or similar permanent or temporary structures to extend the season and/or to avoid inclement weather conditions, such as rain, may be required to provide additional parking.
   c. In determining whether a restaurant must provide additional parking for its outdoor cafe, the planning commission will use the following guidelines:

1. If the outdoor seating is 25 percent or less of the seating capacity indoors, no additional parking is necessary.
2. If the outdoor seating is 26 to 50 percent of the seating capacity indoors, the restaurant may be required to provide an additional 25% beyond the parking required for the indoor space.
3. If the outdoor seating is over 50 percent of the seating capacity indoors, the restaurant may be required to provide an additional 50% beyond the parking required for the indoor space.

(4) Funeral home.

(5) Adult bookstore, adult cabaret and adult motion picture theater as defined in article 39 (Definitions), but subject to the following restrictions and regulations, which shall be in addition to those set forth in article 26 of this zoning ordinance, to wit:

a. These uses shall be situated within the district so as to be out of the reasonable proximity of uses selling alcoholic beverages and uses where minors are generally present; and, specifically, no such use shall be located within:
   1. 1,000 feet of a church or house of worship;
   2. 1,000 feet of a public or private school having curriculum including kindergarten or any one or more grades one through 12;
   3. 750 feet of an establishment licensed by the Michigan Liquor Control Commission;
   4. 1,000 feet of property zoned for any residential use under this ordinance, or a residential dwelling;
   5. 750 feet of another adult bookstore, adult cabaret or motion picture theater.

b. These uses, when permitted, shall, in addition to any other condition of approval required by the planning commission under article 26 hereof, comply and adhere to the following regulations in their daily operation:
   1. No person under 18 years of age shall be permitted entry into an adult motion picture theater, adult cabaret or adult bookstore unless accompanied by the parent or legal guardian of such person. For purposes of enforcing this provision, the owner or agent of the person or entity operating the adult use shall require from all persons desiring to enter therein, the display of sufficient identification to ensure compliance with this provision, and for all determinations whether this provision has been satisfied, it shall be the burden of proof of the owner of the adult motion picture theater, adult cabaret or adult bookstore, to show clearly that the display of identification was required and that the identification displayed was sufficient.
   2. No person under 18 years of age shall be employed by, or shall otherwise be permitted to be present at, or in, an adult motion picture theater, adult cabaret or adult bookstore.
   3. Each and every person desiring to enter an adult motion picture theater shall be expressly verbally advised immediately prior to entry by the owner or agent of the person or entity operating the adult motion picture theater that the display to be presented on such occasion includes the display of specified sexual activities.

c. An adult bookstore, adult cabaret, or adult motion picture theater is prohibited in any district and at any location within the City of Rochester except as a conditional use in the CBD, Central Business District, as provided for herein.

(6) See section 2111 on upper story apartments.

(7) Overnight lodging facilities subject to the following standards:
   a. Each lodging unit shall be no less than 250 square feet in floor area; and
   b. Each lodging unit shall have its own private bathroom facility.
   c. Rental units, including ancillary support spaces are not permitted on street levels.

(8) Buildings in the CBD may include a third story subject to conditional approval and further provided that the third story shall not exceed 40 feet, shall be enclosed in a mansard roof or setback 15 feet from the front building line.

ARTICLE 11A. DE-1 DOWNTOWN EDGE-1 DISTRICT

Sec 1100.A. Intent

(a) The Downtown Edge-1 District is intended as an extension of the central business district west of Main Street to promote the development of a pedestrian oriented and accessible, mixed-use district in which a variety of retail, commercial, office, service, civic and residential uses are permitted. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other city services. The intent is to support the central business district, create a mix of businesses that encourages an active pedestrian environment and promotes both convenience and destination shopping activities while providing opportunities for other uses including office and service uses.

The district discourages the development of separate off-street parking facilities for each individual use and encourages the development of off-street parking facilities designed to accommodate the needs of several individual uses.

To encourage and enhance pedestrian circulation, shopping safety, and convenience, certain uses are prohibited which tend to break up and disrupt the intensive concentration of pedestrian oriented uses, such as but not limited: automotive related service and repair including muffler shops, tire stores, quick lubes, auto body repair, engine rebuilding, brake shops, automotive stereo and telephone installation, and similar automotive related activities.

SECTION 1101.A. Permitted principal uses.
The following principal uses shall be allowed in the DE-1, Downtown Edge 1 District:

(1) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, furniture, clothing, dry goods, notions, or hardware.

(2) Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers, and dry cleaners.

(3) Restaurants and taverns where patrons are served only while seated within the building occupied by such establishment. An outdoor cafe, when accessory to a permitted restaurant or tavern, may be permitted as a conditional use. Nothing in this section shall be construed to prohibit an establishment that has a carry-out service, ice cream parlor, bakery or similar use where patrons may leave the establishment before consuming the food purchased.

(4) Residential units when located above the first floor per standards of Article 21 Section 2111.

(5) Theaters when completely enclosed.

(6) Municipal parking facilities such as surface parking lots and parking decks.

(7) Offices and office buildings of an executive, administrative, or professional nature.

(8) Financial institutions with no drive-through or drive-in facilities.

(9) Offices and showrooms of plumbers, electrician, decorators, or similar trades, in connection with which not more than fifty (50) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, or display. All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

(10) Business schools or private schools. Examples of private schools permitted herein include, but are not limited to, the following: dance studios, music and voice schools, and art studios.

(11) Other uses which are similar to the above and subject to the following restrictions:
   a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from premises where produced.
   b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
   c. Outdoor storage of commodities shall be expressly prohibited.

SECTION 1102.A. Permitted accessory uses.
The following accessory uses shall be allowed in the DE-1, Downtown Edge 1 District:

(1) Any use or building customarily incidental to a permitted principal use.

(2) Mechanical amusement devices, not exceeding three (3) per establishment, and:
   a. Licensed under Chapter 6 of the City Code;
   b. Only in a restaurant or tavern conforming to Number 3 above, Permitted Principal Uses;
   c. If in a restaurant or tavern serving alcoholic beverages, the establishment shall have a Class C liquor license.

SECTION 1103.A. Conditional Uses.
The following conditional uses shall be allowed in the DE-1, Downtown Edge 1 District:

(1) See section 2108 on public utilities and facilities.

(2) Convenience stores that also sell liquor, subject to Article II. Liquor license Control in the City's Code of Ordinances.

(3) Outdoor cafe, when incidental to a permitted restaurant or tavern, where such outdoor cafe will not occupy any portion of a public right-of-way. A proposal for an outdoor cafe that includes the use of any part of a public right-of-way must be accomplished by a draft license agreement, utilizing the City Council's standard license agreement format. A copy of the format for the standard license agreement may be obtained with the Conditional Use application. After Planning Commission approval of Conditional Use, the proposed license agreement will be forwarded to the City Council for their consideration. Nothing in this section shall be construed to require a license agreement for an establishment with a carry-out service, ice cream parlor, or similar use where patrons may leave the establishment before

consuming the food purchased, unless said establishment chooses to operate an outdoor cafe and seeks approval as set forth above.

Parking for an outdoor cafe shall be determined by the Planning Commission based upon the size of the outdoor dining area in relation to the permanent seating in the restaurant, as follows:

a. Outdoor dining areas that are strictly on a "weather permitting basis" may be approved without additional parking if there is seating for 30 or fewer patrons,
b. Outdoor dining areas for more than 30 patrons or those that use awnings, roofs, or similar permanent or temporary structures to extend the season and/or to avoid inclement weather conditions, such as rain, may be required to provide additional parking.
c. In determining whether a restaurant must provide additional parking for its outdoor cafe, the Planning Commission will use the following guidelines:
    1. If the outdoor seating is 25% or less of the seating capacity indoors, no additional parking is necessary.
    2. If the outdoor seating is 26% - 50% of the seating capacity indoors, the restaurant may be required to an additional 25% parking beyond the parking required for the indoor space.
    3. If the outdoor seating is over 50% of the seating capacity indoors, the restaurant may be required to provide an additional 50% parking beyond the the parking required for the indoor space.

(4) Funeral home.

(5) Houses of worship.

(6) Bed & breakfast homes, subject to Section 2114.

SECTION 1104.A. Development standards.
The required minimum useable floor area, minimum required setback dimensions, maximum building height, minimum area, and lot size for the Downtown Edge-2 District shall be as set forth in this section.

(1) Front Yard. Buildings shall be built at zero setback; however, the Planning Commission shall have the discretion to modify the setback requirement as part of site plan review and approval pursuant to Article 27 of the Zoning Ordinance. Factors taken into consideration for such modification shall include but not be limited to predominant building line established along the block face between the two closest intersecting streets, creation of plazas or other public amenities into the area of the proposed setback.

(2) Patios or outdoor decks located on public sidewalks shall be located in a manner adequate to allow for a minimum 5 foot pedestrian clearance on the sides.

(3) Patios or outdoor decks located in the block extending between Pine and Walnut, W. University and E. Fourth Street shall be located with a minimum setback of 10 feet from the property lines. The setback area shall be planted with a dense stand of evergreens to create a screen six (6) feet tall or other form of landscaping and/or screening deemed suitable by the Planning Commission, to mitigate any noise issues and concerns for abutting residentially zoned or used properties. Roof top dining areas/terraces shall be provided with screening to the satisfaction of

the Planning Commission that mitigates noise concerns. The Planning Commission may also place restrictions on the hours of operation of such outdoor patio/deck/rooftop dining areas as a conditional use.

(4) Side Yard, Corner Lot. Structures are recommended to be built at side lot line with no setbacks. Maximum setback dimensions of the principal building(s) and attachments thereto, on a corner lot having on its side street an abutting interior lot shall not exceed 10 feet.

(5) Rear Yard. Minimum required setback shall be 5 feet.

(6) Building Height. The maximum height of the principal building shall not exceed 35 feet or 3 stories. All proposed structures must meet line-of-sight test established with an existing two-story structure located on Main Street within downtown.

(7) Architectural design standards shall conform to guidelines established in Section 2118.

(8) Parking. Parking may be accommodated as on-site decks or integrated into the building design. Access to parking off public alleys shall be appropriately screened. Use of public parking/decks is encouraged.

(9) Frontage on Walnut Street must be occupied by storefronts and access to ground story parking must be off public alley. For corner lots, access to parking may be allowed from the side street, upon Planning Commission review and approval of the site plan design and layout.

ARTICLE 11B. DE-2 DOWNTOWN EDGE-2 DISTRICT

SECTION 1100.B. INTENT

(a) The Downtown Edge-2 District is intended as an extension of the downtown's core area to the east of Main Street, extending between the alley on the east side of Main Street to Water Street, and from W. University Drive to Mill Street. The district also includes parcels on the west side of Main Street occupying the block between W. Second and First streets, extending from Walnut to the alley to its east; also included are a block of parcels on the north side of W. University Drive, west of Main Street. With the core area being maximized with many established uses and limited area for new businesses to come into the downtown, the Edge-2 district encourages expansion of businesses from the downtown core, while making provisions for parking to support downtown businesses. Allowing for additional business expansion from the downtown is intended to add to the City's tax base.

The east side of Main Street is not limited by proximity to residential neighborhoods unlike the west side of Main Street; therefore, the scope for additional business and service uses is greater. The parcels on the west side of Main Street within this district, abuts multiple family and commercial/ office zoned and use parcels. The design guidelines provided are intended to minimize potential impacts of the uses allowable within the district on the surrounding areas. The intent is to allow for a mix of commercial and loft style residential units and parking facilities. Due to the drop in grade on the east side of Main Street, this district could be allowed a higher density of development but only to the extent that it does not detract from the Main Street skyline. While the uses proposed in this district are intended to continue the pedestrian-centric design of the downtown, some higher intensity vehicle uses can also be accommodated in this district. Extensive automotive uses are not appropriate for this area; however may be considered in a very limited area on the east side of Main Street, along the south border of the district based on existing land use patterns.

SECTION 1101.B. Permitted principal uses.

The following principal uses shall be allowed in the DE-2, Downtown Edge 2 District:

(1) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, notions, or hardware.

(2) Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers, and dry cleaners.

(3) Restaurants and taverns where patrons are served only while seated within the building occupied by such establishment. An outdoor cafe, when accessory to a permitted restaurant or tavern, may be permitted as a Conditional Use. Nothing in this section shall be construed to prohibit an establishment that has a carry-out service, ice cream parlor, bakery or similar use where patrons may leave the establishment before consuming the food purchased.

(4) Residential units when located above the first floor per standards of Article 21 Section 2111.

(5) Theaters when completely enclosed.

(6) Houses of worship.

(7) Municipal parking facilities such as surface parking lots and parking decks.

(8) Offices and office buildings of an executive, administrative, or professional nature.

(9) Banks, with drive-in facilities permitted when said drive-in facilities are incidental to the principal function.

(10) Offices and showrooms of plumbers, electrician, decorators, or similar trades, in connection with which not more than fifty (50) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, or display. All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

(11) Business schools or private schools. Examples of private schools permitted herein include, but are not limited to, the following: dance studios, music and voice schools, and art studios.

(12) Warehouse and storage facilities when incident to and physically connected with any principal use permitted, provided that such facility is located within the confines of the building or part thereof occupied by said establishment.

(13) Other uses which are similar to the above and subject to the following restrictions:
   a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from premises where produced.
   b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
   c. Outdoor storage of commodities shall be expressly prohibited.

SECTION 1102.B. Permitted accessory uses.
The following accessory uses shall be allowed in the DE-2, Downtown Edge 2 District:

(1) Any use or building customarily incidental to a permitted principal use.

(2) Mechanical amusement devices, not exceeding three (3) per establishment, and:
   a. Licensed under Chapter 6 of the City Code;
   b. Only in a restaurant or tavern conforming to Number 3 above, Permitted Principal Uses;
   c. If in a restaurant or tavern serving alcoholic beverages, the establishment shall have a Class C liquor license.

SECTION 1103.B. Conditional Uses.
The following conditional uses shall be allowed in the DE-2, Downtown Edge 2 District:

(1) Public utilities and facilities.

(2) Outdoor cafe, when incidental to a permitted restaurant or tavern, where such outdoor cafe will not occupy any portion of a public right-of-way. A proposal for an outdoor cafe that includes the use of any part of a public right-of-way must be accomplished by a draft license agreement, utilizing the

City Council's standard license agreement format. A copy of the format for the standard license agreement may be obtained with the Conditional application. After Planning Commission approval of the Conditional, the proposed license agreement will be forwarded to the City Council for their consideration. Nothing in this section shall be construed to require a license agreement for an establishment with a carry-out service, ice cream parlor, or similar use where patrons may leave the establishment before consuming the food purchased, unless said establishment chooses to operate an outdoor cafe and seeks approval as set forth above.

Parking for an outdoor cafe shall be determined by the Planning Commission based upon the size of the outdoor dining area in relation to the permanent seating in the restaurant, as follows:

a. Outdoor dining areas that are strictly on a "weather permitting basis" may be approved without additional parking if there is seating for 30 or fewer patrons,
b. Outdoor dining areas for more than 30 patrons or those that use awnings, roofs, or similar permanent or temporary structures to extend the season and/or to avoid inclement weather conditions, such as rain, may be required to provide additional parking.
c. In determining whether a restaurant must provide additional parking for its outdoor cafe, the Planning Commission will use the following guidelines:
    1. If the outdoor seating is 25% or less of the seating capacity indoors, no additional parking is necessary.
    2. If the outdoor seating is 26% - 50% of the seating capacity indoors, the restaurant may be required to provide an additional 25% parking beyond the parking required for the indoor space.
    3. If the outdoor seating is over 50% of the seating capacity indoors, the restaurant may be required to provide an additional 50% parking beyond the parking required for the indoor space.

(3) Funeral home.

(4) Bed & breakfast homes, subject to Section 2114.

SECTION 1104.B. Development standards.
The required minimum useable floor area, minimum required setback dimensions, maximum building height, minimum area, and lot size for the Downtown Edge-2 District shall be as set forth in this section.

(1) Front Yard. The predominant existing pattern of development features structures built at setbacks of 5-10 feet with landscaping between the sidewalk and building. Structures are recommended to be built at a setback consistent with the established front yard setback on the block on that side of the street.

(2) Patios or outdoor decks located on public sidewalks shall be located in a manner adequate to allow for a minimum 5-foot pedestrian clearance on the sides.

(3) Side Yard, corner lot. Structures are recommended to be built at side lot line with no setbacks. Maximum setback dimensions of the principal building(s) and attachments thereto, on a corner lot having on its side street an abutting interior lot shall not exceed 10 feet.

(4) Rear Yard. Minimum required setback shall be 5 feet.

(5) Building Height. Maximum height of the principal building shall not exceed 40 feet or 3 stories. However, the grade drop-off allows for flexibility in building height in this district. Additional building height shall be permitted through the special projects approval process upon demonstration by the applicant that the proposed increase in building height will not exceed the line of sight test from Main Street.

(6) Architectural design standards shall conform to guidelines established in Section 2118.

(7) Parking. Parking shall be accommodated as on-site decks or integrated into the building design.

ARTICLE 11C. T - TRANSITION DISTRICT

SECTION 1100.C. Intent

(a) The Transition District is intended to act as a buffer between the higher intensity commercial uses in the Central Business District and the Downtown Edge-1 District and adjacent single family residential neighborhoods. The uses supported in this area are a mix of residential, office and low-intensity commercial uses. Several buildings in this area have historic significance and the goal is to preserve their historic integrity while allowing for their successful adaptation for new uses. The buffering goal is intended to be accomplished through a combination of site design, setbacks and landscaping. Emphasis is on preserving historic structures and allowing for minimal impact on the single-family residential districts by limiting all vehicular access to Walnut only.

The T district is further intended to maintain and enhance a viable mix of complimentary uses and discourage domination by any single category of use; preserve and enhance the historic character as a community asset that contributes positively to property values, community identity, and a sense of place; extend greater opportunities for traditional community living, working, housing and recreation to citizens and residents of the city; promote developments where the physical, visual and spatial characteristics are established and reinforced through the consistent use of traditional urban design and architectural design elements; discourage commercial and business uses that create objectionable noise, glare or odors; promote uses that support and compliment the retail focus of the Central Business District, such as office and residential uses. The district is referred to in the Master Plan as part of the larger Downtown Interface area.

SECTION 1101.C. Permitted principal uses.

The following principal uses shall be allowed in the T, Transition District:

(1) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, furniture, clothing, dry goods, notions, or hardware.

(2) Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers, and dry cleaners.

(3) Restaurants and taverns where patrons are served only while seated within the building occupied by such establishment. An outdoor cafe, when accessory to a permitted restaurant or tavern, may be permitted as a conditional use. Nothing in this section shall be construed to prohibit an establishment that has a carry-out service, ice cream parlor, bakery or similar use where patrons may leave the establishment before consuming the food purchased.

(4) One-family detached dwellings subject to the regulations of the R-1 District.

(5) Two-family dwellings subject to the regulations of the RT District.

(6) Residential units when located above the first floor per standards of Article 21 Section 2111.

(7) Municipal parking facilities such as surface parking lots and parking decks.

(8) Offices of an executive, administrative, or professional nature.

(9) Medical and dental office buildings.

(10) Financial institutions with no drive-through or drive-in facilities.

(11) Other uses which are similar to the above and subject to the following restrictions:

a) That the proposed use(s) will contribute to the viable mix of uses in the district;
b) Is compatible with the uses permitted in the district;
c) Will meet the transition intent of the district;
d) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from the premises where produced.
e) All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
f) Outdoor storage of commodities shall be expressly prohibited.

SECTION 1102.C. Permitted Accessory Use
The following accessory uses shall be allowed in the T, Transition District:

(1) Any use or building customarily incidental to a permitted principal use.

SECTION 1103.C. Conditional Uses
The following conditional uses shall be allowed in the T, Transition District:

(1) Public utilities and facilities.

(2) Funeral homes.

(3) Outdoor cafe, when incidental to a permitted restaurant or tavern, where such outdoor cafe will not occupy any portion of a public right-of-way. A proposal for an outdoor cafe that includes the use of any part of a public right-of-way must be accomplished by a draft license agreement, utilizing the City Council's standard license agreement format. A copy of the format for the standard license agreement may be obtained with the Conditional application. After Planning Commission approval of the Conditional, the proposed license agreement will be forwarded to the City Council for their consideration. Nothing in this section shall be construed to require a license agreement for an establishment with a carry-out service, ice cream parlor, or similar use where patrons may leave the establishment before consuming the food purchased, unless said establishment chooses to operate an outdoor cafe and seeks approval as set forth above.

