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	**April 7, 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 March 3, 2025.

5. Public Hearings

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

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

   C. Notice of Public Hearing: 265 E 2nd St. - Request for Modification of Existing Site Plan

   D. Notice of Public Hearing: 203 E. University – Request for Special Exception for outdoor dining and Payment in Lieu of Parking requirements.

   E. Notice of Public Hearing: 626 N. Main - Request for Site Plan Approval and Facade Change.

F. Notice of Public Hearing: Consideration to Amend The City of Rochester Official Zoning Map, in Accordance with the Michigan Zoning Enabling Act Pub Act 110 of 2006, as Amended.

6. Considerations:

7. Miscellaneous

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: 879 3839 8981** 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/87938398981 (**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**.

ROCHESTER
Where you live.

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on December 2, 2024, at 7:00 p.m. by Chairman Gassen.

PRESENT: David Gassen, Chairman
Christian Hauser, Vice Chairman
Dan Bachmann, Commissioner
Jessica Clauser, Commissioner
David Hardin, Commissioner
Richard Kendziuk, Commissioner
Matt Stone, Commissioner

ABSENT: Nancy Salvia, Mayor
Laura Murphy, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney (Zoom)
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.

Chairman Gassen welcomed new Commission Member David Hardin.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of February 3, 2025.

MOTION by Kendziuk supported by Bachmann to approve the minutes of February 3, 2025.

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

MOTION Carried.

DRAFT

B. Consideration of the Minutes of the City Council joint Planning Commission Meeting of January 23, 2025.

MOTION by Clauser supported by Bachmann to approve the Joint minutes of January 23, 2025, as amended to include the three amendments for sec. 2118

Design standards, Environmental standards and obtainable housing.

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

MOTION Carried.

At this time Chairman Gassen asked that Item B under Considerations be moved before the public hearings.

MOTION by Clauser supported by Hauser to move item B into consideration before the public hearings.

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

MOTION Carried.

C. Consideration of 265 E. 2nd Street – Request for Set Public Hearing for modification of Site Plan.

City Manager Nik Banda gave the overview of this project and discussed that there were issues that were discovered during construction. Due to the issues drawings are being revised to reflect the changes. To keep the project on track it is being asked to set a public hearing, and all the changes will be updated for that meeting.

Kristi Trevorrow, DDA Director, spoke of some of the changes that the commission can expect to see on the revised drawings, extra windows, more shade. Mostly structural changes to the building.

Vidya, McKenna planner, is comfortable with proceeding with this request.

MOTION by Clauser supported by Stone to approve the site plan for a public hearing.

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

MOTION Carried.

D. PUBLIC HEARINGS

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.

Vidya, McKenna planner clarified that the adoption tonight is only for text not a zoning map amendment. The map is for informational purposes only. No zoning changes on any parcels are taking place. The zoning map was included to show content of what is being talked about in regard to text only.

Vidya gave an overview of the text that is being revised for the following zoning districts
Central Business District
Downtown Edge 1 and 2
Transition District
Mixed use and Mixed use 1
RM1 -Mixed
RM2 – Multi Family
Research Tech
Light Industrial

Chairman Gassen opened the public hearing at 7:35 p.m.

Michael Coleman of 337 Griggs spoke on the property at 326 Albertson light industrial on the Zoning Map. Changing from Residential to Light Industrial.

Vidya stated the existing parcel is a legal non-conforming use. The parcel in question is severely contaminated and too costly to clean up for residential use. This parcel was discussed in 2022 it was decided the change would match the existing language. Master Plan review is when the request to change would take place. The zoning of the property is R1. The action tonight is not changing the zoning.

Margaret Mountain of 160 Albertson spoke about not having these small non-conforming isolated areas.

Linda Gamage of 333 Griggs spoke about the changed definition of L1, seems to allow many items at this location which could devalue properties. This parcel should remain non-conforming.

Eric Reis of 757 Ludlow thanked the commission on the public outreach. Inquired if there are other community outreach ways to receive notifications. Chairman Gassen stated that you can sign up for notifications. Eric also inquired about grants that can help with cleaning up. City Manager, Nik Banda stated there is grants available and up to the State usually not available on small parcels.

John Gaber attorney representing 322-326 Albertson. Kim and Jeff Russell were not available to attend tonight. John stated they would like the opportunity to make a similar presentation like they did in the past when the time comes.

Jane Pitchford 177 Albertson stated she would like the parcel to stay residential non-conforming. Also inquired about what her properties were zoned. The parcels are zoned R1 the future land use map puts them at RT.

There was no public online that wished to speak.

The public hearing was closed at 8:12 p.m.

Commissioner Hauser stated that in the future we could clarify the zoning map with the future land use map to the public to distinguish the difference.

Commission Clauser had questions on RM2 section 4 letters some letters were left out. Vidya stated H was left out to address the building height. Item I was removed because RM 2 will no longer be mixed residential they were no longer relevant. The parking changes were also clarified.

Vidya gave clarification on Special Exception verses Special projects.

Commissioner Bachmann pointed out that some sections state lodging while others state rental. Vidya stated that the language needs to be consistent and will make the necessary changes to all items in question.

Vidya stated that the concerns that were brought forth to the Commission were to do with the Zoning Map and not the text language and recommends that the Commission proceed with the process to send this onto the City Council.

Margaret Mountain of 160 Albertson spoke again and inquired if when the Zoning comes up the text is back open to look at the definitions again.

Vidya stated the text would have to be changed to reflect any changes at that time and go through the approval process again.

MOTION by Bachmann supported by Stone to recommend that the amendment changes move to the next step in the process with the clerical changes discussed in section 1103.

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

MOTION Carried.