Parking for an outdoor cafe shall be determined by the Planning Commission based upon the size of the outdoor dining area in relation to the permanent seating in the restaurant, as follows:

a. Outdoor dining areas that are strictly on a "weather permitting basis" may be approved without additional parking if there is seating for 30 or fewer patrons,
b. Outdoor dining areas for more than 30 patrons or those that use awnings, roofs, or similar permanent or temporary structures to extend the season and/or to avoid inclement weather conditions, such as rain, may be required to provide additional parking.
c. In determining whether a restaurant must provide additional parking for its outdoor cafe, the Planning Commission will use the following guidelines:
    1. If the outdoor seating is 25% or less of the seating capacity indoors, no additional parking is necessary.

2. If the outdoor seating is 26% - 50% of the seating capacity indoors, the restaurant may be required to provide an additional 25% parking beyond the parking required for the indoor space.
3. If the outdoor seating is over 50% of the seating capacity indoors, the restaurant may be required to provide an additional 50% parking beyond the parking required for the indoor space.
4. Houses of worship.
5. Bed & breakfast homes, subject to Section 2114.

SECTION 1104.C. Development Standards.
The required minimum useable floor area, minimum required setback dimensions, maximum building height, minimum area, and lot size for the Transition (T) District shall be as set forth in this section.

(1) Front Yard (including both street frontages on through lots). Buildings shall be built at a 15-foot setback to maintain the residential character; however, the Planning Commission shall have the discretion to modify the setback requirement as part of site plan review and approval pursuant to Article 27 of the Zoning Ordinance. Factors taken into consideration for such modification shall include but not limited to the predominant building line established along the block face between the two closest intersecting streets, existing building footprint and historic details.

(2) Side Yard. Total of 15 feet with a minimum of 5 feet on each side. Required side yard setback for a comer lot with a side street shall be 15 feet.

(3) Building Height. The maximum height of the principal building shall not exceed 25 feet or 2 stories in keeping with the residential buffer intent of the district.

(4) Access. The primary pedestrian entrance to use shall be off Walnut Street or off the side street for a corner lot. Secondary pedestrian access to Pine Street shall be permitted, if required to conform to Building Code standards. All vehicular access shall be limited to Walnut Street only.

(5) Architectural design standards shall conform to guidelines established in Section 2118.

(6) Parking. Parking may be accommodated on-site or integrated into the building design.

ARTICLE 11D. MU - MIXED-USE DISTRICT

SECTION 1100.D. Intent

(a) The Mixed-Use District is intended to support a wide range of uses and allow for design flexibility. The district can support a variety of commercial, office and residential uses. The natural topography of the various areas within this district varies significantly, which makes building height a significant consideration to ensure little to no impact on the skyline of the traditional Central Business District. The proximity to the Clinton River Trail and the Paint Creek Trail allows for residential developments which would provide recreational amenities and opportunities for the residents. The district is referred to in the Master Plan as part of the larger Downtown Interface area.

SECTION 1101.D. Permitted Principal Uses

The following principal uses shall be allowed in the MU, Mixed-Use District:

(1) Two-family dwellings subject to the regulations of the RT District.

(2) Residential units when located above the first floor per standards of Article 21 Section 2111.

(3) Multiple family dwellings subject to the regulations of the RM-2 District.

(4) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, notions, or hardware.

(5) Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, computers, electronic equipment, personal items such as shoes, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers, and dry-cleaning outlets only, excluding processing facilities.

(6) Restaurants and taverns where patrons are served only while seated within the building occupied by such establishment. An outdoor cafe, when accessory to a permitted restaurant or tavern, may be permitted as a Conditional Use. Nothing in this section shall be construed to prohibit an establishment that has a carry-out service, ice cream parlor, bakery or similar use where patrons may leave the establishment before consuming the food purchased.

(7) Breweries.

(8) Carry-out food establishments, without drive-through facilities.

(9) Office of an executive, administrative, or professional nature.

(10) Medical and dental office uses.

(11) Financial institutions with drive-in facilities permitted when said drive-in facilities are incidental to the principal function.

(12) Offices and showrooms of plumbers, electrician, decorators, or similar trades, in connection with which not more than fifty (50) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, or display. All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

(13) Health and physical fitness centers including exercise gyms, workout centers, dance and gymnastic studios, yoga, martial arts and other forms of exercise and physical conditioning.

(14) Veterinary hospitals, excluding kennels.

(15) Places of assembly such as theaters, dance halls, assembly halls or similar facilities.

(16) Other uses which are similar to the above and subject to the following restrictions:
a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from the premises where produced.
b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
c. Outdoor storage of commodities shall be expressly prohibited.

SECTION 1102.D. Permitted Accessory Use
The following accessory uses shall be allowed in the MU, Mixed-Use District:

1. Any use or building customarily incidental to a permitted principal use.

SECTION 1103.D. Conditional Uses
The following conditional uses shall be allowed in the MU, Mixed-Use District:

1. Outdoor cafe, when incidental to a permitted restaurant or tavern, where such outdoor cafe will not occupy any portion of a public right-of-way. A proposal for an outdoor cafe that includes the use of any part of a public right-of-way must be accomplished by a draft license agreement, utilizing the City Council's standard license agreement format. A copy of the format for the standard license agreement may be obtained with the Conditional Use application. After Planning Commission approval of Conditional Use, the proposed license agreement will be forwarded to the City Council for their consideration. Nothing in this section shall be construed to require a license agreement for an establishment with a carry-out service, ice cream parlor, or similar use where patrons may leave the establishment before consuming the food purchased, unless said establishment chooses to operate an outdoor cafe and seeks approval as set forth above.

   Parking for an outdoor cafe shall be determined by the Planning Commission based upon the size of the outdoor dining area in relation to the permanent seating in the restaurant, as follows:
   a. Outdoor dining areas that are strictly on a "weather permitting basis" may be approved without additional parking if there is seating for 30 or fewer patrons,
   b. Outdoor dining areas for more than 30 patrons or those that use awnings, roofs, or similar permanent or temporary structures to extend the season and/or to avoid inclement weather conditions, such as rain, may be required to provide additional parking.
   c. In determining whether a restaurant must provide additional parking for its outdoor café, the Planning Commission will use the following guidelines:
      1. If the outdoor seating is 25% or less of the seating capacity indoors, no additional parking is necessary.
      2. If the outdoor seating is 26% - 50% of the seating capacity indoors, the restaurant may be required to provide an additional 25% parking beyond the parking required for the indoor space.
      3. If the outdoor seating is over 50% of the seating capacity indoors, the restaurant may be required to provide an additional 50% parking beyond the parking required for the indoor space.

2. Public utilities and facilities.

3. Funeral homes.

4. Senior housing facilities such as convalescent homes, assisted living and independent living facilities.

5. Hotels.

6. Parking garages and decks.

SECTION 1103.D. Development Standards.
The required minimum useable floor area, minimum required setback dimensions, maximum building height, minimum area, and lot size for the Mixed Use (MU) District shall be as set forth in this section.

(1) The minimum required lot width shall be 50 feet.

(2) Front Yard. Structures shall be built at front lot line with no minimum front yard setback; However, the Planning Commission shall have the discretion to modify the setback requirement as part of site plan review and approval pursuant to Article 27 of the Zoning Ordinance. Factors taken into consideration for such modification shall include but not be limited to predominant building line established along the block face between the two closest intersecting streets, creation of plazas or other public amenities into the area of the proposed setback.

(3) Side Yard, corner lot. For a corner lot abutting a side street, a minimum setback of 10 feet shall be maintained.

(4) Rear Yard. There is no minimum rear yard setback requirement.

(5) Lot Coverage. Maximum lot coverage shall not exceed 50%.

(6) Building Height. Due to the varied location and existing topography of parcels in this district, the followings standards shall apply:
   a. Parcels located on the west side of Elizabeth between East University Drive and E. Second Street, and parcels located on east side of Letica between Parkdale and E. Second Street shall be permitted a maximum building height not to exceed 5 stories or 60 feet. Buildings shall not be less than 4 stories or 48 feet tall, to allow for all rooftop mechanical equipment to be concealed with the use of parapets or other screens, within the maximum permissible height and to maintain a consistent skyline. Buildings taller than that can be approved by the Planning Commission subject to demonstration with skyline tests, detailed diagrams and simulated drawings that the proposed building will not be visible from Main Street. Buildings not meeting the skyline test may not be permitted to exceed the height recommendation even through the special projects approval process.
   b. Parcels located with frontage on Main Street, shall be permitted a maximum building height not to exceed 2-1/2 stories or 35 feet. All projects must demonstrate through a skyline test and detailed diagrams that the proposed building will not impact or affect the appearance of the existing downtown core buildings. Buildings shall not be allowed to exceed the maximum permitted height even through the special projects approval process.
   c. Buildings accessory to a principal permitted or conditional land use, such as a clubhouse etc., may be less than the minimum height for the district, subject to review and approval of the site plan by the Planning Commission.

(8) Architectural design standards shall conform to guidelines established in Section 2118.

(9) Parking. Parking shall be accommodated on-site within the side or rear yard and screened with landscaping and other decorative elements. Parking may also be located off-site, within convenient walking distance for pedestrians. Use of integrated parking decks to accommodate the parking is encouraged. Parking garages or decks, when provided, shall be accessed from rear or side yard only.

ARTICLE 11E. MIXED-USE-1 DISTRICT (MU-1)

SECTION 1100.E. Intent

(a) The Mixed-Use-1 District is intended to support a wide range of uses and allow for design flexibility, while still acting as a transition from the downtown district located to its west. This district can support a variety of commercial, office and residential uses. The natural topography of the area, with a steep grade drop-off heading from Main Street to the east boundary of the district allows for buildings of taller stature without impacting the skyline of the downtown core area. The lack of any single-family residential neighborhoods in the immediate proximity to this area allows for the inclusion of intensive commercial and office uses of land without significant impacts. The proximity to the Clinton River Trail and the Paint Creek Trail allows for residential developments which would provide recreational amenities and opportunities for the residents. The district is oriented towards serving both pedestrian and automotive traffic. The district is referred to in the Master Plan as a larger Downtown Interface area.

SECTION 1101.E. Permitted Principal Uses

The following principal uses shall be allowed in the MU-1, Mixed-Use District:

(1) Two-family dwellings subject to the regulations of the RT District.

(2) Residential units when located above the first floor per standards of Article 21 Section 2111.

(3) Multiple family dwellings subject to the regulations of the RM-2 District.

(4) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, notions, or hardware.

(5) Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers, and dry cleaning outlets only, excluding processing facilities.

(6) Restaurants and taverns where patrons are served only while seated within the building occupied by such establishment. An outdoor cafe, when accessory to a permitted restaurant or tavern, may be permitted as a Conditional Use. Nothing in this section shall be construed to prohibit an establishment that has a carry-out service, ice cream parlor, bakery or similar use where patrons may leave the establishment before consuming the food purchased.

(7) Breweries.

(8) Carry-out food establishments, without drive-through facilities.

(9) Office of an executive, administrative, or professional nature.

(10) Medical and dental office uses.

(11) Banks, with drive-in facilities permitted when said drive-in facilities are incidental to the principal function.

(12) Offices and showrooms of plumbers, electrician, decorators, or similar trades, in connection with which not more than fifty (50) percent of the floor area of the building or part of the building occupied by said establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises

facing upon and visible from any abutting street shall be used only for entrances, offices, or display. All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

(13) Health and physical fitness centers including exercise gyms, workout centers, dance and gymnastic studios, yoga, martial arts and other forms of exercise and physical conditioning.

(14) Commercial recreational facilities such as swim schools.

(15) Veterinary hospitals, excluding kennels.

(16) Places of assembly such as theater, dance hall, assembly halls or similar facilities.

(17) Other uses which are similar to the above and subject to the following restrictions:
   a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from premises where produced.
   b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
   c. Outdoor storage of commodities shall be expressly prohibited.

SECTION 1102.E. Permitted Accessory Use
The following accessory uses shall be allowed in the MU-1, Mixed-Use District:

(1) Any use or building customarily incidental to a permitted principal use.

SECTION 1102.E. Conditional Uses
The following conditional uses shall be allowed in the MU-1, Mixed-Use District:

(1) Any use or building customarily incidental to a permitted principal use.

(2) Outdoor cafe, when incidental to a permitted restaurant or tavern, where such outdoor cafe will not occupy any portion of a public right-of-way. A proposal for an outdoor cafe that includes the use of any part of a public right-of-way must be accomplished by a draft license agreement, utilizing the City Council's standard license agreement format. A copy of the format for the standard license agreement may be obtained with the Conditional Use application. After Planning Commission approval of Conditional Use, the proposed license agreement will be forwarded to the City Council for their consideration. Nothing in this section shall be construed to require a license agreement for an establishment with a carry-out service, ice cream parlor, or similar use where patrons may leave the establishment before consuming the food purchased, unless said establishment chooses to operate an outdoor cafe and seeks approval as set forth above.

(3) Parking for an outdoor cafe shall be determined by the Planning Commission based upon the size of the outdoor dining area in relation to the permanent seating in the restaurant, as follows:
   a. Outdoor dining areas that are strictly on a "weather permitting basis" may be approved without additional parking if there is seating for 30 or fewer patrons,
   b. Outdoor dining areas for more than 30 patrons or those that use awnings, roofs, or similar permanent or temporary structures to extend the season and/or to avoid inclement weather conditions, such as rain, may be required to provide additional parking.
   c. In determining whether a restaurant must provide additional parking for its outdoor café, the Planning Commission will use the following guidelines:
      1. If the outdoor seating is 25% or less of the seating capacity indoors, no additional parking is necessary.
      2. If the outdoor seating is 26% - 50% of the seating capacity indoors, the restaurant may

be required to provide up to 25% additional parking beyond the parking required for the indoor space.

3. If the outdoor seating is over 50% of the seating capacity indoors, the restaurant may be required to provide up to 50% additional parking beyond the parking required for the indoor space.

(4) Public utilities and facilities.

(5) Funeral homes.

(6) Senior housing facilities such as convalescent homes, assisted living and independent living facilities.

(7) Hotels.

(8) Parking garages and decks.

SECTION 1103.E. Development Standards.
The required minimum useable floor area, minimum required setback dimensions, maximum building height, minimum area, and lot size for the Mixed Use-1 District shall be as set forth in this section.

(1) Front Yard. Structures shall be built at front lot line with no minimum front yard setback; However, the Planning Commission shall have the discretion to modify the setback requirement as part of site plan review and approval pursuant to Article 27 of the Zoning Ordinance. Factors taken into consideration for such modification shall include but not be limited to predominant building line established along the block face between the two closest intersecting streets, creation of plazas or other public amenities into the area of the proposed setback.

(2) Side Yard, corner lot. For a corner lot abutting a side street, a minimum setback of 10 feet shall be maintained.

(3) Rear Yard. There is no minimum rear yard setback requirement.

(4) Lot Coverage. Maximum lot coverage shall not exceed 75%.

(5) Building Height. Due to the existing grade allowing for higher density of development on the parcels located within this district, minimum building height shall be 3 stories. To ensure optimal use of land and prevent the construction of single and two-story structures which would allow for roof-tops and mechanical equipment to be visible, the minimum building height shall be maintained. Maximum height of the principal building shall not exceed 5 stories or 60 feet and shall be determined through application of the skyline test. Buildings taller than that can be approved by Planning Commission subject to demonstration with detailed diagrams and simulated drawings that proposed building will not be visible from Main Street. Buildings not meeting the skyline test may not be permitted to exceed the height recommendation even through the special projects approval process.

(6) Buildings accessory to a principal permitted or conditional land use, such as a clubhouse etc., may be less than the minimum height for the district, subject to review and approval of the site plan by the Planning Commission.

(7) Architectural design standards shall conform to guidelines established in Section 2118.

(8) Parking. Parking shall be accommodated on-site and shall be located pre-dominantly in the rear yard, screened with landscaping and other decorative elements. Use of integrated parking decks to accommodate the parking is encouraged.

ARTICLE 16. RTECH - RESEARCH TECHNOLOGY DISTRICT

Sec. 1600. Intent.

(a) This RTECH district is intended to accommodate uses such as research, testing, manufacturing, packaging or technologically related activities which are a component of the overall business activities. These uses are envisioned to be located and designed as either a comprehensive campus setting or smaller in scale on an individual parcel. The district is spread out over different areas in the City which include existing large-scale research and manufacturing facilities and also areas abutting the Clinton River. The district envisions developments that take advantage of the unique natural settings they are located in or that will allow for non-residential uses developed in harmony with preservation and enhancement of natural features.

Sec. 1601. Permitted principal uses.
The following principal uses shall be allowed in the RTECH, Research Technology District:

(1) Research, testing, product development, manufacturing, packaging, and warehousing of pharmaceutical - prescription and nonprescription where warehousing is supplemental to a principal use; veterinary, diagnostics, hospital and biological products and related dispensing containers; scientific instruments, medical devices and other uses and activities related thereto, including raising and maintenance of animals.

(2) Technical and occupational training schools and institutions of higher learning.

(3) Offices; banks, credit unions, savings and loan associations, not including drive-in facilities~~,~~ clinics, hospitals, veterinary hospitals, public or non-profit recreation uses such as parks, playgrounds, golf courses, athletic fields, swimming pools, and community centers.

(4) Municipal buildings and uses owned by the City of Rochester.

(5) Technology-oriented companies, data processing offices and other computing related centers.

(6) Offices of manufacturing agents, sales representatives, and others requiring display areas and/or a limited warehousing area supplemental to the principal use.

(7) Printing shops and other establishments which complete manufacture of a finished product and where all activities are completely contained within a fully enclosed structure.

Sec. 1602. - Permitted accessory uses.
The following accessory uses shall be allowed in the RTECH, Research Technology District:

(1) Accessory structures and uses customarily incidental to a permitted principal use.

Sec. 1603. Conditional uses.
The following conditional uses shall be allowed in the RTECH, Research Technology District:

(1) Commercial recreation facilities such as tennis club or racquetball club.

(2) Radio and television studios and associated transmitting towers and facilities; microwave towers.

(3) See section 2108 on public utilities and facilities.

(4) Oil and gas wells in accordance with the criteria set forth in section 2130.

(5) Banks, credit unions, or savings and loan associations which include drive-in facilities related thereto;

(6) Funeral home, meeting hall, house of worship and other places of assembly;

(7) A business establishment permissible in the B-1 General District found to be of significant convenience to the employees and firms in the RTECH Research Technology District for example, restaurant, filling station, or credit union;

(8) Other uses deemed similar to the uses permissible in the district, subject to Planning Commission determination on such suitability of such uses to the intent of the district.

Sec. 1604. Development standards.
The required minimum useable floor area, minimum required setback dimensions, maximum building height, minimum area, and lot size for the RTECH Research Technology District shall be as set forth in this section.

(1) *Lot Area.* Minimum required lot area shall be 40,000 square feet.

(2) *Lot Width.* Minimum required lot width shall be 200 feet.

(3) There is no maximum building coverage in the RTECH district.

(4) *Building height.* Maximum height of buildings shall not exceed 45 feet or four stories for properties with a lot line abutting the South Street right-of-way. Maximum height of buildings for all other lots zoned RTECH shall not exceed 30 feet or two and one-half (2 ½) stories.

(5) *Front yard.* Buildings shall be setback at a minimum of 50 feet from the front lot line.

(6) *Side yard.* Buildings shall be setback a minimum of 20 feet from any side lot line. The minimum required side yard setback for a corner lot with a side street shall be 50 feet.

(7) *Rear yard.* Minimum required setback shall be 20 feet.

(8) *Parking.* Parking may be accommodated on-site or integrated into the building design. Required greenbelts and landscaping as identified Article 28 shall be provided.

ARTICLE 17. LI - LIGHT INDUSTRIAL DISTRICT

Sec. 1700. Intent.

(a) The City has a limited number of industrial uses due to the limited amount of land and size of parcels available to reasonably accommodate such uses. Light industrial uses are typically located on the southeast side of the City. The area is characterized by assorted industrial and high intensity commercial uses. The area is envisioned as the only industrial district within the City. This district is intended to accommodate industrial, warehousing, and related operations which, by virtue of their operational characteristics, are reasonably compatible with nearby residential districts and within a densely populated community. The district is also intended for heavy commercial uses which are typically characterized by outdoor storage or garage components which may occupy an area larger than the customer component. Uses which would be adversely affected by location in an industrial area, such as residential dwellings, are prohibited.

Sec. 1701. Permitted principal uses.

The following principal uses shall be allowed in the LI – Light Industrial District:

Any of the following uses, when conducted wholly within a completely enclosed building or within a designated area enclosed on all sides by a six-foot fence or solid wall shall be allowed in the LI, Light Industrial District. Said fence or wall shall be completely obscuring on those sides abutting or adjacent to districts zoned for residential use.

(1) Warehouse, storage and transfer, and wholesale establishments, and trucking facilities. Storage facilities for building materials, sand, gravel, stone, lumber, contractor's equipment and supplies.

(2) Public utility buildings and yards, electric transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants, water and gas tank holders. Railroad transfer and storage tanks, railroad rights-of-way and related uses. Heating and electrical power generating plants, and all similar uses. .

(3) The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery; tools, die, gauge, and machine shops.

(4) The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials, such as, but not limited to bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones. Sheet metal (excluding any operation involving metal plating, buffing, polishing and-or stamping), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.

(5) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

(6) Manufacture of musical instruments, toys, novelties, metal or rubber stamps, or other small molded rubber products

(7) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs

(8) Laboratories, either experimental, film or testing.

(9) Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like.

(10) Veterinary hospitals.

(11) Car wash, service garage, bump and paint shop, tire sales, muffler and brake shops, quick oil and lube centers, and similar operations.

Sec. 1702. Permitted accessory uses.
The following accessory uses shall be allowed in the LI – Light Industrial District:

(1) Accessory structures and uses customarily incidental to a permitted principal use.

Sec. 1703. Conditional uses.
The following conditional uses shall be allowed in the LI – Light Industrial District:

(1) A business establishment permissible in the B-1 General District found to be of significant convenience to the employees and firms in the LI, Light Industrial District, for example, restaurant, filling station, or credit union.

(2) An industrial use similar in operational and performance characteristics to a permitted principal use in this district.

(3) Lumber and planning mill, metal plating, buffing and polishing or stamping, and similar uses.

(4) See section 2108 on public utilities and facilities.

(5) Indoor commercial recreation uses that are typically housed in a large structure, such as: indoor soccer, golf domes, skate parks, ice skating arenas, swimming facilities.

(6) Oil and gas wells in accordance with the criteria set forth in section 2130.

(7) Pet grooming, pet exercise and care facilities, subject to the following conditions:
a. All outdoor pet exercise areas must be fenced and screened with landscaping as deemed appropriate by the Planning Commission.
b. Pets shall be supervised when outdoors.
c. Use shall comply with City's noise ordinance.
d. No overnight accommodation shall be provided for animals.
e. Parking shall be provided in accordance with ITE standards for the use classification.

Sec. 1704. - Development standards.
The required minimum useable floor area, minimum required setback dimensions, maximum building height, minimum area, and lot size for the LI, Light Industrial District shall be as set forth in this section.

(1) *Lot Area.* Minimum required lot area shall be 10,000 square feet.

(2) *Lot Width.* Minimum required lot width shall be 80 feet.

(3) There is no maximum building coverage in the LI district.

(4) *Building height.* Maximum height of buildings shall not exceed 35 feet or three (3) stories.

(5) *Front yard.* Buildings shall be setback at a minimum of 25 feet from the front lot line.

(6) *Side yard.* Buildings shall be setback a minimum of 15 feet from any side lot line. The minimum required side yard setback for a corner lot with a side street shall be 25 feet.

(7) *Rear yard.* Minimum required setback shall be 40 feet.

(8) *Parking.* Parking must be accommodated on-site and should be predominantly located within the side and rear yard.

ARTICLE 20. SETBACK, AREA, BULK, HEIGHT AND PLACEMENT REGULATIONS
First DRAFT – PC Review – June 15, 2023

Sec. 2000. Schedule of district regulations.

(a) The area, height, bulk, and placement requirements for principal and accessory uses shall be as set forth below and following this schedule:

District	*Maximum Percent of Lot Coverage by all Buildings*	*Minimum Yard Setback From Lot Lines (in feet)*				*Maximum Building Height*		*Minimum Lot Size*	
		Front Yard	*Side Yards*		*Rear Yard*				
			Least One	*Total of Two*		*In Feet*	*In Stories*	*Area (in Sq. Ft.)*	*Width (in ft.)*
R-1	30	25	5	15	35	25	2½	6,000	50
R-2	30	25	5	15	35	25	2½	7,200	60
R-3	30	25	5	15	35	25	2½	8,400	70
R-4	25	25	10	30	35	25	2½	9,600	80
R-5	25	25	10	30	35	25	2½	15,000	100
RT	30	25	5	15	35	35	2½	3,200	54
RM-1	30	25	20 Street 25	40 Street 45	35	30	2½	1 BR: 2,250 2 BR: 3,000 3 BR: 3,750	50
									--
RM-2	60	10 Min. 25 Max.	15 Street 10 Min. Street 25 Max.	30 Street 25 Street 40	25	80	6	1 BR: 2,500 2 BR: 3,000 3 BR: 3,500	50
O-1*	--	25	5	20	30	35	2½	___	___
O-2*	--	25	10	20	30	35	2½	___	___
CBD	--	[1]	10	35	3	35	___		
DE-1	See Section 1104.A								
DE-2	See Section 1104.B								
T	See Section 1104.C								
MU	See Section 1104.D								
MU-1	See Section 1104.E								
B-1	--	See following notes	10	35	3	___	___		
RTECH	See Section 1604								
LI	See Section 1704								

*Minimum setback from residential district: 30 feet in O-1, 20 feet in O-2.

Sec. 2001. R-3, R-4.

(a) The minimum lot width indicated in the schedule may be further reduced to 65 feet in the R-3 District and to 70 feet in the R-4 District, provided that the average lot width of all the lots in the subdivision is 70 feet in the R-3 District and 80 feet in the R-4 District. This provision is only applicable where approved by the city as part of approving a preliminary plat that is consummated in a recorded final plat covering all the lots so averaged. See planned residential development provisions of article 25 regarding lot sizes.

Sec. 2002. RM-1, RM-2.

(a) In computing the bedroom (abbreviated BR) count of a dwelling unit, a "den," "library," or "family room" or similar extra room shall be counted as a bedroom.

(b) The minimum distance between buildings on the lot shall be subject to site plan approval; see article 27.

Sec. 2003. RM-2.

(a) No building of two stories or less shall contain more than 16 dwelling units.

(b) No part of a dwelling unit shall be below grade unless approved as part of the site plan by the city planning commission, their approval to be based on consideration of sloping topography affording unique design opportunities for amenities.

(c) Any building of more than two stories shall have front, side, and rear yard setbacks from the perimeter lot lines of the property at least equal to the height of the building; except that where such lot line(s) abut a street, alley, or other permanently reserved open space, one-half the width of such open space may be considered as yard setback; but in no instance shall any yard setback from a property lot line be less than 50 feet.

Sec. 2004. CBD, B-1.

(a) No side yards are required along interior lot lines, provided all requirements of the building code have been met with regard to fire protection and separation, adequate light, and adequate ventilation.

Sec. 2005. B-1.

(a) The minimum front yard setback shall be 15 feet, and the minimum side yard setback shall be ten feet, provided however that the city planning commission may in its discretion as part of site plan review and approval pursuant to article 27 of this ordinance approve lesser or no front and/or side yard setbacks, taking into consideration subsections (d)(1) through (3) of this section.

(b) That portion of the front yard between the building and the front lot line shall not be used for vehicle parking and shall be mainly devoted to landscaped open space and pedestrian access.

(c) The established pattern of front setbacks on the same block and the same side of the street. The planning commission shall be guided by the intent that the required front yard setback should not result in poor visibility of the building from the street caused by the setbacks of existing buildings on adjoining lots. Similarly, the approved front yard setback for the subject building shall take into consideration the effect of the subject building on the visibility of adjoining buildings. In furtherance of this intent, the planning commission may, as the circumstances warrant, approve:
   (1) Transitional setback as illustrated in Diagram A below;
   (2) A plaza as illustrated in Diagram B below in the case where adjoining buildings have little or no front yard setback.

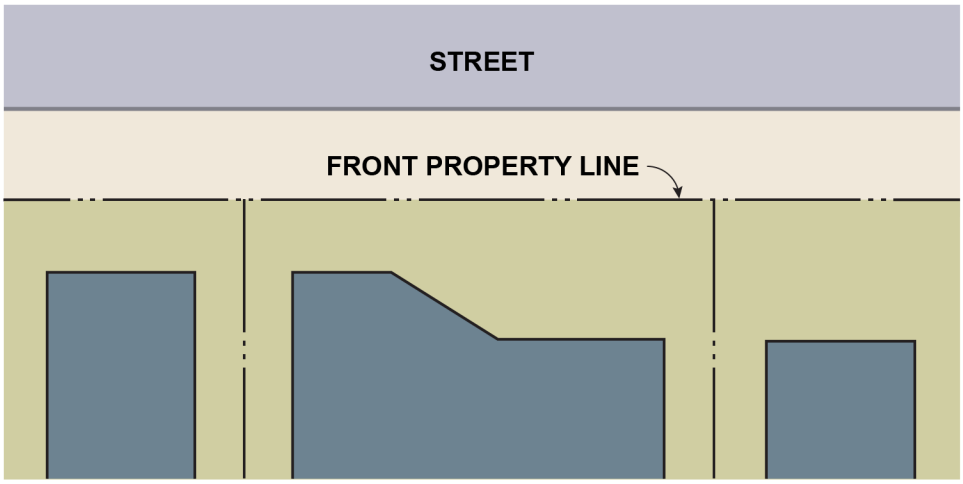

Diagram A – Transitional Setback

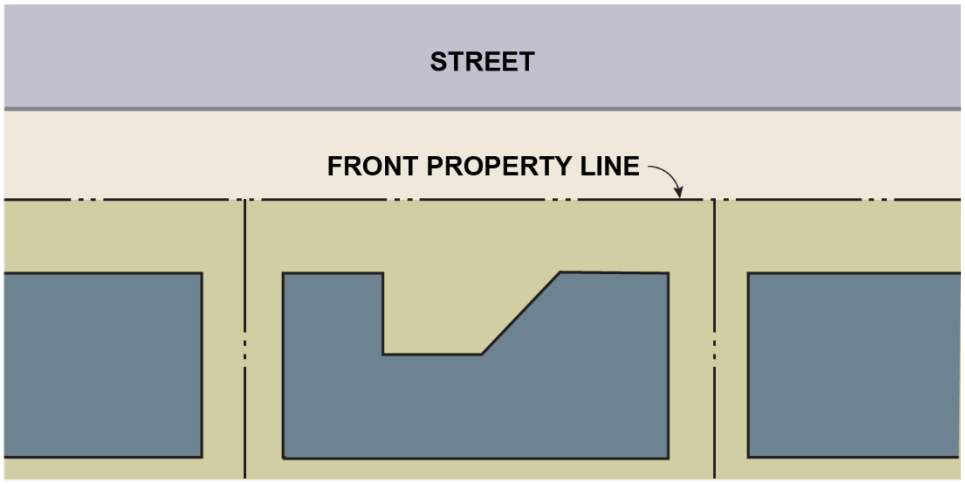

Diagram B – Plaza Setback

(d) B-1 setback examples.
  (1) In establishing the front yard setback for a building in close proximity to existing buildings, the planning commission shall be guided by the design principal that a transitional setback or plaza as described in subsections (c)(1) and (2) of this section may be more appropriate to and compatible with the established pattern of setbacks than would be a setback of the subject building abruptly different from setbacks of existing buildings.
  (2) Provision for accessibility by service and other vehicles. The planning commission shall be guided by the intent of discouraging reliance upon public streets for loading and delivery activities, and encouraging such activities to be accommodated via service drives and alleys, with adequate truck loading space provided on the lot. On a small lot, the planning commission might accordingly find that the intent would be better served by reducing side yard requirements if the enhanced building site thereby facilitates provision of adequate truck loading at the rear of the building. Similarly, the reduction and consolidation of the number of driveways and parking areas might justify the reduction of side yards. Side yard reduction shall be consistent with fire fighting and other public safety considerations: narrow and deep side yards are generally undesirable.
  (3) Adequacy of side yard setback in relation to windows and doors of the subject and adjoining buildings. The planning commission shall take into consideration the effect of side yards on daylight, ventilation, and egress in relation to windows and doors of the subject and adjoining buildings; distances between buildings of less than eight feet are generally not desirable and a better building relationship in some circumstances might be achieved by no side yard setback.

Sec. 2006. RTECH.

(a) No building shall be closer to a Residential District than four times the building's roof height elevation over the Residential District boundary average elevation, but not less than 50 feet. For example, if the Residential District boundary average elevation is 730, the ground elevation of the building is 710, and the building roof is 810, the building would be 80 feet above the Residential District boundary, and would therefore be required to be 320 feet from the Residential District. The average elevation of the Residential District boundary shall be determined by the city for the sector of the boundary faced by the building, plus 50 feet beyond, along the boundary.

(b) The maximum height of a building may be increased from 50 up to 125 feet provided that no building shall be closer to a property line of land under other ownership (excluding public right-of-way and railroad right-of-way) than the building's roof elevation over the average elevation of the property line, determined in the same manner as in the previous paragraph; the building shall be set back from any Residential District boundary as set forth in the previous paragraph.

Sec. 2007. Minimum lot size.

(a) Any other provisions of this ordinance notwithstanding, the minimum lot size of any lot in any district not served by public water supply and public sanitary sewer shall be established by the city engineer based on engineering requirements for safe and adequate water supply and sewage disposal, but in any event not less than:
  (1) RTECH District: 40,000 square feet lot area and 200 feet lot width.
  (2) All other districts: 20,000 square feet lot area 100 feet lot width.

(b) The provisions of this section do not waive any provision of chapter 54 of the City Code, including section 54-236 thereof on discontinuance of a private sewage disposal system when a public sewer becomes available.

Sec. 2008. All districts.

(a) Screen walls shall be constructed in accordance with article 28 before a certificate of occupancy is issued for a nonresidential use.

(b) Mechanical equipment, such as heating/ventilation/air conditioning, shall be provided with visual and acoustical screening by means of principal building features or components, such as roof structural members, parapet walls, and the like. These principal building features shall obscure at least 75 percent of the height of the equipment being screened but not less than five feet. The use of wood, metal, or similar screen fences to obscure mechanical equipment shall not be permitted. The building wall or parapet wall for a structure with a flat roof may be permitted to a maximum height of 40 feet in order to provide the required screening for mechanical equipment. Buildings with a pitched roof may not increase building height.

Sec. 2009. Parking in all districts.

(a) The design, construction and operation of off-street parking shall be in accordance with article 24.

Proposed Zoning Map

City of Rochester, Oakland County, MI

ZONING DISTRICT

- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-1 Multiple Family Residential (Mixed Residential)
- RM-2 Multiple Family Residential
- RT Two Family Residential
- O-1 Limited Office
- O-2 Restricted Office
- CBD Central Business
- B-1 General Business
- DE-1 Downtown Edge 1
- DE-2 Downtown Edge 2
- MU Mixed Use
- MU-1 Mixed Use 1
- T Transition
- RTECH Research Tech
- LI Light Industrial
- P-1 Vehicular Parking
- PUB Public/Quasi-Public
- POS Parks and Open Space
- RV River Valley
- Bistro Overlay
- Conditionally Rezoned - See City for Details
- Special Project Area

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 100 OF THE ZONING ORDINANCE NUMBER 1977-4, AS AMENDED, OF THE CITY OF ROCHESTER, MICHIGAN, ADOPTED JULY 25, 1977, AS AMENDED THROUGH FEBRUARY__, 2025 (AMENDING ORDINANCE NO. 2025-xx).

Mayor

Attested by City Clerk

Date

Seal

0 500 1,000 2,000

Feet

Basemap Source: Oakland County GIS, Michigan Center for Geographic Information Data Source: McKenna

MCKENNA

February 21, 2025
DRAFT

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**March 3, 2025**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a The Rochester Community House for special exception of a temporary tent for outdoor gatherings located at 816 Ludlow. The project is seeking to construct a temporary tent on an existing concrete slab, this will allow the Rochester Community House to maintain the event schedule during construction of the main building. The public hearing is scheduled for Monday, March 3rd, 2025, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: **Jpeckens@rochestermi.org**.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens**, **Planning and Zoning Administrator, at 248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

Publish on or before *February 16th, 2025*

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

ROCHESTER
Where you live.

City of Rochester

400 Sixth Street
Rochester, MI 48307
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F: (248) 733-3170
www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**March 3, 2025**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a The Rochester Community House site plan approval located at 816 Ludlow. The project is seeking to demolish a portion of the existing community house building and construct a new addition with a banquet hall in the basement. The public hearing is scheduled for Monday, March 3rd, 2025, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: **Jpeckens@rochestermi.org**.

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For further information, please contact **Jeremy Peckens**, **Planning and Zoning Administrator, at 248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

Publish on or before *February 16th, 2025*

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

ROCHESTER
Where you live.

MCKENNA

February 23, 2025

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Rochester Community House/816 Ludlow/Site Plan and Special Exception Review**; revised site plan dated 1/30/2025.

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Dear Commissioners:

At the City's request, we have conducted a review of a request from Rochester Community House to demolish a portion of the existing community house building and construct a new addition with a banquet hall in the basement. The site is located on the east side of Ludlow Avenue abutting the Paint Creek Trail and is zoned R-2 (One Family Residential) District.

Community Centers are permitted as a special exception use in the R-2 district per Section 603 (3) of the Zoning Ordinance. The subject site received approval for demolition of an existing portion of the building and construction of a large addition on the east side of the building in 2021; however, the project did not proceed owing to cost limitations. At this time, it appears the applicant is intending to restart the proposal with some modifications.

COMMENTS

Article 27, Section 2701 of the Zoning Ordinance, outlines the requirements for site plan review. We offer the following comments for your consideration:

1. **Use.** The applicant is proposing to demolish and replace a large portion of the existing building. Per the site data table, the existing building square footage is 9,009 sq. ft, the proposed basement is 7,455 sq. ft, the proposed upper level is 1,203 sq. ft for an additional floor area of 8,658 sq. ft and a resulting building size of 17,667 sq. ft. The plan proposes the construction of a retaining wall and landscape areas on the east side of the building and a concrete patio. The Rochester Community House is located on a larger parcel which includes the Municipal Park along the Paint Creek Trail. Community Centers are permitted as a special exception use in the R-2 district per Section 603 (3) of the Zoning Ordinance.

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2. **Vehicle Access.** The subject site has a single access drive off Ludlow Avenue, which will remain unaltered.

3. **Pedestrian Access.** There is an existing concrete sidewalk along the site's Ludlow frontage. Since the site is part of the Municipal Park system, there are no conventional sidewalk connectors to the building. Instead, the plan shows a sidewalk along the entire west side of the building, which connects to the paver patios on the north side of the building in proximity to the trail system in the park. The sidewalk along the building frontage is barrier free accessible and includes ramp locations.

4. **Off-Street Parking.** Parking requirement for the subject site would be considered similar to a "cultural center" or similar facility and required at the rate of one (1) for each 500 sq. ft of gross floor area or occupancy allowed. Based on this standard a total of 32 spaces are required for the site. The site provides for a total of 97 parking spaces and 5 additional parking spaces. The spaces are striped and meet ordinance requirements.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

5. **Loading.** The Ordinance requires the provision of a 10' x 50' loadings pace for the site. The site plan shows the required loading space within the parking lot. Since there is no 'rear' access to the building, the loading space is located in an area of convenience. The location of the loading space within the parking lot was previously approved by the Planning Commission the building has no rear access.

6. **Landscaping.** The applicant has submitted an extensive landscape plan which proposes the installation of numerous ornamental trees, perineal shrubs, evergreens, and ornamental grasses along the foundation of the building on the west side. The plan includes an upper deck on the east side of the building with stairways leading to the lower deck and patio area. The plan notes a multi-step boulder wall in this area. The wall however, is labeled as "future boulder wall". The applicant must clarify the timeline for construction of the wall to the Planning Commission and note the treatment of the area until such time the wall is actually constructed to prevent erosion on that slope. All landscape areas are proposed to be provided with automatic irrigation, excluding the boulder terrace landscaping. The plan does not include a landscape maintenance agreement; however, the site is part of the city owned municipal park, which would ensure its maintenance by the city or the applicant.

7. **Tree Removal.** The landscape plan includes a tree survey with 45 trees in the area of disturbance, of which 12 trees are proposed for removal (4 already removed) and a total of 6 trees require replacement. Required replacement calculations have been added stating the need for 29 trees. Since the subject site is part of the larger Municipal Park, the applicant has noted that the trees will be replaced elsewhere in the park at a later date.

8. **Amenities.** The original plan was approved with Planning Commission's recommendation for use of wood and metal frame furniture on the patio shown on the colored renderings, which were more in keeping with the beautiful architecture proposed. The plan submitted at this time includes no information on any amenities or outdoor furniture for the patio. This must be addressed at the Planning Commission meeting.

9. **Screening.** Per section 2804 (d) of the Zoning Ordinance "*a screen wall shall be installed along all lot lines of the nonresidential use where the lot lines adjoin a residential district. In the case of a parking lot, a screen wall shall be installed to screen the parking lot from a residential district separated from the parking lot property by a right-of-way of less than 86 feet width*." The subject site abuts single family residential district and uses to the west and south and has no screen wall or landscaping between the subject site and the dwelling units. A few of the parcels have their own fences separating them from the Community House. In 2021 the city had noted that *residents would prefer to leave the border open*. This is an existing situation that has remained for a long time with no issues, to our knowledge. Clarification is required if the neighbors are still of the same opinion. Per Section 2804 e (5), the Planning Commission has the discretion to modify the ordinance requirement or waive it entirely.