The Public Hearing for these two requests could not be acted on tonight due to 300-foot notices not being sent.

Notice of Public Hearing: 816 Ludlow, Rochester Community House request for Special Exception of Temporary Tent for Outdoor gatherings.

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

Motion by Hauser to table this item so that the public could be noticed.

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

MOTION Carried.

E. CONSIDERATIONS

A. Consideration of 626 N. Main – Request for public hearing for Site Plan approval and Façade Change

Vidya, McKenna planner gave an overview of the proposed request. Parking was addressed along with ADA non-compliant spaces. Vidya addressed each item that was in her review letter. The updated site plan needs to be resubmitted before the public hearing. It is recommended that this project proceed to a public hearing.

Jimmy Asmar and James Comiskey, the applicants, were present. Jimmy stated the design team should be able to address all the issues in the Mckenna letter.

City Manager Nik Banda gave the history of this location and work being done without approval. Vidya stated she can provide the applicant with architectural guidelines to help to improve the look of the façade.

MOTION by Kendziuk, supported by Stone for a public hearing at the next available meeting.

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

MOTION Carried.

DRAFT

8.MISCELLANEOUS

David Hardin stated he was thankful for the opportunity and is excited to be here.

9.PUBLIC COMMENT

Linda Gamage of 333 Griggs inquired what the process is for change in the master plan prior minutes stated that it could be done before the five years. She also inquired about when the change in zoning could take place.

Vidya stated that you would do that at the time the master plan is being updated every five years. There is a process to amend before a five-year plan, however a person would have to have interest in that property. Vidya stated that the zoning portion will be coming In the next few months after the zoning districts go through. A public hearing will be held, and notices will be sent and to set up for the city alerts.

Attorney Kragt stated he did not recall saying it could be done earlier; he did recall that the city can consider a change however the city does not have to allow the change. Attorney Kragt has not heard of a person requesting a change to the master plan and that would have to be researched.

10.ADJOURNMENT

Hearing there is no further business to discuss, the meeting was Adjourned at 9:15 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk

DRAFT

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F: (248) 733-3170
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Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**April 7, 2025**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of 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, April 7, 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 *March 22, 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.

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Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**April 7, 2025**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of 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, April 7 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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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

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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

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

ROCHESTER COMMUNITY HOUSE RENOVATION AND ADDITION

816 LUDLOW AVENUE

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

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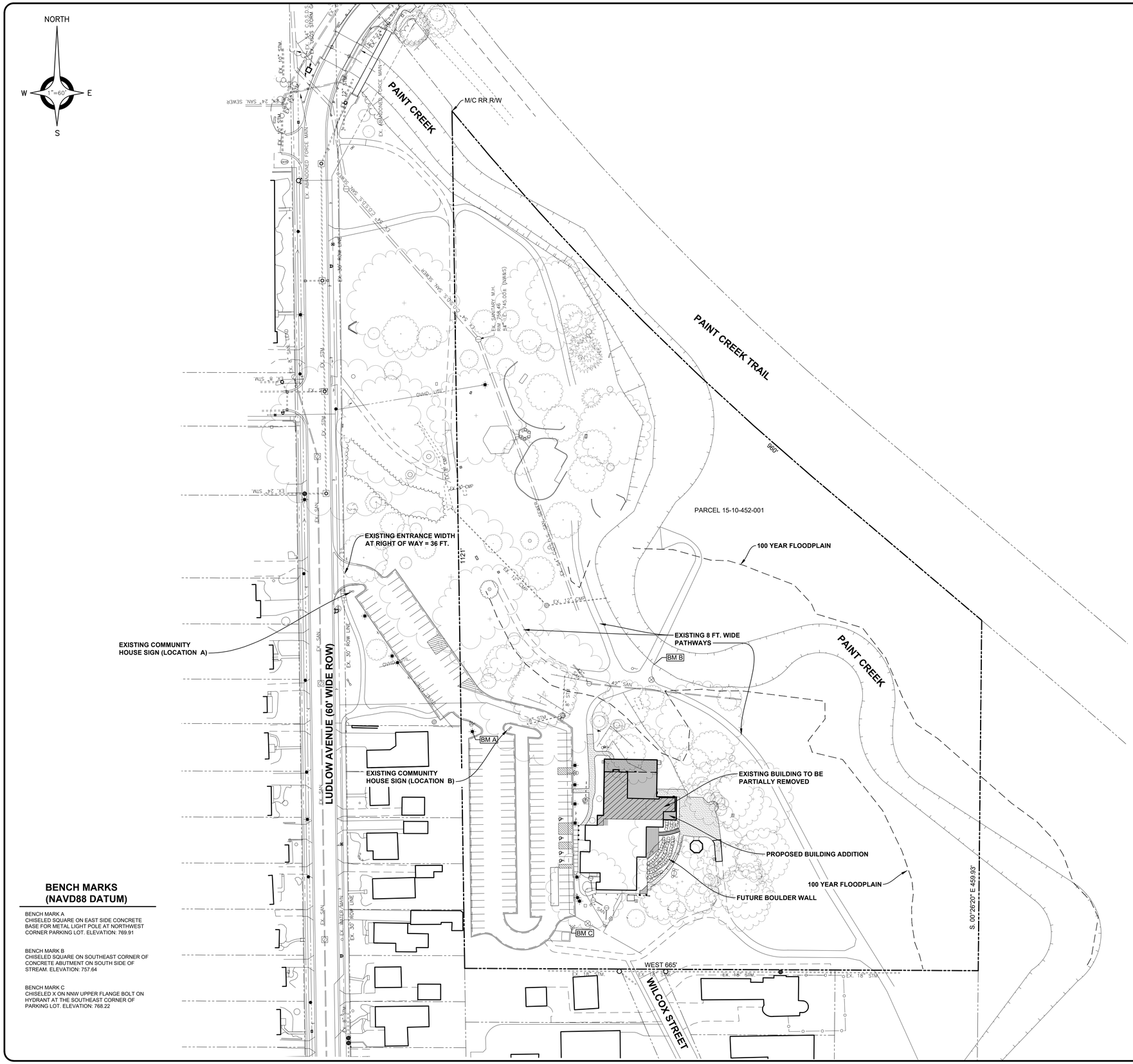