10. **Architecture.** The proposed addition and renovation of the building is extensive and includes varied building materials in keeping with the historic character of the structure and its setting. The elevations note a fieldstone chimney on the north façade, wide windows and door walls for inclusion of natural light from the trail, gables on the shingled roof and wood elements. As required by the Planning Commission, all building material samples and colors must be presented at the Planning Commission meeting for approval.

11. **Lighting.** The plan proposes no change to the parking lot lighting. The site plan notes 'typical' wall pack light fixtures on the north and east sides of the addition. Manufacturer's cut sheet details have been provided and indicate downward directed fixtures with a concealed light source in compliance with Ordinance requirements.

12. **Dumpster.** The site has an existing wood dumpster enclosure on the south side of the parking lot. No changes are proposed.

13. Signage. No new signage is proposed at this time.

RECOMMENDATION

Based on our review of the plans submitted, we recommend that the Planning Commission grant site plan and special exception approval for the proposed addition and site changes to the Rochester Community House located at 816 Ludlow, subject to the following conditions:

1. Clarification regarding the timeline for construction of the east side boulder wall and treatment of the area to prevent erosion on the slope until such time the wall is constructed.
2. Inclusion of patio furniture in keeping with building architectural style, as amenity for the site.
3. Clarification regarding fencing abutting residential properties or its waiver.
4. City planting of 29 replacement trees within the Municipal Park at a later date in conjunction with a master planting plan.
5. Planning Commission approval of proposed building materials and colors.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Jeff Kragt
John Cieslik
Aseel Putros

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed .

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	$400
Administrative Processing Fee	$100
Special Planning Commission Meeting	$1500
REZONING APPLICATION	
Administrative Processing Fee	$100
Rezoning Application, less than one acre	$750
Rezoning Application, more than one acre	$50 per each additional
SITE PLAN APPLICATION	
Administrative Processing Fee	$100
Site Plan Review, less than one acre	$1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee.
Site Plan Review, more than one acre	$1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	$100
Condo Project Application, less than one acre	$1,000 first review. Each review, thereafter, subject to $500 resubmittal fee.
Condo Project Application, more than one acre	$1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.

OTHER	
Special Exception Hearing Application	$500
Special Project Application within a Potential Intensity Change Area (PICA)	$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : _____ Amount of Review Fee Paid : $_____

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: Aseel Putros, PE

PROJECT COORDINATOR'S E-MAIL ADDRESS:
Aputros@aewinc.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
586-726-1234

1. Name of proposed development:
   Rochester Community House Renovation and Addition

2. Location of property: East side of Ludlow Avenue, between Seventh Street and Paint Creek Trail

3. Street address:
   816 Ludlow Avenue

4. The property is presently zoned as:
   R-2

5. The total site area is
   12.07 acres(s).

6. Portion of total site being developed:
   0.3 Acres

7. It is proposed the property will be developed as:
   Building addition to the Community House

---

8. A Special Exception is being requested. _____ Yes __X__ No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
X		a. Date, including revision.
X		b. Plan scale of 1" equals 10', 1" = 40'
X		c. North arrow.

X		d. Inserted location sketch showing location of subject property in the mile section.
X		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
X		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
X		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
X		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
X		i. Boundaries of subject property including distances and bearings.
X		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
X		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
X		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
X		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
X		n. Landscape plan including tree inventory. (Section 2800).
X		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

X		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
X		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
		s. Exterior lighting plan and design, with photometrics.

10. Present landowner: Nik Banda

E-MAIL: nbanda@rochestermi.org

Address: 400 Sixth Street

City: Rochester State: MI Zip: 48307 Phone: 248 - 733 - 3700

11. Firm or individual requesting site plan approval: Alan Smith

E-MAIL: alan@rochestercommhouse.org

Address: 816 Ludlow

City: Rochester State: MI Zip: 48307 Phone: 248 - 651 - 0622

Signature of Applicant

Print Name Alan Smith Date 12/9/24

City of Rochester

Oakland County, Michigan

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

816 LUDLOW AVENUE

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS

INDEX TO SHEETS

OVERALL PLAN 1
TOPOGRAPHICAL SURVEY AND REMOVAL PLAN 2
SITE PLAN 3
GRADING PLAN 4
LANDSCAPE PLAN L1
TREE SURVEY L2
PROPOSED BASEMENT FLOOR PLAN A120
PROPOSED FIRST FLOOR PLAN A121
SECOND FLOOR PLAN A122
ROOF PLAN A210
ELEVATIONS A500
ELEVATIONS A501
PHOTOMETRICS ..... 1 of 1

"I HEREBY CERTIFY THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH ACT 240, PUBLIC ACTS OF 1937 AS AMENDED- STATE OF MICHIGAN."

ASEEL A. PUTROS, P.E., 6201055083 DATE

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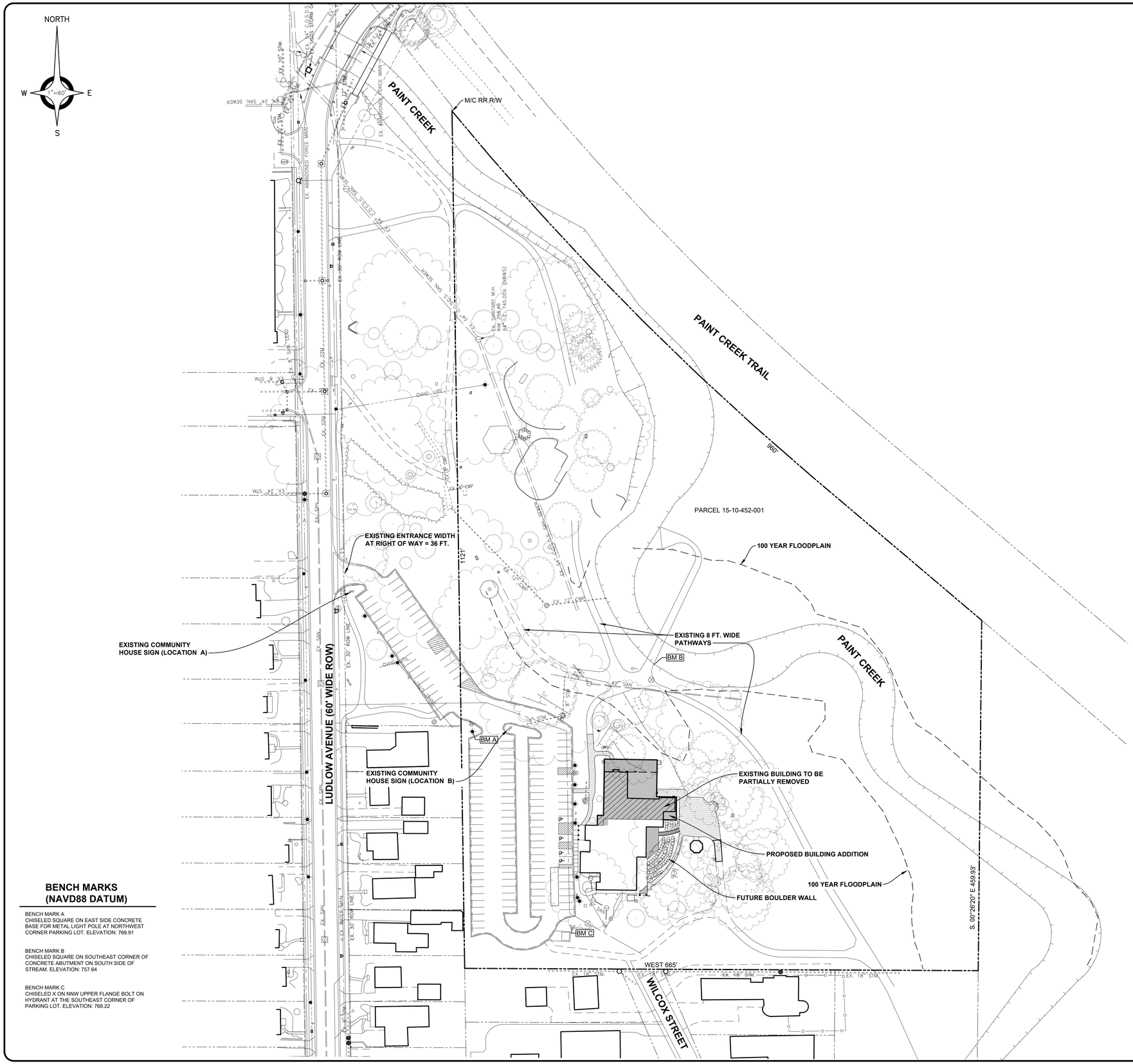
0270-0213 ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

1

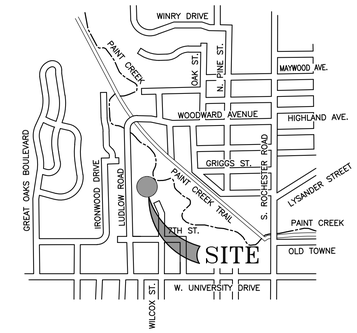


BENCH MARKS (NAVD88 DATUM)

BENCH MARK A
CHISELED SQUARE ON EAST SIDE CONCRETE BASE FOR METAL LIGHT POLE AT NORTHWEST CORNER PARKING LOT. ELEVATION: 769.91

BENCH MARK B
CHISELED SQUARE ON SOUTHEAST CORNER OF CONCRETE ABUTMENT ON SOUTH SIDE OF STREAM. ELEVATION: 757.64

BENCH MARK C
CHISELED X ON NNW UPPER FLANGE BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF PARKING LOT. ELEVATION: 768.22



LOCATION MAP

SCALE: 4" = 1 MILE

LEGAL DESCRIPTION

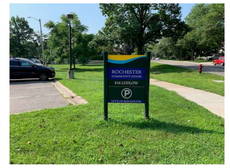
PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

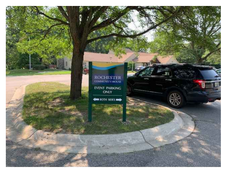
PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN

NO FIELD SURVEY PERFORMED. FROM RECORDS ONLY.

BEGINNING ON EAST LINE OF 'PARKER'S ADD' 204 FEET NORTH OF SOUTHEAST CORER OF LOT 48, THENCE NORTH ALONG SAID PARKER ADD 1121 FEET TO MC RAILROAD RIGHT OF WAY, THENCE SOUTHEASTERLY ALONG MC RAILROAD RIGHT OF WAY 960 FEET, THENCE SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST 459.93 FEET, THENCE WEST 665 FEET TO THE POINT OF BEGINNING. CONTAINING 12.07 ACRES, MORE OR LESS.



ROCHESTER COMMUNITY HOUSE SIGN
LOCATION A



ROCHESTER COMMUNITY HOUSE SIGN
LOCATION B

LEGEND

+100.0	SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
	SIGN
	LIGHT POLE
	SANITARY MANHOLE
	SANITARY SEWER
	HYDRANT
	VALVE BOX
	WATER MAIN
	STORM CATCH BASIN (PAVT.)
	STORM MANHOLE
	STORM SEWER

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 Schoenherr Road
Shelby Township
Michigan 48315
Phone 586 726 1234
Fax 586 726 8780
www.aewinc.com
ENGINEERING STRONG COMMUNITIES

DATE	SUBMITTALS/REVISIONS
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

OVERALL PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY	CONSTRUCTION	RECORD
DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	NOVEMBER 2024

SCALE:
1" = 60' HORIZ.
0 30 60 120

Know what's below. Call 72 hours before you dig.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO.
0270-0213

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SHEET NO.
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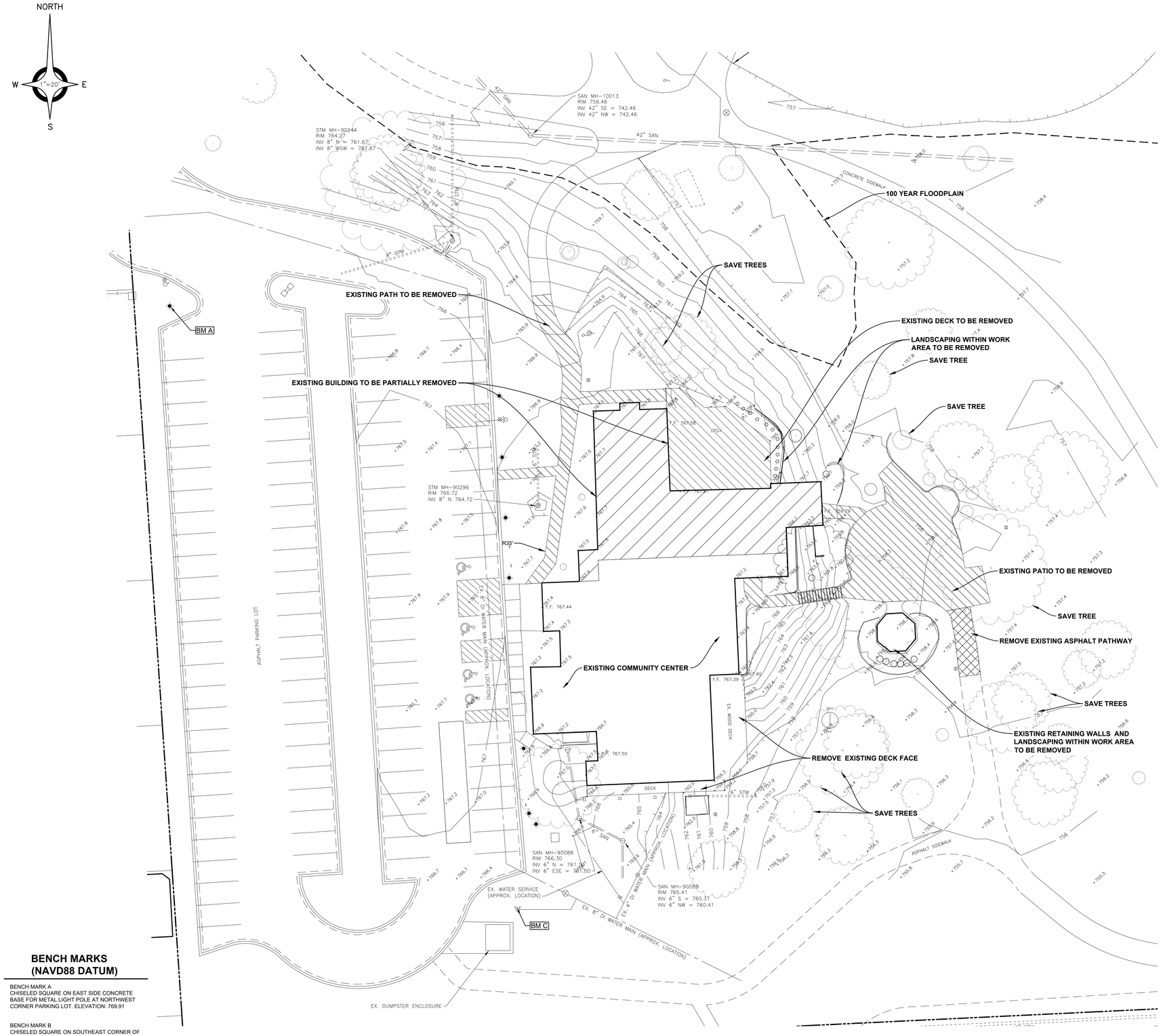

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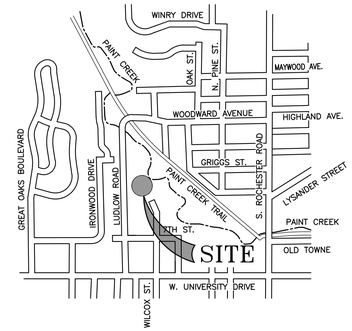
NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.



LOCATION MAP
SCALE: 4" = 1 MILE

LEGAL DESCRIPTION

PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN

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LEGEND

- SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- SIGN
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- VALVE BOX
- WATER MAIN
- STORM CATCH BASIN (PAVT.)
- STORM MANHOLE
- STORM SEWER

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DATE	SUBMITTALS/REVISIONS
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:
ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:
TOPOGRAPHICAL SURVEY AND REMOVAL PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE:
1" = 20' HORIZ.
0 10 20 40

Know what's below. Call 72 hours before you dig.

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PROJECT NO.
0270-0213

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SHEET NO.
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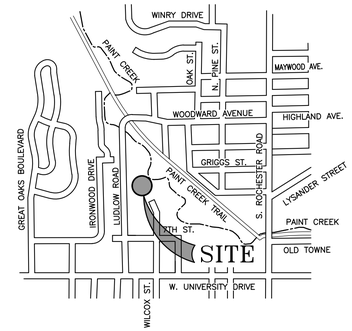
NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.



LOCATION MAP

SCALE: 4" = 1 MILE

SITE DATA

CURRENT ZONING: R-2

CURRENT / PROPOSED USE: ROCHESTER COMMUNITY HOUSE

HOURS OF OPERATION: 8 A.M. TO 11 P.M. MONDAY THROUGH SUNDAY

PARKING REQUIREMENTS

EXISTING BUILDING SQUARE FOOTAGE:	9,009 SFT
PROPOSED BASEMENT:	7,455 SFT
PROPOSED UPPER LEVEL:	1,203 SFT
TOTAL ADDITIONAL AREA:	8,658 SFT
TOTAL BUILDING SQUARE FOOTAGE:	17,667 SFT

PARKING SPACES REQUIRED (1 SPACE/500 SFT GFA)	36 SPACES
EXISTING PARKING SPACES	97 SPACES
EXISTING ADA PARKING SPACES	5 SPACES
TOTAL PARKING SPACES	102 SPACES

UTILITIES

PROPOSED IMPROVEMENTS WILL USE THE EXISTING WATER SERVICE AND SANITARY LEAD

LEGAL DESCRIPTION

PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN

NO FIELD SURVEY PERFORMED. FROM RECORDS ONLY.

BEGINNING ON EAST LINE OF 'PARKER'S ADD' 204 FEET NORTH OF SOUTHEAST CORER OF LOT 48, THENCE NORTH ALONG SAID PARKER ADD 1121 FEET TO MC RAILROAD RIGHT OF WAY, THENCE SOUTHEASTERLY ALONG MC RAILROAD RIGHT OF WAY 960 FEET, THENCE SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST 459.93 FEET, THENCE WEST 665 FEET TO THE POINT OF BEGINNING. CONTAINING 12.07 ACRES, MORE OR LESS.

BENCH MARKS (NAVD88 DATUM)

BENCH MARK A
CHISELED SQUARE ON EAST SIDE CONCRETE BASE FOR METAL LIGHT POLE AT NORTHWEST CORNER PARKING LOT. ELEVATION: 769.91

BENCH MARK B
CHISELED SQUARE ON SOUTHEAST CORNER OF CONCRETE ABUTMENT ON SOUTH SIDE OF STREAM. ELEVATION: 757.64

BENCH MARK C
CHISELED X ON NNW UPPER FLANGE BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF PARKING LOT. ELEVATION: 768.22

LEGEND

000.0	SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
	SIGN
	LIGHT POLE
	SANITARY MANHOLE
	SANITARY SEWER
	HYDRANT
	VALVE BOX
	WATER MAIN
	STORM CATCH BASIN (PAVT.)
	STORM MANHOLE
	STORM SEWER

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DATE	SUBMITTALS/REVISIONS
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

SITE PLAN

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE: 1" = 20' HORIZ. (0, 10, 20, 40)

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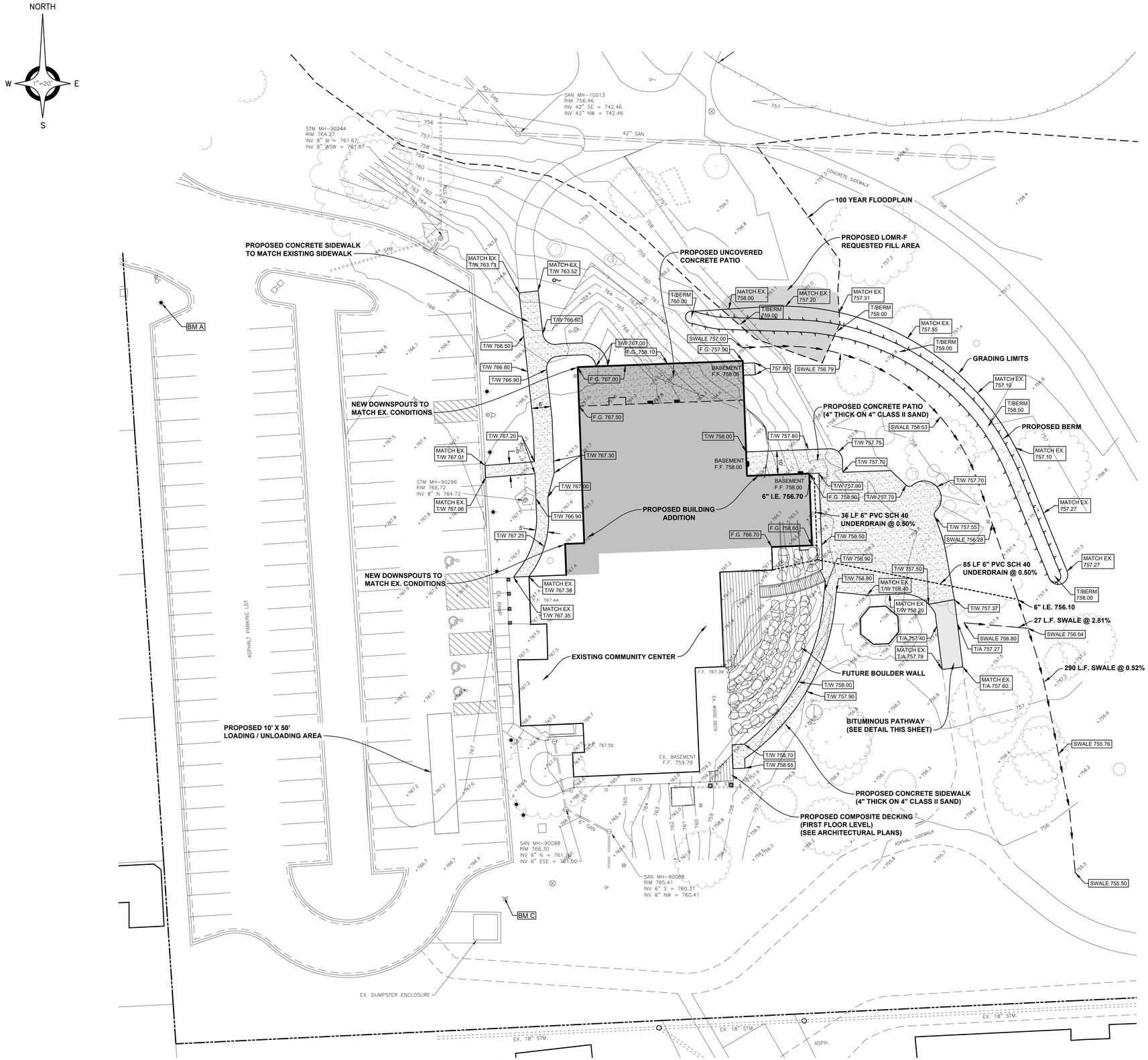
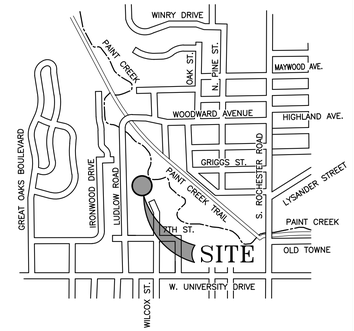


NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.



LOCATION MAP

SCALE: 4" = 1 MILE

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CHISELED X ON NNW UPPER FLANGE BOLT ON HYDRANT AT THE SOUTHEAST CORNER OF PARKING LOT. ELEVATION: 768.22

BITUMINOUS PATHWAY DETAIL

NOT TO SCALE

TYPICAL 4" CONCRETE PATIO/SIDEWALK SECTION

NOT TO SCALE

LEGEND

- SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- SIGN
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- VALVE BOX
- WATER MAIN
- STORM CATCH BASIN (PAVT.)
- STORM MANHOLE
- STORM SEWER

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DATE	SUBMITTALS/REVISIONS
01/30/2025	PLAN UPDATES
12/15/2021	PLAN UPDATES
11/29/2021	BID ISSUE

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

GRADING PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JLA	AAP	JULY 2021

SCALE: 1" = 20' HORIZ.
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0270-0213

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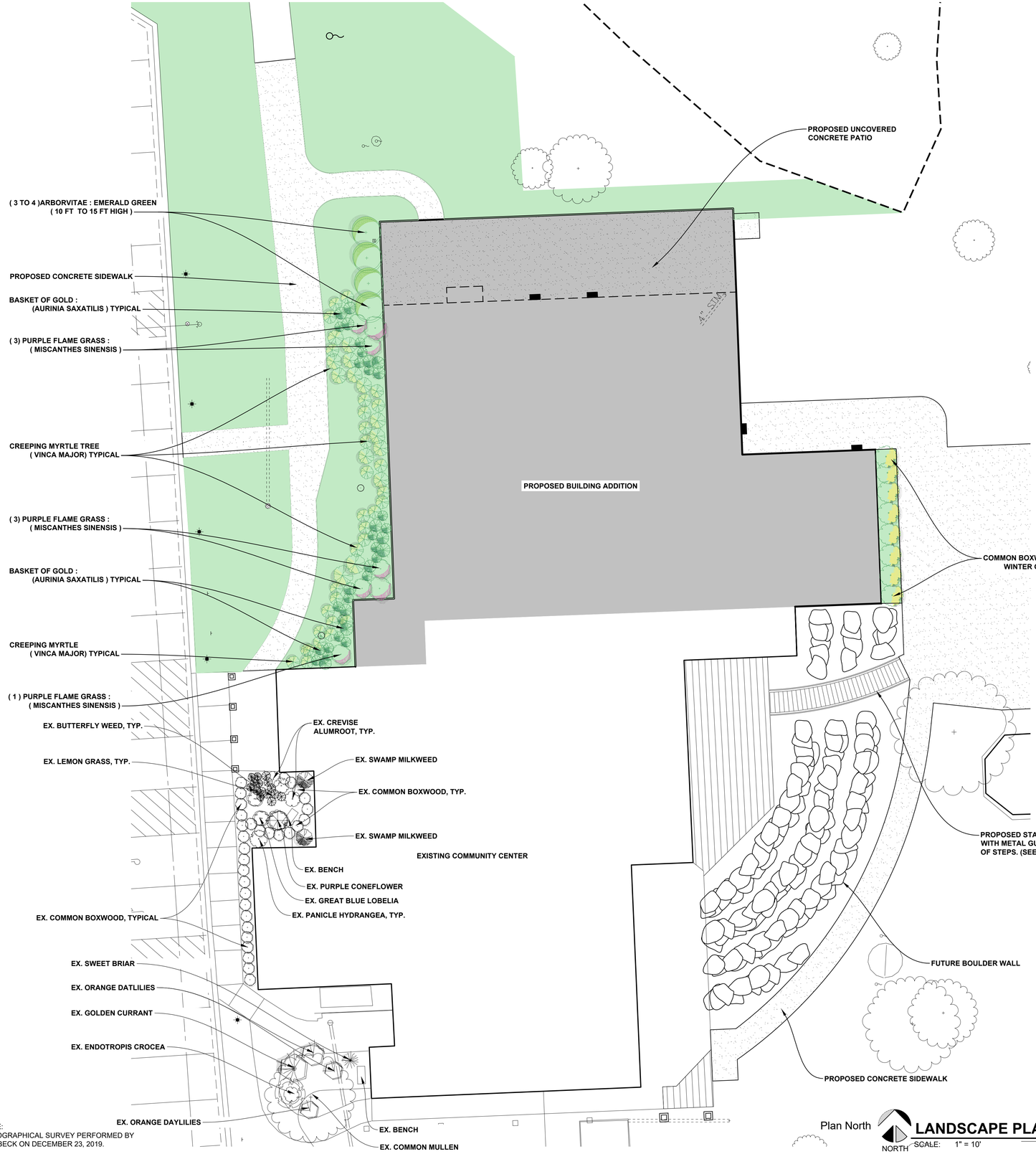

NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY
FISHBECK ON DECEMBER 23, 2019.

LANDSCAPE PLAN

SCALE: 1" = 10'

ARBORVITAE : EMERALD GREEN

BASKET OF GOLD : AURINIA SAXATILIS

PURPLE FLAME GRASS : MISCANTHES SINENSIS

COMMON BOXWOOD : WINTER GEM BOXWOOD

CREEPING MYRTLE TREE :
VINCA MAJOR (GROUND COVER)

LEGEND

PLANTING BED 1,
4" THICK DOUBLE SHREDDED
RED CEDAR MULCH

SOD & IRRIGATION

SYMBOL	QUANTITY	COMMON NAME	NAME AND SIZE
	5	ARBORVITAE	EMERALD GREEN HEIGHT 10 FT TO 15 FT WIDTH 3 - 5 FT SUN FULL TO PARTIAL
	7	PURPLE FLAME GRASS	MISCANTHES SINENSIS HEIGHT 4 FT TO 5 FT WIDTH 2 FT TO 5 FT. SUN FULL TO PARTIAL
	33	BASKET OF GOLD	AURINIA SAXATILIS HEIGHT 6" TO 12" WIDTH SPREADING SUN FULL TO PARTIAL
	41	CREEPING MYRTLE	VINCA MAJOR (GROUND COVER) HEIGHT 4" TO 6" WIDTH SPREADING SUN SHADE TO PARTIAL
	7	COMMON BOXWOOD	WINTER GEM BOXWOOD HEIGHT 2 FT. TO 3 FT. WIDTH 3 FT. SUN FULL SUN
		EXIST. BOXWOOD	
		EXIST. SWAMP MILKWEED	
		EXIST. BUTTERFLY WEED	
		EXIST. CREVICE ALUMROOT	
		EXIST. PANICLE HYDRANGEA	
		EXIST. GREAT BLUE LOBELIA	
		EXIST. LEMON GRASS	
		EXIST. ORANGE DAYLILIES	
		EXIST. GOLDEN CURRANT (RIBES AUREUM)	
		EXIST. SWEET BRIAR ROSA	
		EXIST. ENDOTROPIS CROCEA	
		EXIST. PURPLE CONEFLOWER	

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DATE	SUBMITTALS/REVISIONS
01/30/2025	PLAN UPDATES
02/14/2022	ADDENDUM #3
11/29/2021	BID ISSUE
07/09/2021	SITE PLAN REVIEW SUBMISSION

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

LANDSCAPE PLAN

CLIENT:
CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
AGP	SK	NOVEMBER 2024

SCALE:
1" = 10' HORIZ.
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SHEET NO.
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TREE SCHEDULE

NO.	NAME	SIZE	STATUS	TO REMAIN	REPLACEMENT REQUIRED
1	HONEY LOCUST	14"	LIVING	X	
2	NORWAY MAPLE	10"	LIVING	X	
3	NORWAY MAPLE	12"	LIVING	X	
4	BLACK WALNUT	8"	LIVING	X	
5	AMERICAN LINDEN	18"	LIVING	X	
6	AMERICAN LINDEN	16"	LIVING	X	
7	BUR OAK	16"	LIVING	X	
8	BLACK CHERRY	16"	LIVING	X	
9	SLIPPERY ELM	12"	LIVING	X	
10	SHAG BARK HICKORY	16"	LIVING	X	
11	SWAMP CHESTNUT OAK	16"	LIVING	X	
12	SWAMP CHESTNUT OAK	12"	LIVING	X	
13	SLIPPERY ELM	16"	LIVING	X	
~~14~~	~~WHITE ASH~~	~~16"~~	~~LIVING~~		~~YES~~
~~15~~	~~BLACK CHERRY~~	~~13"~~	~~DEAD~~		~~NO~~
16	SWAMP OAK	24"	LIVING	X	
17	SWEET GUM	24"	LIVING	X	
18	TULIP TREE	12"	LIVING	X	
~~19~~	~~EASTERN RED BUD~~	~~3"~~	~~LIVING~~		~~YES~~
20	NORWAY SPRUCE	8"	LIVING	X	
21	BITTERNUT HICKORY	24"	LIVING	X	
22	CUCUMBERTREE	14"	LIVING	X	
23	SWAMP CHESTNUT OAK	18"	LIVING	X	
24	PARADISE APPLE	6"	LIVING		YES
25	RED MAPLE	10"	LIVING	X	
26	COMMON HACKBERRY	12"	LIVING	X	
27	AMERICAN HOPHORNBEAM	4"	LIVING	X	
28	WHITE OAK	20"	LIVING	X	
29	BLACK OAK	20"	LIVING		YES
30	AMERICAN HOPHORNBEAM	10"	LIVING		YES
31	COMMON HACKBERRY	7"	LIVING	X	
32	LITTLE LEAF LINDIN	24"	LIVING	X	
33	SILVER MAPLE	4"	LIVING	X	
34	JAPANESE BARBERRY	(4) 2"	LIVING		NO
35	CHOKECHERRY	3"	LIVING	X	
36	CHOKECHERRY	3"	LIVING	X	
37	NORWAY MAPLE	15"	LIVING	X	
38	HONEY LOCUS	8"	LIVING	X	
39	WHITE CEDAR	(12) 2"	LIVING		NO
40	WHITE CEDAR	(12) 2"	LIVING		NO
41	SHAG BARK HICKORY	24"	LIVING	X	
~~42~~	~~BUR OAK~~	~~18"~~	~~LIVING~~		~~YES~~
43	WHITE CEDAR	4"	LIVING		NO
44	RED MAPLE	6"	LIVING	X	
45	WHITE CEDAR	(6) 2"	LIVING		NO
TOTAL SIZE OF REPLACEMENT TREES:		71"	71" (100% OF REMOVED TREES)/2.5" = 29 TOTAL TREES MAX.		

NOTE:

1. REPLACEMENT TREES WILL BE PLACED IN OTHER AREAS OF THE PARK, NOT IN THE IMMEDIATE AREA OF THE COMMUNITY HOUSE.
2. REPLACEMENT TREES WILL BE FROM THE CITY'S PREFERRED TREE SPECIES LIST.
3. REPLACEMENT TREES WILL BE PLANTED AT A LATER DATE AS PART OF THE PARKS OVERALL TREE REPLACEMENT PLAN.

~~———~~ = DENOTES TREES THAT HAVE PREVIOUSLY BEEN REMOVED

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11/29/2021	BID ISSUE
07/30/2021	SITE PLAN REVIEW RE-SUBMISSION

PROJECT NAME:

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

SHEET TITLE:

TREE SURVEY

CLIENT:

CITY OF ROCHESTER

PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
AGP	SK	NOVEMBER 2024

SCALE:

1" = 10' HORIZ.

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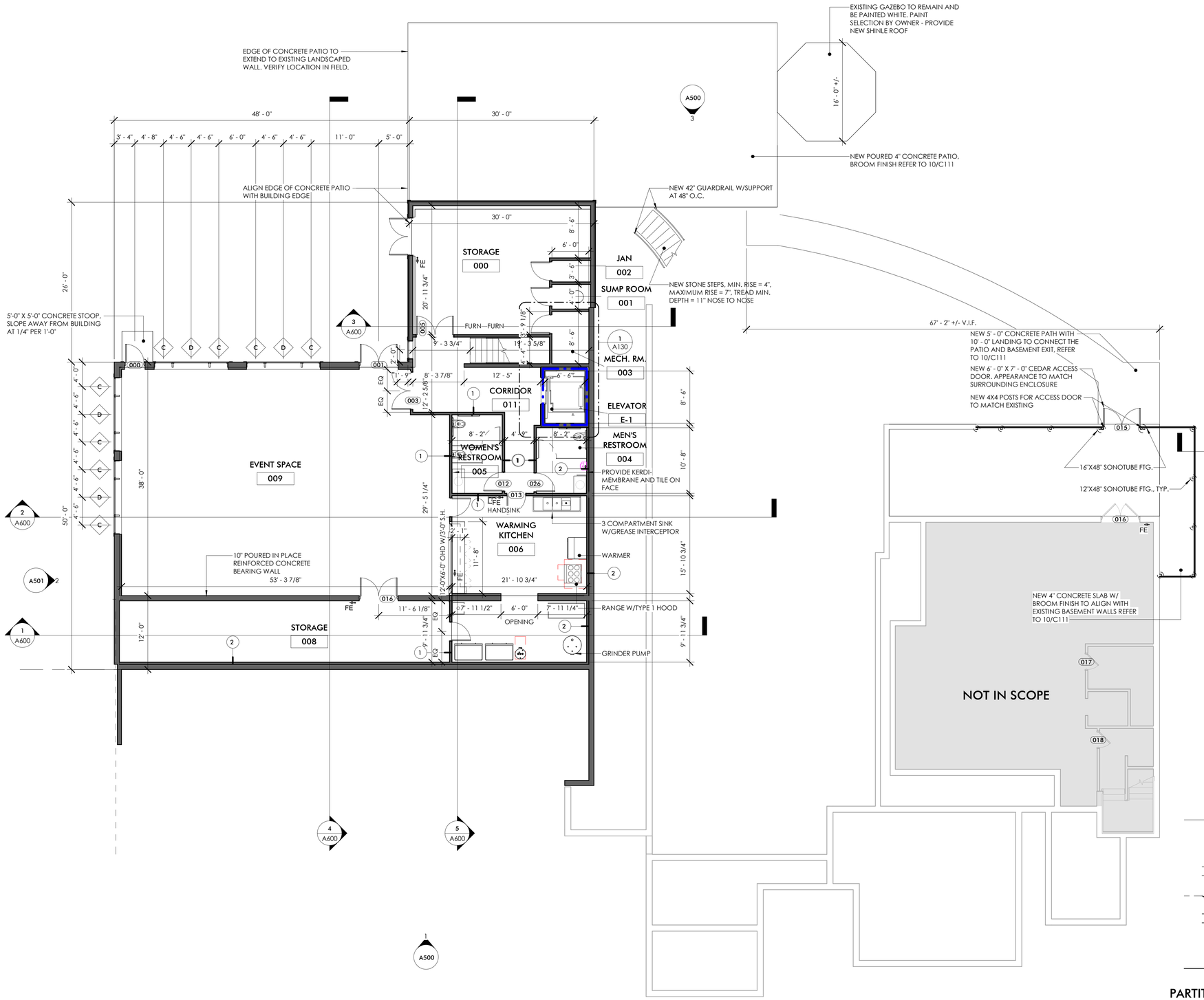
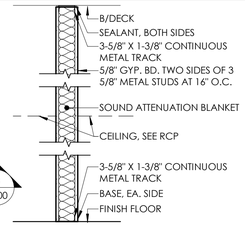


1 A120 **BASEMENT FLOOR PLAN**
1/8" = 1'-0"

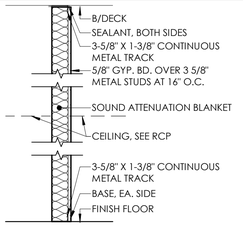
GENERAL NOTES

1. THE EXISTING ROOF STRUCTURE IS TO REMAIN. THE EXISTING SHEATHING IS TO BE INSPECTED AND REPAIRED/REPLACED AS REQUIRED
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
5. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT ALL BATHTUB, SHOWER, AND KITCHEN LOCATIONS TO RECEIVE WALL TILE. COORDINATE WITH INTERIORS.
6. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
7. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
8. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL LINTELS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
9. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
10. DIMENSIONS PRECEDED BY +/- SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
11. BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.