BENCH MARKS (NAVD88 DATUM)

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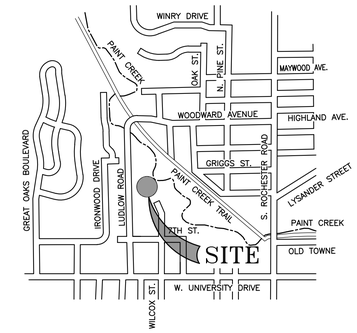


LOCATION MAP

SCALE: 4" = 1 MILE

LEGAL DESCRIPTION

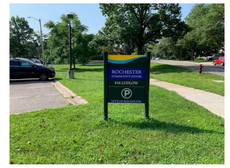
PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

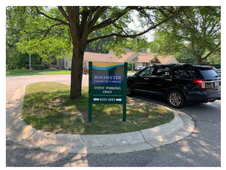
PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 11 EAST, ROCHESTER, OAKLAND COUNTY, MICHIGAN

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.)
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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.

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PROJECT NO.

0270-0213

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SHEET NO.

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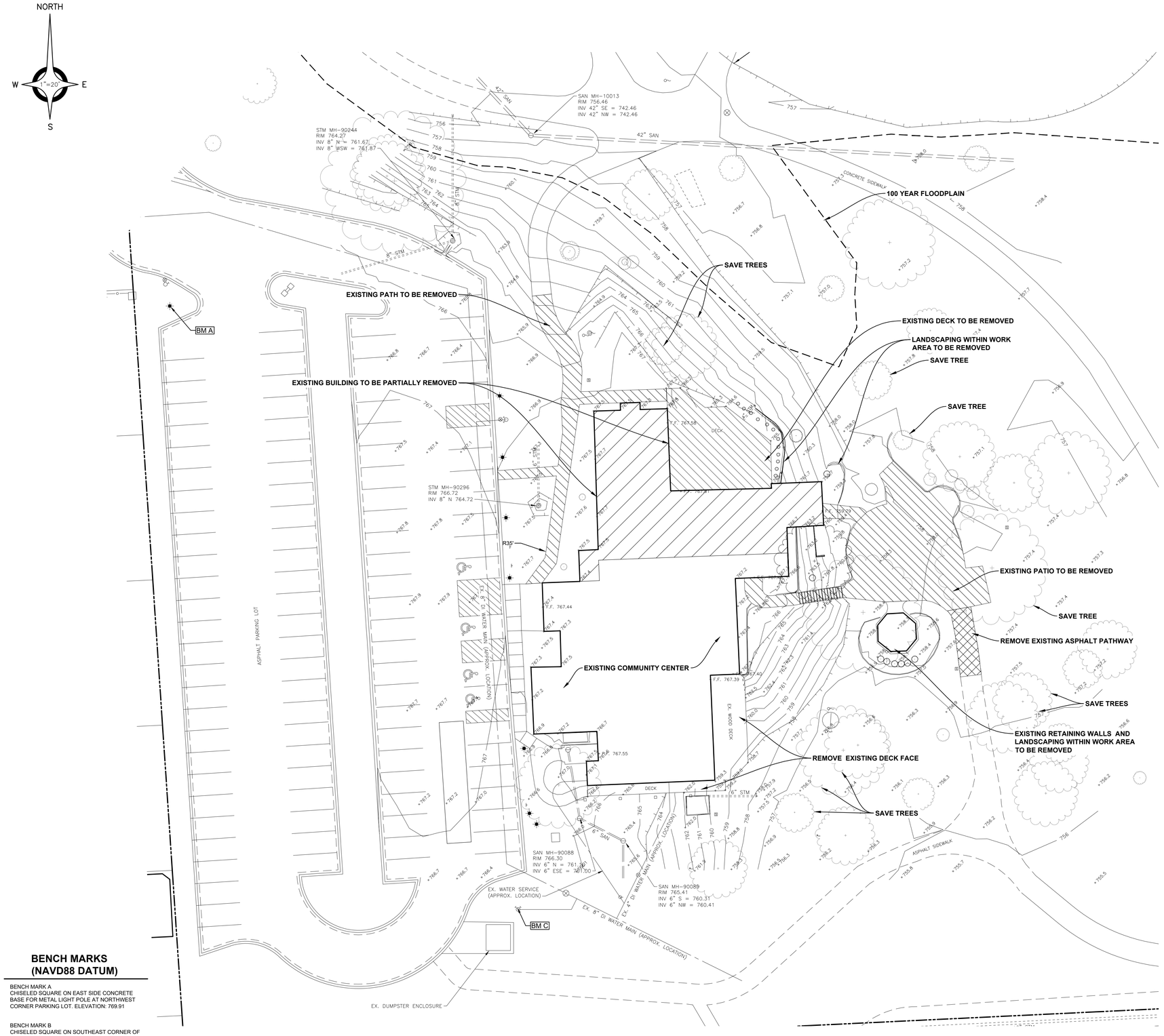

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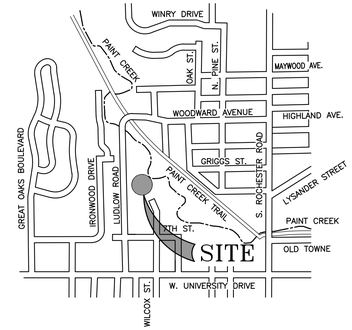
NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY FTC&H ON DECEMBER 23, 2019.



LOCATION MAP
SCALE: 4" = 1 MILE

LEGAL DESCRIPTION

PARCEL 15-10-452-001

CITY OF ROCHESTER COMMUNITY HOUSE

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LEGEND

- SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- SIGN
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- VALVE BOX
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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

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PROJECT NO.
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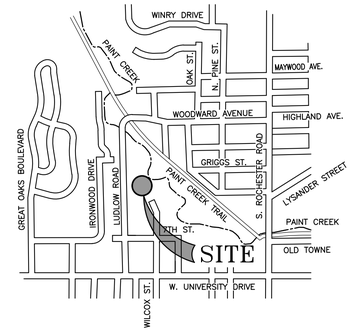

LOCATION MAP

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

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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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0270-0213

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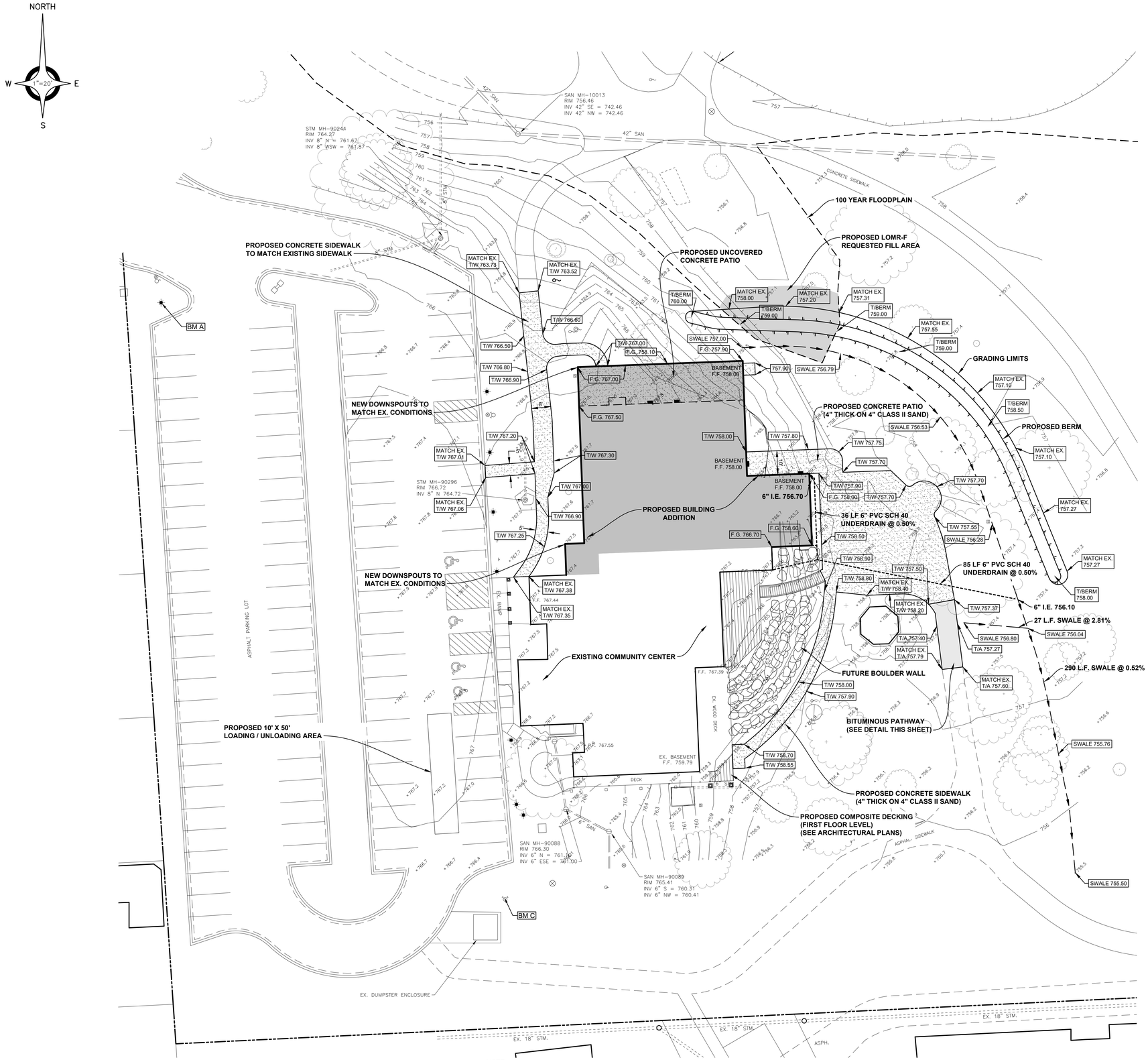

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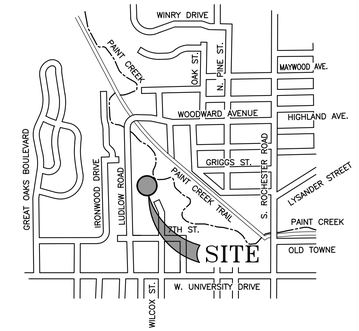

LOCATION MAP

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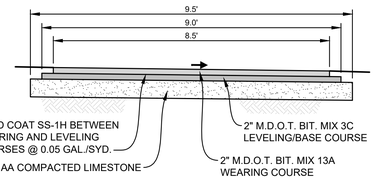
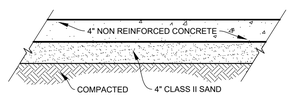