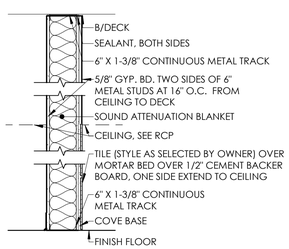
PARTITION TYPE - 1



PARTITION TYPE - 2



PARTITION TYPE - 3



PARTITION TYPE - 4 (1 HOUR)

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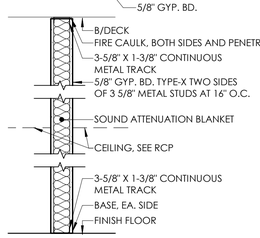
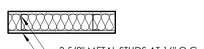
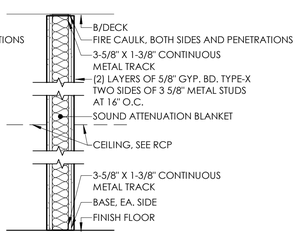




PARTITION TYPE - 5 (2 HOUR)

UL LISTING U419



ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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ROCHESTER COMMUNITY HOUSE
PROJECT ADDRESS
816 LUDLOW AVE, ROCHESTER, MI
CLIENT
ROCHESTER COMMUNITY HOUSE

ISSUE
ADDENDUM #1

REVISION

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NEW BASEMENT FLOOR PLAN

A120

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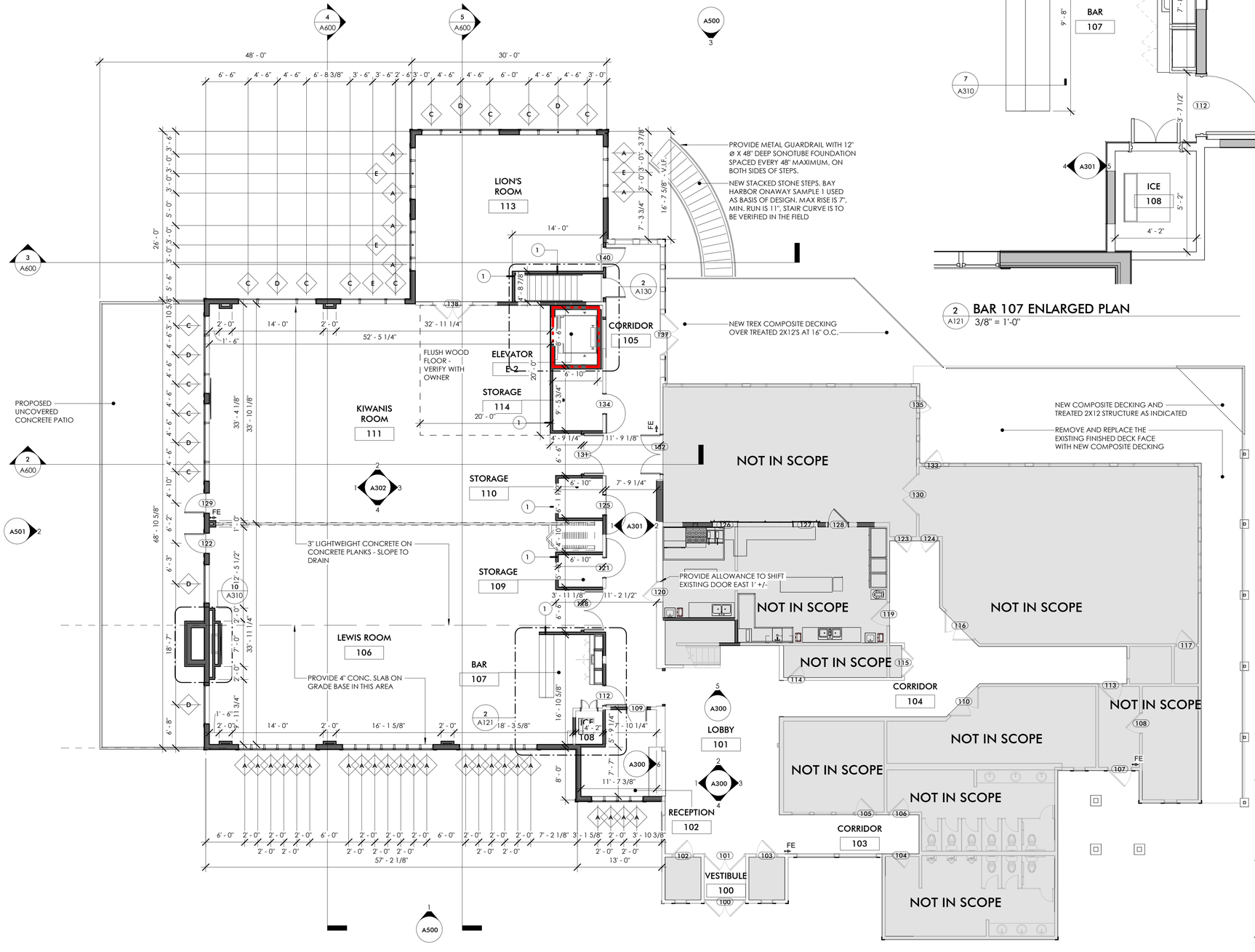
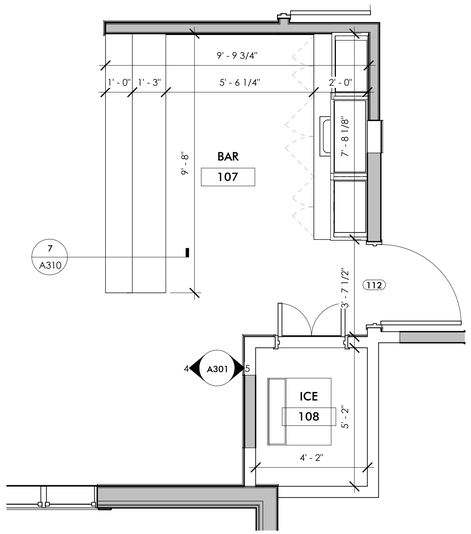


1 A121 **FIRST FLOOR PLAN**
1/8" = 1'-0"



2 A121 **BAR 107 ENLARGED PLAN**
3/8" = 1'-0"

GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL, UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
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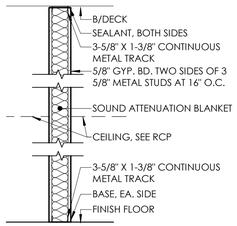

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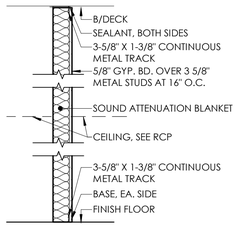

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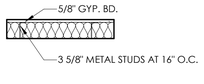

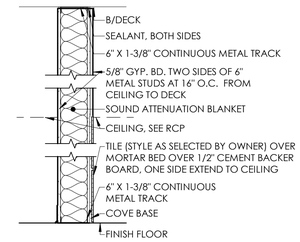

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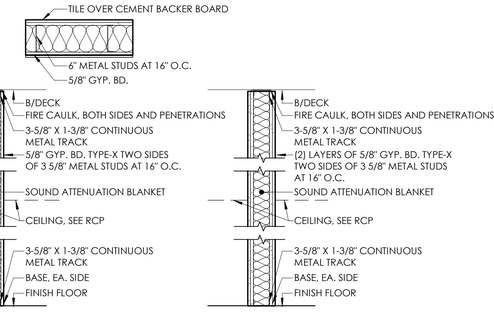
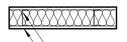


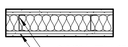
PARTITION TYPE - 4 (1 HOUR)

UL LISTING U419



PARTITION TYPE - 5 (2 HOUR)

UL LISTING U419



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(269) 753-8040
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ISSUE
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REVISION

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PROJECT NUMBER
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NEW FIRST FLOOR PLAN
A121

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GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
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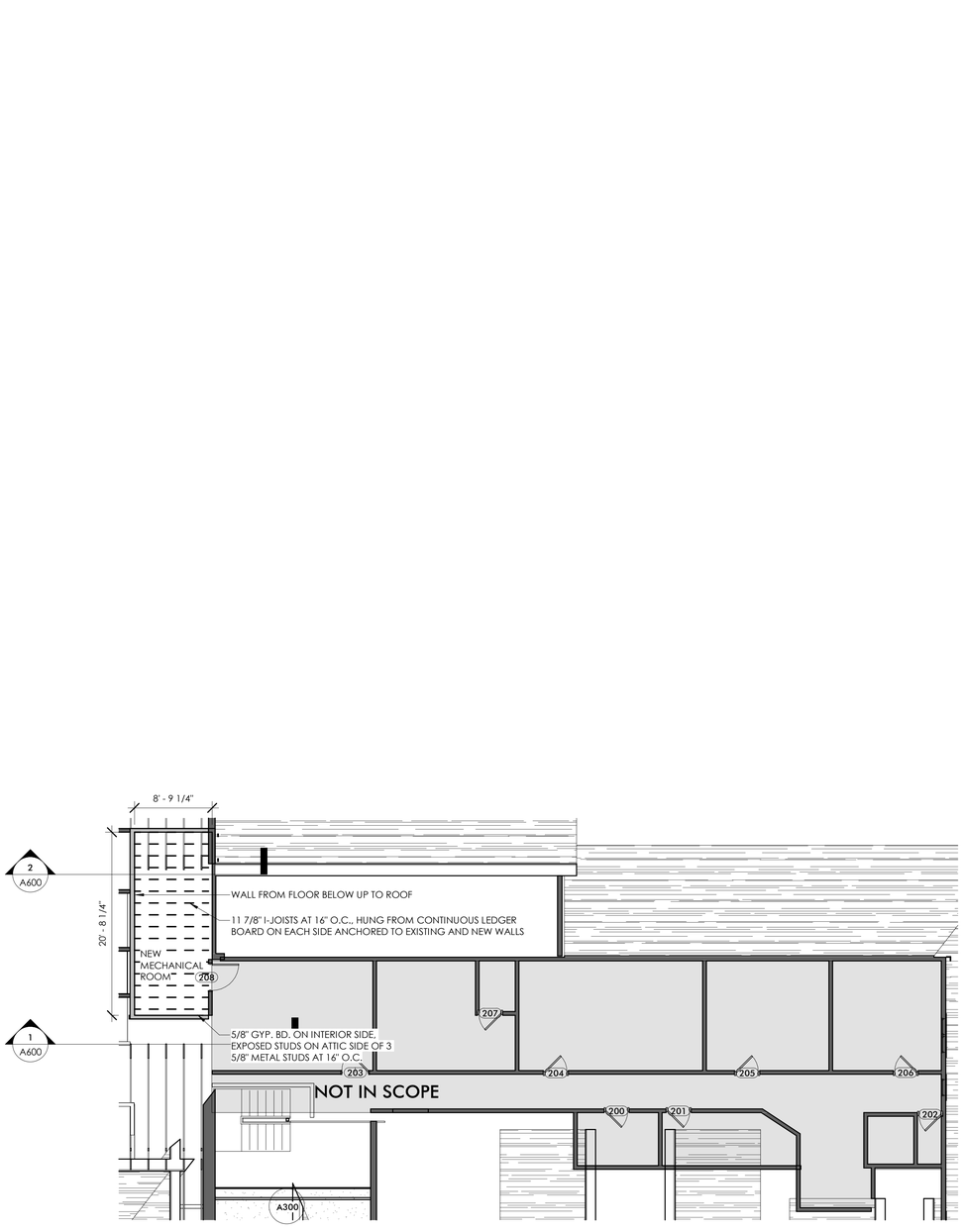
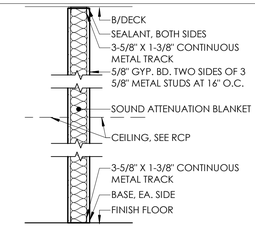


1 A122 SECOND FLOOR PLAN
1/8" = 1'-0"



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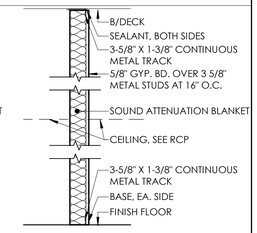

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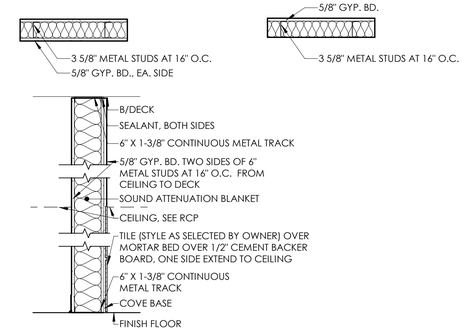

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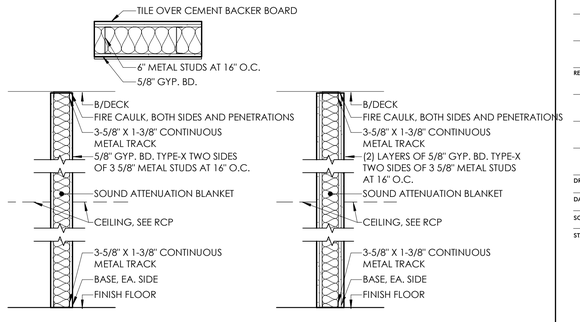
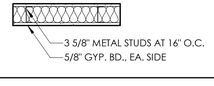


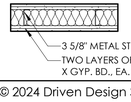
PARTITION TYPE - 4 (1 HOUR)

UL LISTING U419



PARTITION TYPE - 5 (2 HOUR)

UL LISTING U419



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DRIVEN DESIGN

ARCHITECT
Driven Design Studio PLLC
117 West Michigan Avenue
Battle Creek, MI 49017
(269) 753-8040
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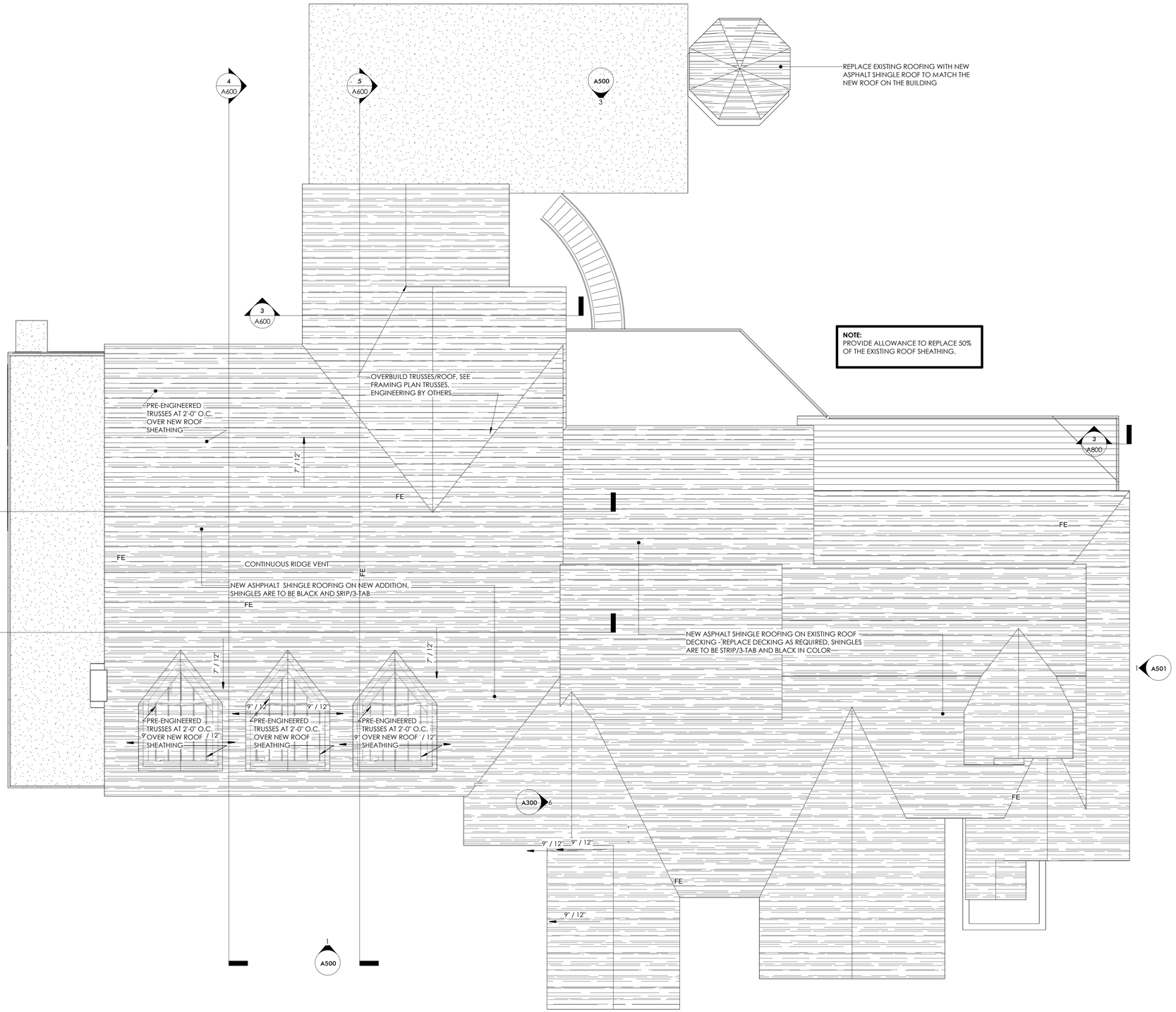
NEW SECOND FLOOR PLAN

A122



1 A210 **ROOF PLAN**
1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING ROOFING IS TO BE REMOVED AND REPLACED WITH A NEW 24 GA. STANDING SEAM METAL ROOF, ALL EXISTING SHEATHING IS TO BE INSPECTED AND REPLACED AS REQUIRED
2. ALL NEW ROOFING IS TO MATCH THE NEW 24 GA. STANDING SEAM METAL ROOF ON THE REST OF THE EXISTING BUILDING
3. PROVIDE NEW GUTTER SCREENS ON ALL EXTERIOR GUTTER
4. INSPECT AND REPAIR/REPLACE EXISTING SKYLIGHTS AS REQUIRED THROUGHOUT THE PROJECT

DRIVEN DESIGN

ARCHITECT
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2023.001

ROOF PLAN
A210

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EXTERIOR MATERIALS

EXTERIOR SIDING MATERIAL - LP SIDING - DARK BROWN TO MATCH ENTRY PILLARS

ASPHALT SHINGLE ROOFING - MONTE BLACK LANDMARK DESIGNER SIGNATURE ROOF

TREX RAILING - WESTBURG CABLE SYSTEM (VERTICAL WIRES), VINTAGE LANTERN COLOR AND DARK BROWN DECKING

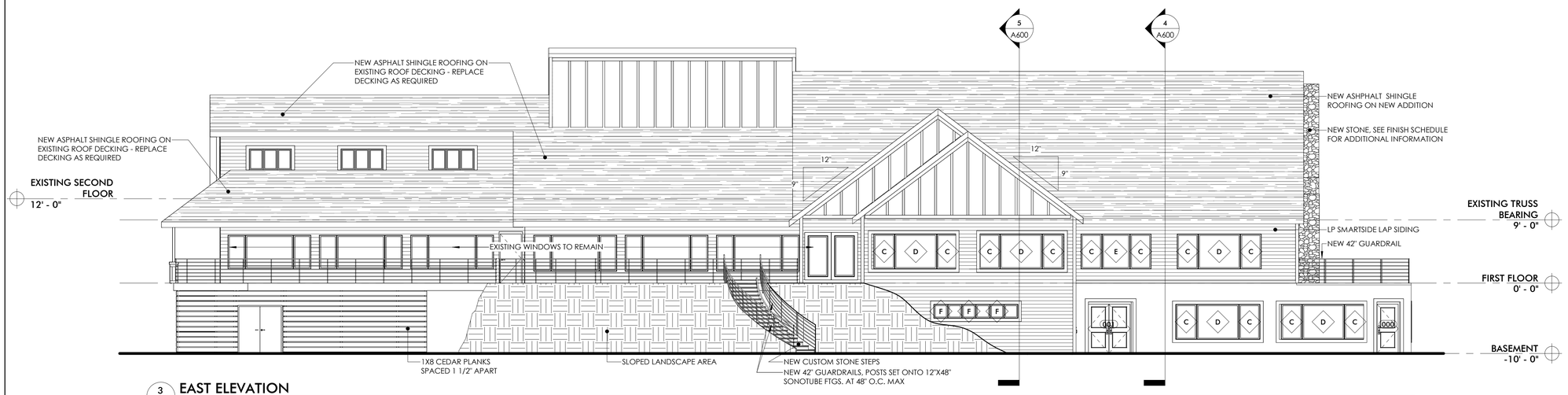
1 A500 **WEST ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATION SYMBOL LEGEND