BITUMINOUS PATHWAY DETAIL

NOT TO SCALE



TYPICAL 4" CONCRETE PATIO/SIDEWALK SECTION

NOT TO SCALE

LEGEND

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	SIGN
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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

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SHEET NO.
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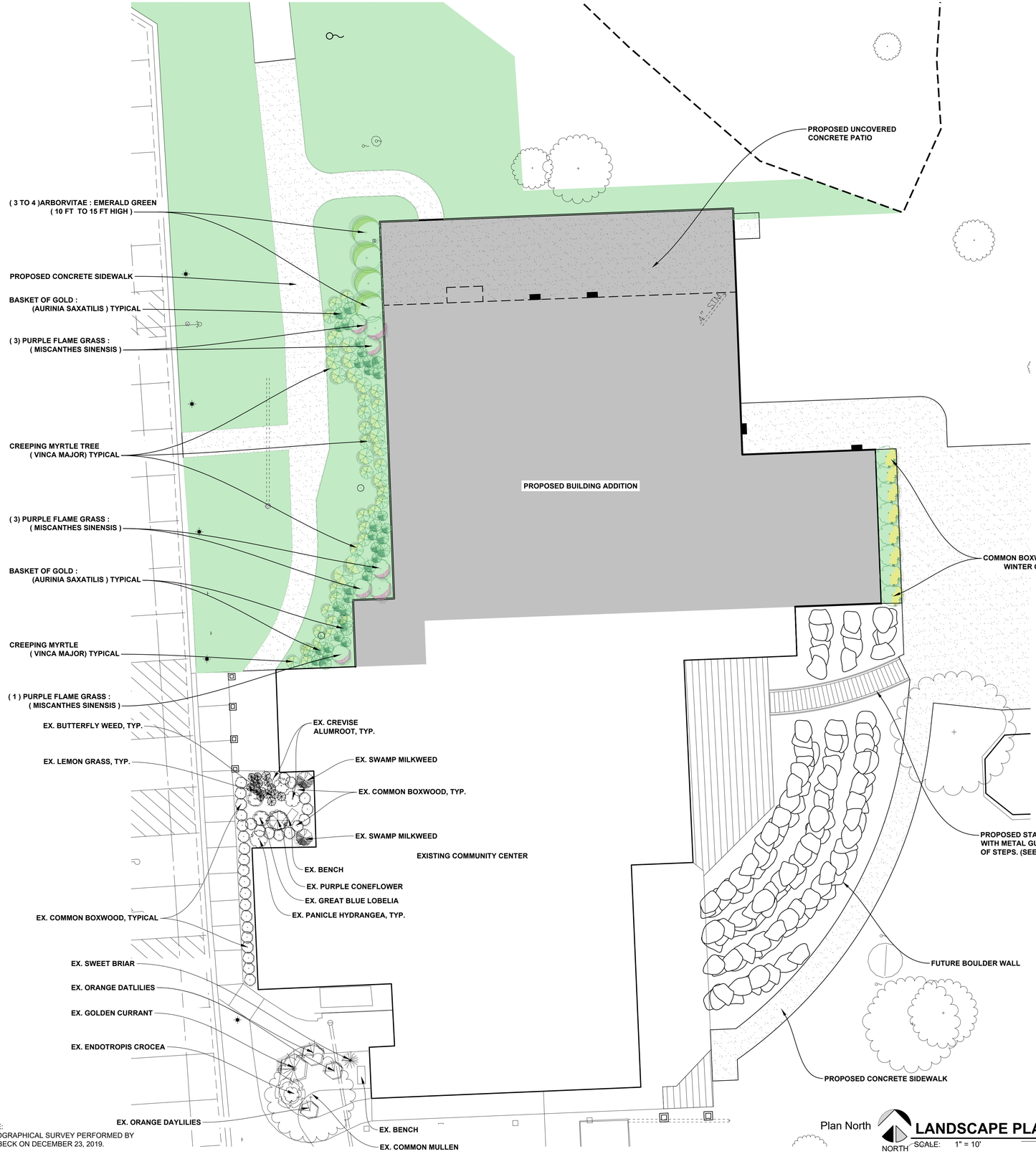

NOTE:
TOPOGRAPHICAL SURVEY PERFORMED BY
FISHBECK ON DECEMBER 23, 2019.

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	

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
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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
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.
0 10 20 40

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.

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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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L1-LANDSCAPE--1/29/2025 2:33:25 PM

SHEET NO.
L1

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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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01/30/2025	PLAN UPDATES
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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.

0 10 20 40

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PROJECT NO.

0270-0213

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SHEET NO.

L2

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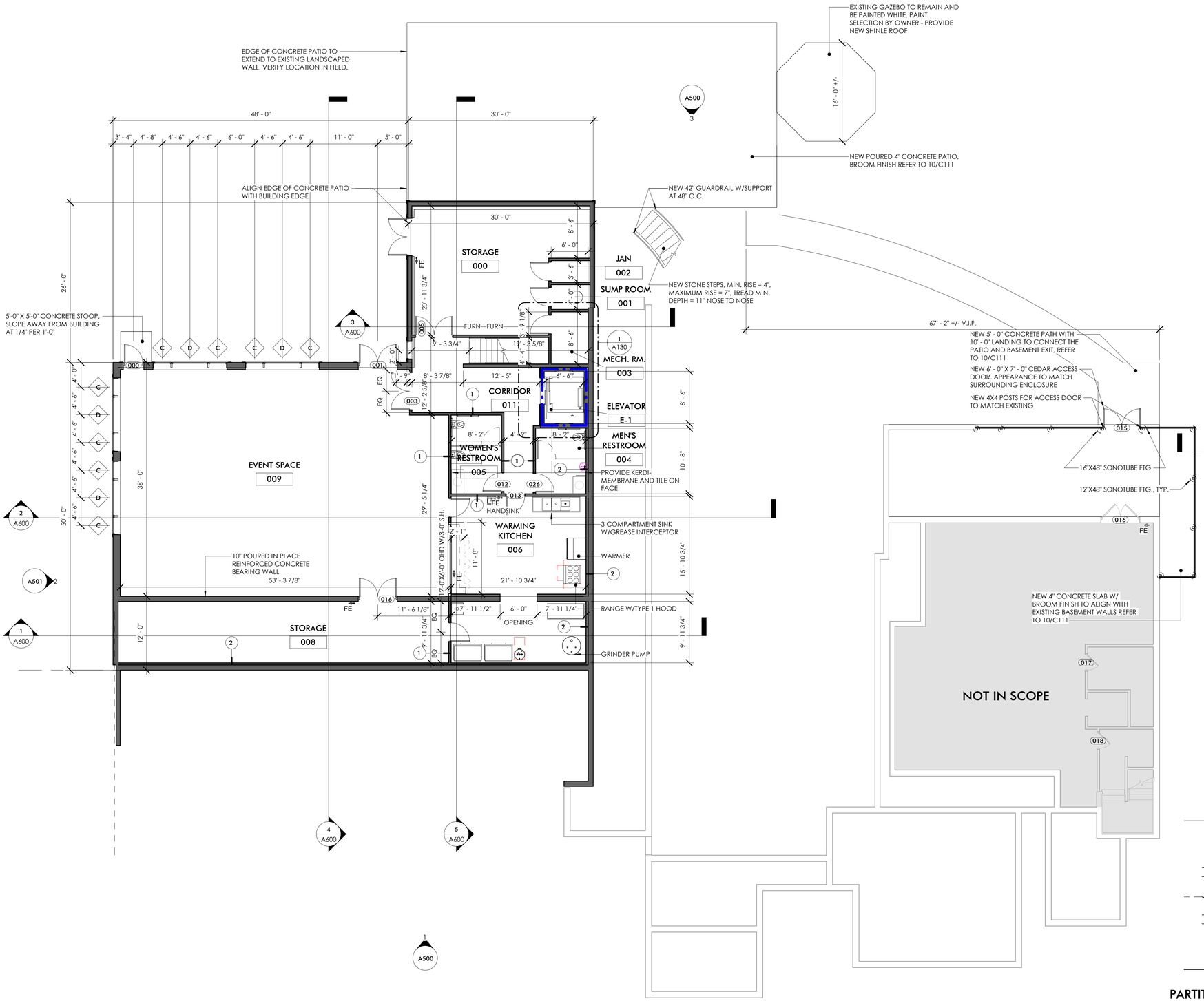

BASEMENT FLOOR PLAN

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.
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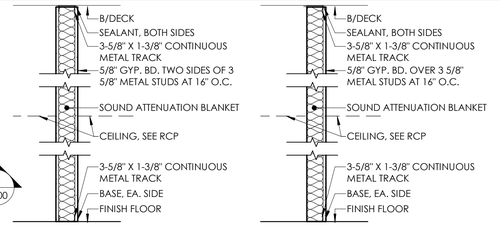

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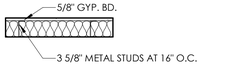
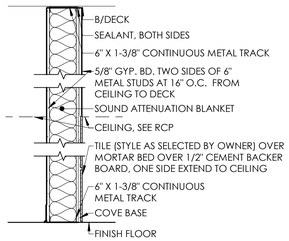
PARTITION TYPE - 2





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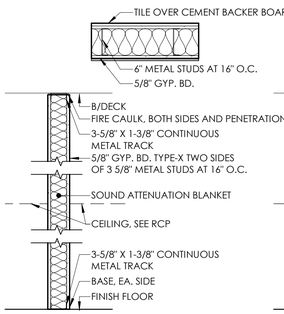

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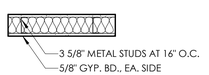

PARTITION TYPE - 5 (2 HOUR)

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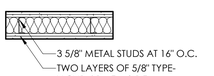

DRIVEN DESIGN

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Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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