STONE

ASPHLT ROOFING

SIDING



3 A500 **EAST ELEVATION**
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A500

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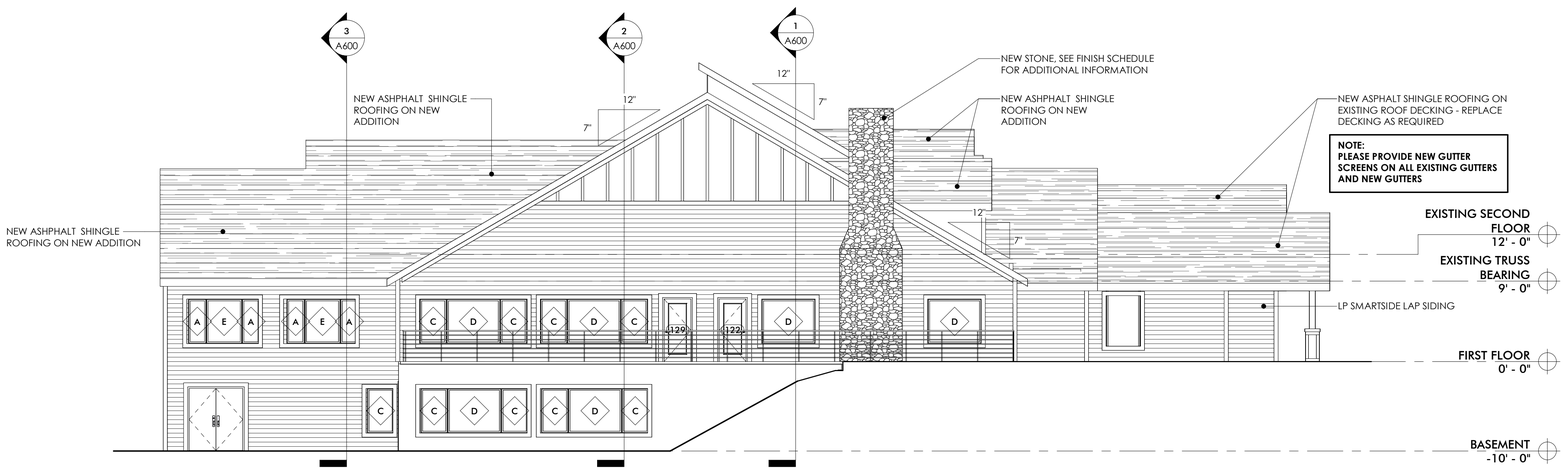
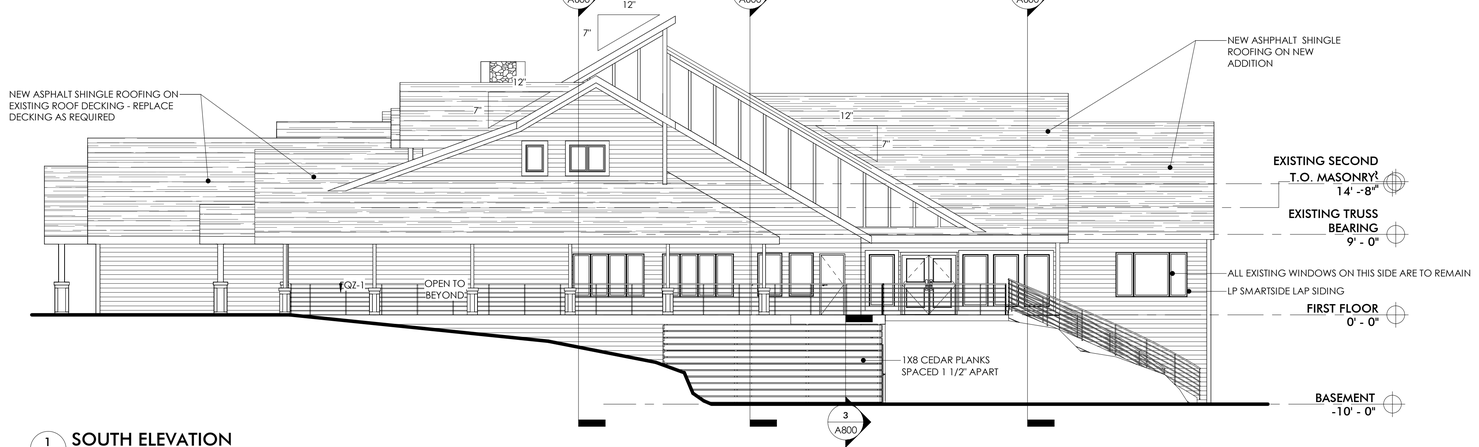


2 A501 **NORTH ELEVATION**
1/8" = 1'-0"



1 A501 **SOUTH ELEVATION**
1/8" = 1'-0"

EXTERIOR MATERIALS

EXTERIOR SIDING MATERIAL - LP SIDING - DARK BROWN TO MATCH ENTRY PILLARS

ASPHALT SHINGLE ROOFING - MONTE BLACK LANDMARK DESIGNER SIGNATURE ROOF

TREX RAILING - WESTBURG CABLE SYSTEM (VERTICAL WIRES), VINTAGE LANTERN COLOR AND DARK BROWN DECKING

EXTERIOR ELEVATION SYMBOL LEGEND

STONE
ASPHLT ROOFING
SIDING

DRIVEN DESIGN

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EXTERIOR ELEVATIONS

A501

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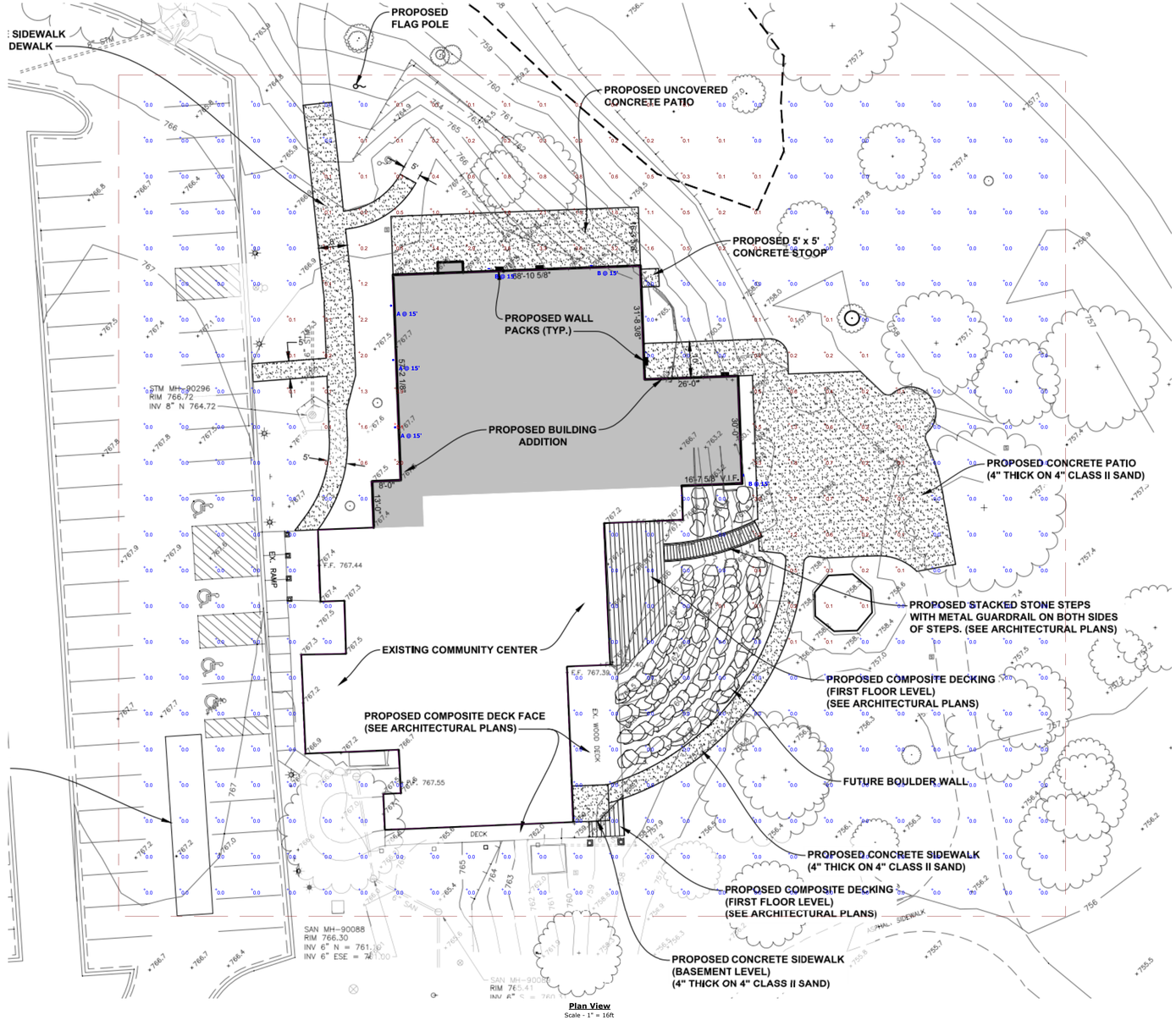
Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	B		3	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts		1	2913	1	24.42	Max: 1302cd
	A		3	LDN6 ALO2 (1000LM) SWW1 (4000K) AR LSS 80CRI	6IN LDN Downlight 1000LM 4000K Clear Semi-Specular 80CRI		1	1406	1	12.35	Max: 1321cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.2 fc	5.1 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 16ft

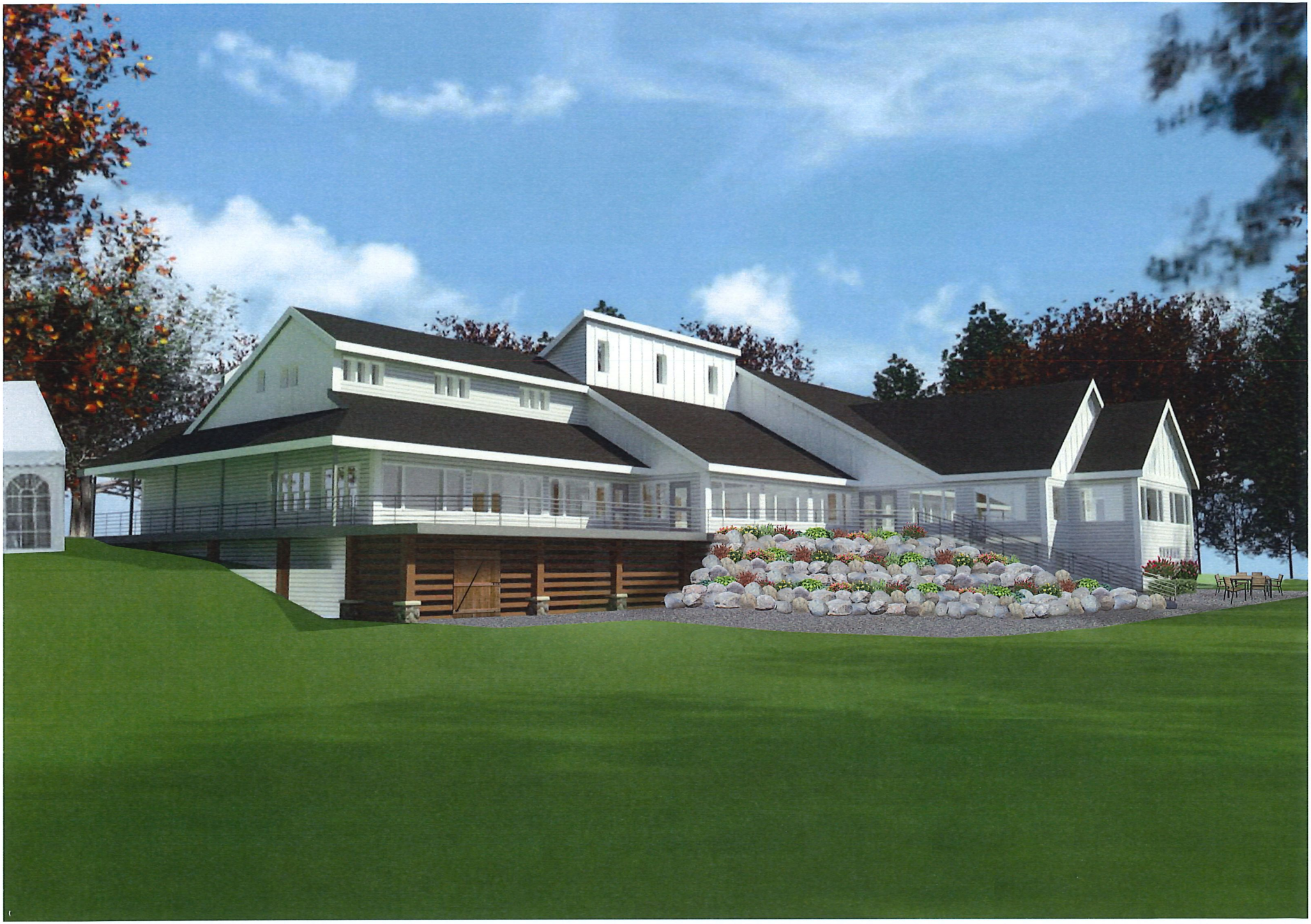
WMI
West Michigan Lighting & Controls

Rochester Community House

Designer
CJR
Date
01/10/2025
Scale
Not to Scale
Drawing No.

Summary

1 of 1



MCKENNA

February 21, 2025

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Cottage Inn Pizza/626 N. Main Street/Preliminary Plan Review #2 for Scheduling Only;** Site plan dated 9/11/2024 (no revised date for revision in Jan 2025).

Dear Commissioners:

At the City's request we have reviewed a proposal from James Witherell on behalf of 630 Main LLC to operate a Cottage Inn Pizza Restaurant within an existing strip commercial building. The plan proposes to renovate an existing lease space (1,913 sq. ft) within a building to accommodate the new business. The site is located on the east side of Main Street, north of Old Towne Road and the Paint Creek Trail, and is zoned B-1 (General Business District). The site is occupied by Paul's Restaurant and a strip commercial building with the proposed tenant space and a flower shop. Restaurants are permitted as a principal permitted use in the B-1 District per Section 1301(1) of the Zoning Ordinance.

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

Source: Nearmap

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

REVIEW COMMENTS

1. The site can be accessed by two existing two-way access drives, one each off Main Street and the private access road to the north. No changes are proposed to the access drive or circulation plan.

2. The plan notes a sidewalk on the north and west side of the proposed business and the installation of a new barrier fere ramp; however, the width of the sidewalk in both areas must be clearly noted. It is also unclear if the sidewalk is separated from the parking spaces by bumper blocks or an existing curbline.

3. The site plan includes parking calculations for all 3 uses on the site – Paul's, the flower shop and the proposed pizza carry-out restaurant. Parking requirements for carry-out restaurants is one (1) space per 30 sq. ft of lobby area or customer waiting space. The plan notes a parking need of 9 spaces, which translates to a lobby area of 270 square feet in a 2,000 sq. ft tenant space. A detailed floor plan showing all areas of the restaurant space must be provided to ensure that the area included for parking calculations is accurate.

4. Review the parking count on the site plan. We note only 51 spaces, not 52 spaces.

5. The barrier-free parking spaces shown near Paul's restaurant are not ADA compliant. This was previously also noted. While this is not an issue to be addressed by the applicant, making those 2 spaces compliant will likely result in the loss of an additional space from the lot.

6. Note the dimensions of the new barrier free space shown in front of the proposed carry-out restaurant.

7. The site has 2 dumpster units with no enclosures on the northeast corner of the site. The site abuts an apartment complex to the north and dumpster units are clearly visible with no screening. The applicant is proposing to construct two (2) new brick enclosures with limestone caps and steel reinforced wooden gates.

8. The plan notes a 'stepped masonry wall on the north side and a screenwall on the east side of the site. The condition of the wall is not noted but appears to be in need of a power wash and cleaning.

9. Clarify proposed lighting for the business. Identify location of existing fixtures and note if any fixtures are to be replaced. Any fixtures on the east side of the building must be shielded because the glare from fixtures will directly impact the multiple family residences to the north.

10. The site plan notes that no new landscaping is proposed. The narrow strip of green space on the east side of the access drive off Main Street is sparsely vegetated. We recommend the addition of a row of perennial flowering shrubs to enhance the site's visual appeal.

11. The proposed elevation change on the west façade for the new restaurant involves significantly modifying the roofline to add a large, pitched roof element. This appears to make the existing flower shop roofline incongruent. The resulting building will have a significant gable on one half and a small dormer on the other. Planning Commission input is sought.

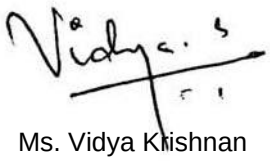
12. The plan indicates significant wall signage for the new business which includes 'Cottage Inn gourmet pizza' and 'Tina's Chicken tenders and wings.' We had previously asked for detailed wall sign area calculations. A mere notation of sign area is inadequate. Demonstrate how sign area was calculated by showing box around area used to calculate the sign area.

RECOMMENDATION

The original plans submitted by the applicant did not meet Planning Commission standards for a site plan submittal. The applicant has submitted revised plans at this time for consideration. While many items have been addressed, other concerns remain.

Therefore, we recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a complete revised site plan addressing all of the issues noted above and any additional feedback provided at the meeting.

Respectfully,
McKENNA



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Jeff Kragt
Fire Chief Cieslik
Rose McKinney

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

PLANNING COMMISSION SITE PLAN PROCEDURE GUIDE

The Rochester Zoning Ordinance requires site plan approval in a number of situations. This Procedure Guide is intended to assist you in processing a site plan. This guide does not replace nor supersede any provisions of the Zoning Ordinance or any other Code of Ordinance of the City. It is recommended that you obtain a copy of the Zoning Ordinance, as amended. The attached form must be submitted with your request for site plan review.

The Planning Commission will examine the impact of the proposed development on adjoining and nearby properties, persons and activities and will, therefore, be interested in the configuration of the new structures, durability and standards of design. The site plan submittal shall accurately depict the location, height, mass of buildings, grading plans and typical elevations and all other data required by Article 27 of the Zoning Ordinance. Site plans deemed to be incomplete may be returned by the city without placing them on the Planning Commission agenda or the Planning Commission may table (postpone) the site plan review without discussion. Final building plans are not required as part of the site plan submittal; however, a Building Permit cannot be issued except for the plans that conform to the site plan and final engineering approval. Site plan approval by the City does not include a finding of conformance with deed restrictions. If the site plan involves a need for variance from the Board of Appeals, the site plan should first be submitted to the Planning Commission so that the Board of Appeals may benefit from the findings of the Planning Commission. In such cases, the Planning Commission may, in its discretion, grant a site plan approval conditioned on Board of Appeals action. The Planning Commission may also refer the matter to the Board of Appeals without taking action on the proposed site plan.

DEADLINES

- Site plan submittals must be received by the Permit Coordinator no later than 4:00 p.m., four (4) weeks prior to the next regular meeting of the Planning Commission.
- On items that have been previously considered by the Planning Commission, the revised submittals must be submitted to the Permit Coordinator no later than 4:00 p.m., three (3) weeks prior to the next regular meeting of the Planning Commission.
- The city will review the submitted documents and inform the applicant when it will be on the schedule for Planning Commission consideration. There are no set timelines for submittals, as they are dependent on thoroughness of the submitted documents and any revisions that are needed .

Note: The Planning Commission normally meets the first Monday of each month at 7:00 p.m. in the Municipal Building, 400 Sixth Street. Please check the city website for the date of each meeting.

REQUIREMENTS

- Provide all required documentation and appropriate fee(s) to the Permit Coordinator at Jpeckens@rochestermi.org
- Provide 1 DIGITAL (flash drive) & 9 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside), including the completed application, any correspondence & written supporting documents.

- Provide a check payable to the City of Rochester for the site plan/special exception/special project/rezoning submittal fee (see page 2 for appropriate fee amounts).

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE PLANNING COMMISSION MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE COMMISSION MEMBERS. FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE PLANNING COMMISSION MEETING MAY RESULT IN TABLING CONSIDERATION OF THE SITE PLAN OR DENIAL OF THE SITE PLAN.

SCHEDULE OF FEES:

Until all applicable fees have been paid in full, no action shall be taken on any application or appeal. The schedule of fees shall be as follows:

APPLICATION FOR:	FEE:
ZONING BOARD OF APPEALS	$400
Administrative Processing Fee	$100
Special Planning Commission Meeting	$1500
REZONING APPLICATION	
Administrative Processing Fee	$100
Rezoning Application, less than one acre	$750
Rezoning Application, more than one acre	$50 per each additional
SITE PLAN APPLICATION	
Administrative Processing Fee	$100
Site Plan Review, less than one acre	$1,250 first review, $500 each review, thereafter, subject to $500 resubmittal fee.
Site Plan Review, more than one acre	$1,250 for 1st acre + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.
CONDOMINIUM PLAN APPLICATION	
Administrative Processing Fee	$100
Condo Project Application, less than one acre	$1,000 first review. Each review, thereafter, subject to $500 resubmittal fee.
Condo Project Application, more than one acre	$1,000 first review + $50 per each additional acre, each review, thereafter, subject to $500 resubmittal fee.

OTHER	
Special Exception Hearing Application	$500
Special Project Application within a Potential Intensity Change Area (PICA)	$500
Community / Traffic Impact Study Review	As billed by City Consultant

In addition to the aforementioned fees, the applicant shall be responsible for all necessary engineering costs incurred by the City in processing applications for rezoning and/or site plan approval. A cash deposit (as determined by Administration) shall be deposited by the applicant with the City before any such engineering costs are incurred. Thereafter, all engineering costs shall be deducted from said deposit as incurred from time to time. In the event that said deposit shall be insufficient to cover all such engineering costs, the applicant shall be required to deposit additional sums as determined by the City to be necessary to completely recover the remainder of said engineering costs prior to the continuation of such engineering services. An applicant's failure to deposit such additional sums shall result in a cessation of further engineering services or building inspections by the City and may constitute an abandonment of the application. Upon completion or abandonment, as provided for below, all remaining deposits on hand shall be refunded to the applicant.

Inactivity on the part of an applicant for a period of ninety (90) days or longer in the processing of a rezoning request and/or a site plan approval request, shall be deemed an abandonment of the application requiring submission of a new application and repayment of the above fees, unless prior approval of the applicable board or commission is obtained for a longer period of delay due to extenuating circumstances.