ISSUE
ADDENDUM #1

REVISION

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PROJECT NUMBER
2023.001

NEW BASEMENT FLOOR PLAN

A120

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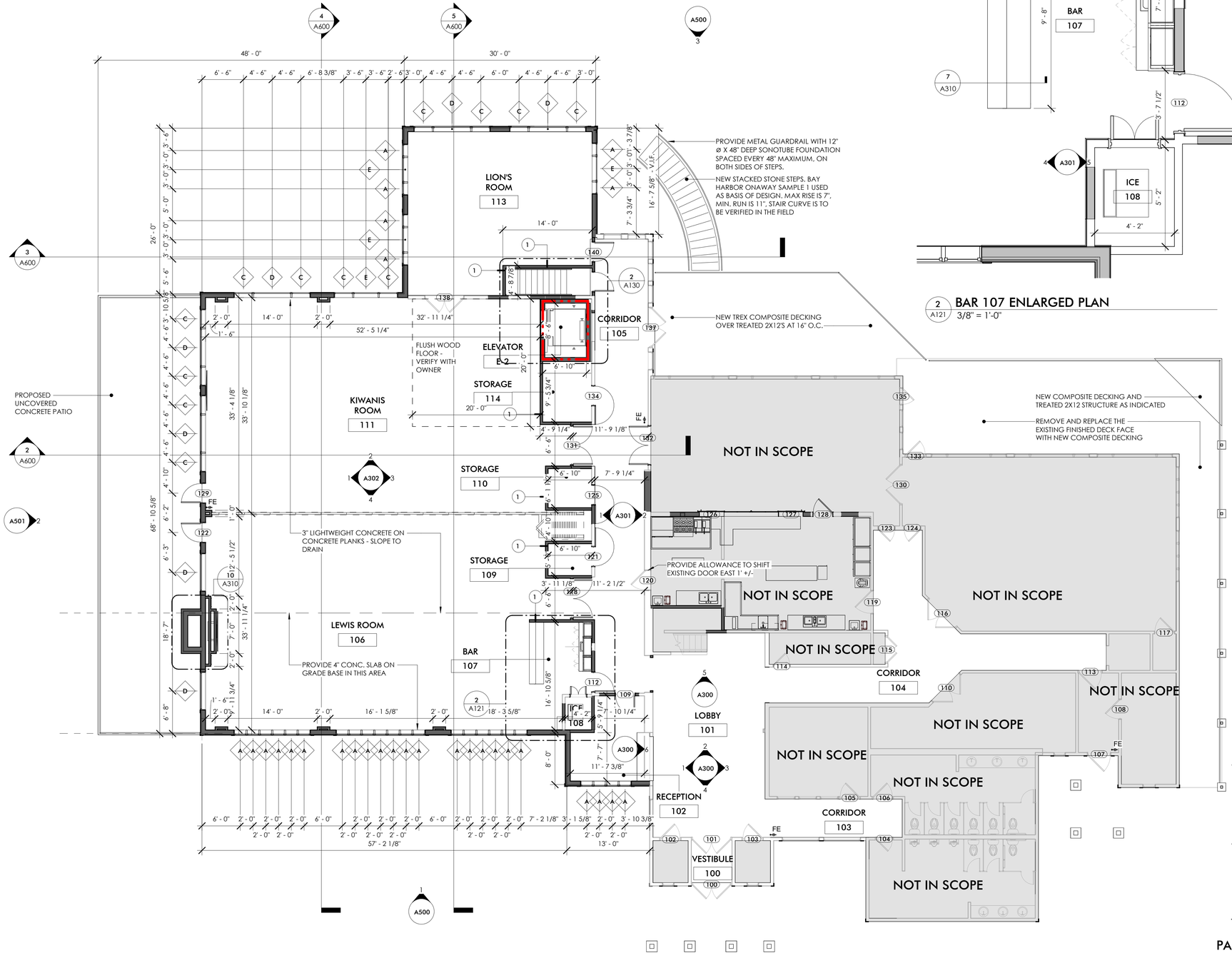
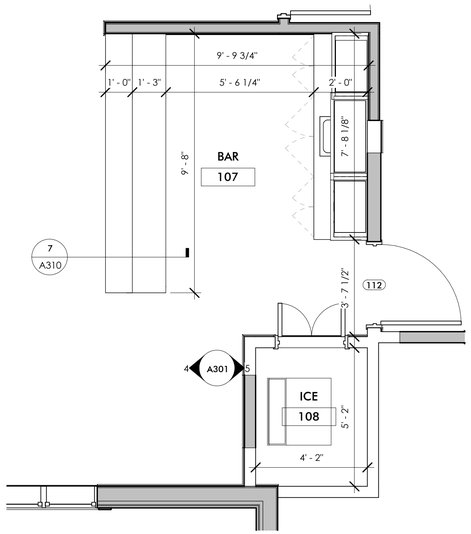


1 A121 **FIRST FLOOR PLAN**
1/8" = 1'-0"



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

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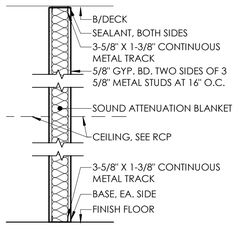

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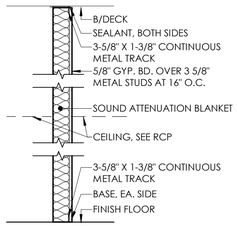

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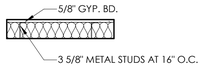

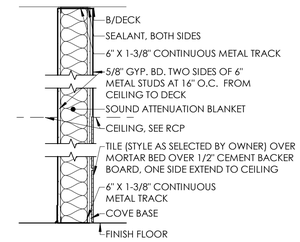

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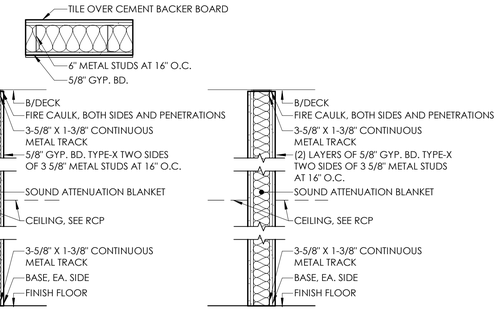

PARTITION TYPE - 4 (1 HOUR)

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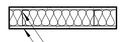

PARTITION TYPE - 5 (2 HOUR)

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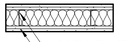

ARCHITECT
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PROJECT NAME
ROCHESTER COMMUNITY HOUSE
PROJECT ADDRESS
816 LUDLOW AVE, ROCHESTER, MI
CLIENT
ROCHESTER COMMUNITY HOUSE