PLANNING COMMISSION - APPLICATION FOR APPROVAL OF SITE PLAN/SPECIAL EXCEPTION/SPECIAL PROJECT

Return to Permit Coordinator with check & required documents listed on page 1

Date Filed : _____ Amount of Review Fee Paid : $_____

Approval of the site plan is hereby requested for the following parcel of land in the City of Rochester. This application is submitted with the required number of copies of the site plan and payment of the appropriate review fee. The checklist below has been completed to certify the data contained on the site plan. If the required data is not reflected in the site plan, the appropriate box has been checked and a detailed statement is attached explaining why the data is not provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the city without being placed on the Planning Commission agenda or the Planning Commission my table (postpone) the site plan without discussion. By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

PROJECT COORDINATOR'S NAME: James Witherell

PROJECT COORDINATOR'S E-MAIL ADDRESS:
jwitherell@cottageinn.com

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER:
(517) 489-0126

1. Name of proposed development:
   Cottage Inn Pizza

2. Location of property: East side of Main Road, between
   Romeo Rd and
   W University Dr Roads.

3. Street address:
   626 North Main Street, Rochester, Michigan 48307

4. The property is presently zoned as:
   BI

5. The total site area is
   1532 acres(s).

6. Portion of total site being developed:
   1532

7. It is proposed the property will be developed as:
   Cottage Inn Pizza

8. A Special Exception is being requested. _____ Yes __X__ No.

9. Site Plan - Required Data: Check the appropriate line. If "not provided" line is checked, attach detailed explanation.

PROVIDED	NOT PROVIDED	DESCRIPTION
		a. Date, including revision.
		b. Plan scale of 1" equals 10', 1" = 40'
		c. North arrow.

		d. Inserted location sketch showing location of subject property in the mile section.
		e. The seal of one or more of the following: registered architect, registered civil engineer, registered land surveyor, registered landscape architect or registered community planner.
		f. Existing and proposed grades at all lot corners and catch basins, and at a plan grid interval of not more than fifty (50) feet along all lot lines, road center lines and on the site and beyond for at least fifty (50) feet. Any proposed change of more than twenty-four (24) inches in the existing grade shall require specific approval by the Planning Commission as part of a site plan. Highlight any grade changes in excess of 24".
		g. Existing building(s) and street(s) on site and within one hundred (100) feet of site.
		h. Center line and existing and proposed right-of-way lines of all streets and roads on property or adjoining roads or streets.
		i. Boundaries of subject property including distances and bearings.
		j. Proposed buildings and structures on property, including off street parking; walkways, walls, carports and trash receptacles; dimensions of improvements; and acceleration, deceleration and passing lanes, designation of fire lanes and/or other areas in which parking will be prohibited.
		k. Any proposed sidewalks or walkways within the right-of-way of adjoining roads or streets.
		l. Sufficient information describing the proposed use and occupancy of the premises to ascertain compliance with the use of regulations of the district.
		m. As applicable, number of dwelling units, number of bedrooms, number of off-street parking spaces per dwelling unit and per bedroom, percentage of land covered by buildings, total and usable floor areas for purposes of determining off-street parking requirements.
		n. Landscape plan including tree inventory. (Section 2800).
		o. Description of utilities including storm drainage; sewage disposal; electrical distribution; telephone and/or television system; natural gas distribution; exterior lighting; water distribution and source; fire hydrant locations; proposed method of solid waste storage, collection and disposal.
		p. The cover letter, signed by the owner and prospective developer holding an equitable interest in the property, shall include legal description and acreage of property; existing zoning classification and proposed zoning classification, if different; general description or proposed development; and estimation of timetable of development.

		q. The site plan shall be accompanied by architectural sketches showing the proposed building elevations and maximum heights. The site plan package shall also include architectural sketches showing the relationships of the subject building to buildings located to the rear. 1) Clearly demonstrate the impact of the proposed building height and bulk on neighboring buildings with "model", color photo or video display.
		r. As applicable, the site plan submittal shall be accompanied by an application form, furnished by the Administrative Office, for rezoning.
		s. Exterior lighting plan and design, with photometrics.

10. Present landowner:
630 N. Main, LLC

E-MAIL: hardestygary@gmail.com

Address:
4650 Brightmore Road

City: Bloomfield Hills State: MI Zip: 48302 Phone: (248) 790 0405

11. Firm or individual requesting site plan approval:
Cottage Inn Pizza

E-MAIL: jwitherell@cottageinn.com

Address:
4390 Concourse Dr

City: Ann Arbor State: MI Zip: 48108 Phone:
(517) 489-0126

Signature 630 N MAIN LLC member Terri Hardesty of Applicant

Print Name TERRI HARDESTY Date 12-9-24

Creekwood Architecture, Inc.

1111 Creekwood Trail • Burton, MI 48509

January 20, 2025

Ms. Vidya Krishnan
City of Rochester
400 Sixth Street
Rochester, MI 48307

Following is an item by item response to your review dated 12/27/24 for the Rochester Cottage Inn project.

1. ***Note legal description of parcel with tax parcel ID number.***
   Parcel ID shown.

2. ***Note all property line dimensions.***
   Property line dimensions shown on Site Plan.

3. ***Note square footage of the entire building and specific tenant space.***
   Square footage shown on Site Plan

4. ***Label all adjacent streets with right-of-way width.***
   Adjacent streets shown.

5. ***Label all access drives into the site with lanes of ingress and egress shown.***
   Access drives shown & labeled.

6. ***Label all sidewalks on the site with their width. Note location of barrier....***
   Sidewalks shown

7. ***Provide detailed parking calculations for the site based on restaurant use...***
   Parking calculations provided on site.

8. ***It appears the entire site has only 2 handicap accessible parking spaces....***
   One additional handicap space is added with ramp.

9. ***It appears there are 2 dumpster units with no enclosures on the...***
   New enclosure shown for both dumpsters and grease tank.

10. ***Note height of masonry screen wall around the north and east side sides of...***
    Existing screen wall at dumpster 4'2"" steps down to west.

11. ***Calify proposed lighting for the business, identify location of existing fixtures...***
    Existing lighting shown on Site Plan (no changes).

12. ***Clarify if any landscaping is proposed. The narrow strip of green space along...***
    Existing landscaping (no changes).

13. ***Sheet A2 includes partial elevation n of the west façade showing proposed...***
    Entire elevation shown.

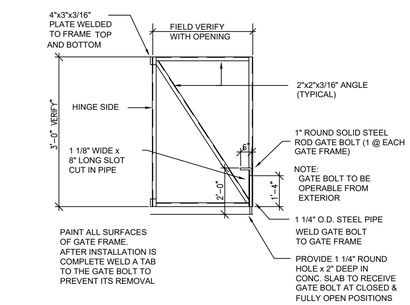
14. ***Sheet A2 appears to indicate significant wall signage for the new business...***
    Wall signage detailing shown.

Please feel free to contact me if you have any questions.

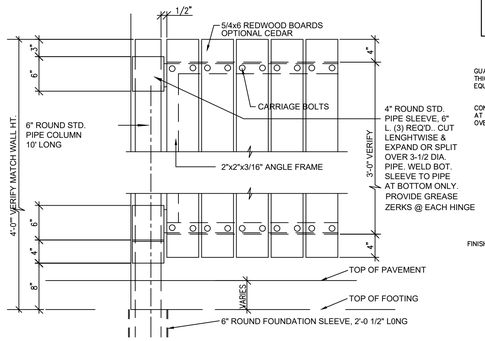
Sincerely,

Bruce Calhoun, Project Manager

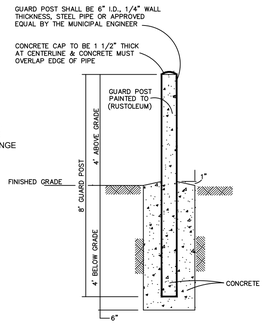
Saved As: Krishnan, Vidya City of Rochester
Cottage Inn 24029



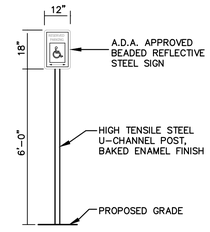
GATE FRAME ELEVATION
NO SCALE



GATE HINGE ELEVATION
NO SCALE



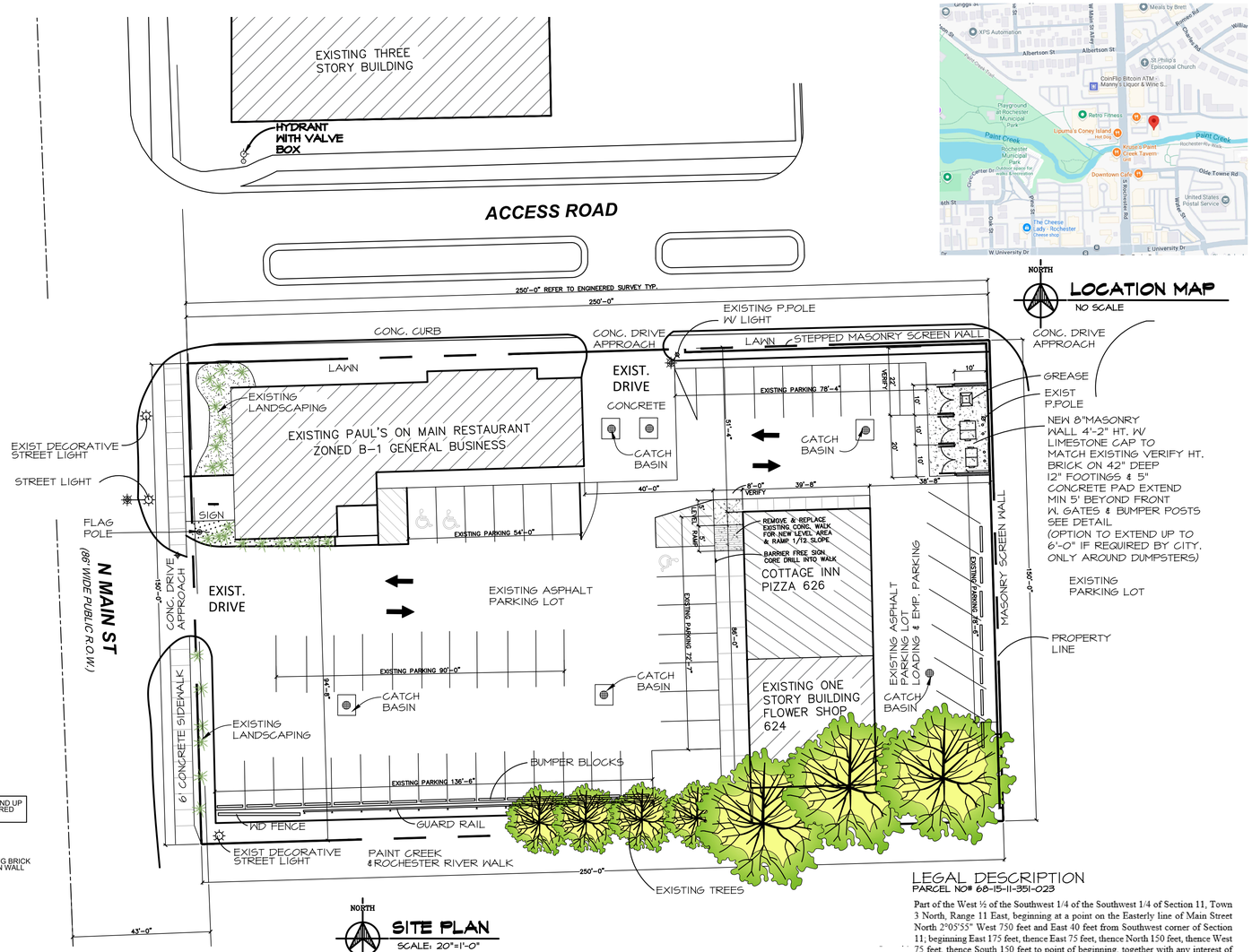
BUMPER POST DETAIL
NO SCALE



BARRIER FREE SIGN DETAIL
NO SCALE

SITE DATA:

ZONING	BI-GENERAL BUSINESS NEIGHBORHOOD BUSINESS
ADJACENT ZONING	BI-GENERAL BUSINESS MULTI FAMILY
SITE AREA	37,622 SF (.86 ACRES)
BUILDING AREAS	PAULS- 3,533 SF COTTAGE INN -2,000SF FLOWER SHOP- 1,000 SF
CONSTRUCTION TYPES	PAULS- VB COTTAGE INN/FLOWER SHOP -3B
USE GROUPS	COMMERCIAL PAUL'S (A2 ASSEMBLY -SIT DOWN RESTAURANT) COTTAGE INN (B BUSINESS -TAKE OUT RESTAURANT) FLOWER SHOP (B BUSINESS)
SETBACK MINIMUM:	FRONT-30 FT REAR-20 FT SIDE -12 FT -CORNER LOT STREET SIDE 30 FT
PARKING REQUIRED	PAUL'S (RESTAURANT WITH BAR) (1) SPACE PER 100 SF OF GFA= 35 SPACES COTTAGE INN (TAKE OUT RESTAURANT) (1) SPACE PER 30 SF OF LOBBY AREA=9 SPACES FLOWER SHOP (1) SPACE PER 200 SF OF GFA=5 SPACES TOTAL = 49 SPACES
PARKING PROVIDED	PARKING PROVIDED=52 SPACES INCLUDING (3) BARRIER FREE SPACES
LANDSCAPING	LANDSCAPING IS EXISTING (NO NEW PROPOSED)



NORTH

SITE PLAN
SCALE: 20"=1'-0"

PARCEL NO# 68-15-11-351-023
PROPERTY OWNER - 630 N. MAIN LLC

NORTH

LOCATION MAP
NO SCALE

LEGAL DESCRIPTION
PARCEL NO# 68-15-11-351-023

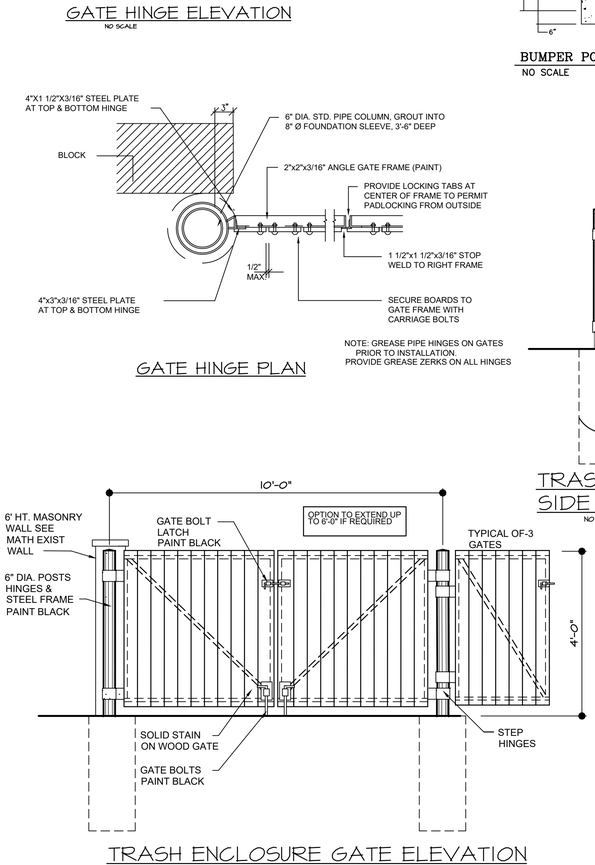
Part of the West ½ of the Southwest 1/4 of the Southwest 1/4 of Section 11, Town 3 North, Range 11 East, beginning at a point on the Easterly line of Main Street North 2°05'55" West 750 feet and East 40 feet from Southwest corner of Section 11; beginning East 175 feet, thence East 75 feet, thence North 150 feet, thence West 75 feet, thence South 150 feet to point of beginning, together with any interest of Seller in and to any and all roads, streets, alleys and ways bounding said premises.

AND

Part of the West ½ of the Southwest 1/4 of the Southwest 1/4 of Section 11, Town 3 North, Range 11 East, beginning at a point on the Easterly line of Main Street North 2°05'55" West 759 feet and East 40 feet from Southwest corner of Section 11; thence East 175 feet, thence North 150 feet, thence W. 175 feet, thence South 150 feet to the point of beginning, together with any interest of Seller in and to any and all roads, streets, alleys and ways bounding said premises.

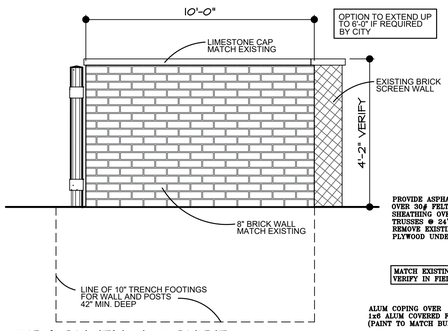
AND ASSESSED FOR TAXES UNDER THE FOLLOWING

Town 3 North, Range 11 East, Section 11, Part of Southwest 1/4 beginning at a point distant North 02°23'15" West 759 feet and East 40 feet from the Southwest Section corner, thence East 250 feet, thence North 150 feet, thence West 250 feet, thence South 150 feet to beginning.



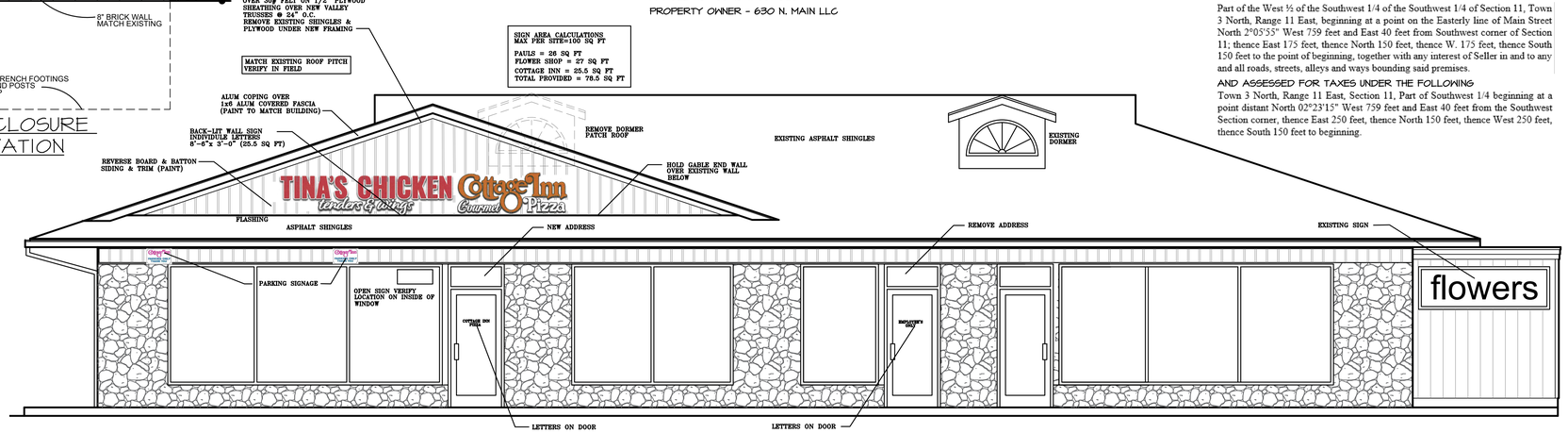
NOTE: GREASE PIPE HINGES ON GATES PRIOR TO INSTALLATION. PROVIDE GREASE ZERKS ON ALL HINGES

GATE HINGE PLAN



TRASH ENCLOSURE SIDE ELEVATION
NO SCALE

TRASH ENCLOSURE GATE ELEVATION
NO SCALE



EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

CREEKWOOD ARCHITECTURE, INC.
1111 s. creekwood burton, michigan 48509
tel. (810) 742-0480 fax (810) 742-8393

REVISIONS
1 SEPT 2024

SHEET TITLE
SITE PLAN
LOCATION MAP
EXTERIOR ELEVATION

PROJECT
NEW LEASE BUILD-OUT for
COTTAGE INN PIZZA
626 N. MAIN ST ROCHESTER MI.
DRAWN BY B.A.C. CHECKED BY R.A.S.

JOB NO. 24024RT

DATE 20 JAN 2025

SHEET NO.
S1
OF 1

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

To: Honorable Planning Commission Members

From: Jeremy Peckens, Planning and Zoning Administrator

Date: February 25, 2025

RE: The Graham 265 E. Second - Site Plan Amendment and Request for Public Hearing

Due to structural findings during the construction process the project at 265 E. Second has been forced to change minor aspects of the building and site plan. The DDA team is currently working on the changes that need to be made. Due to the changes being minor in nature and the concept staying consistent, we are requesting that you set a public hearing for their special exception request at your next available meeting. At that time, we will have finished revised plans, review letter and a presentation laying out the changes made.

Please feel free to call me if you have any questions.

Respectfully,

Jeremy Peckens
Planning and Zoning Administrator