ISSUE
ADDENDUM #1

REVISION

DRAWN BY BDF
DATE 10/1/2024 7:19:38 AM
SCALE As indicated
STAMP

PROJECT NUMBER
2023.001

NEW FIRST FLOOR PLAN
A121

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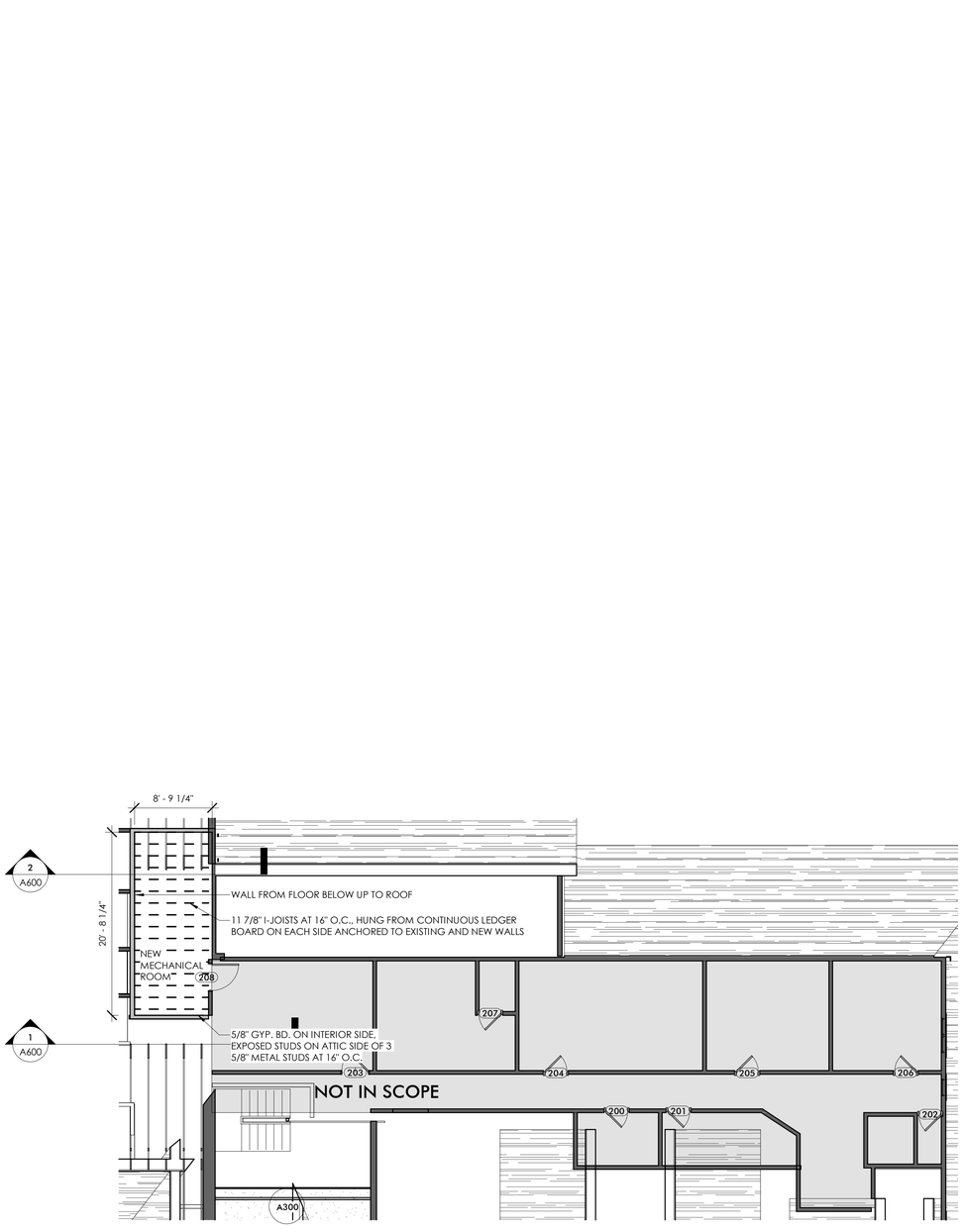
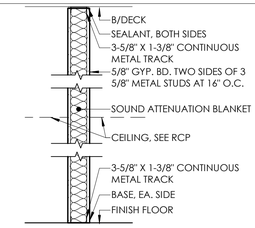
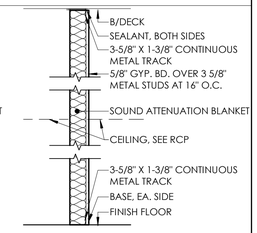
4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
5. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT ALL BATHTUB, SHOWER, AND 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.



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



PARTITION TYPE - 1



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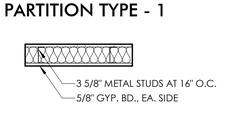
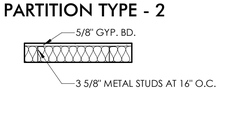
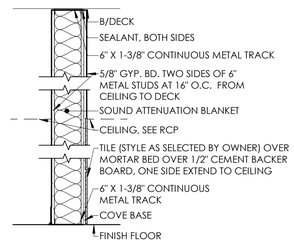
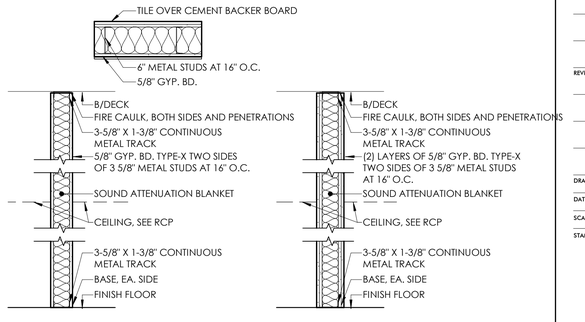




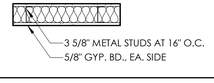


PARTITION TYPE - 3



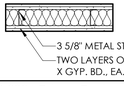
PARTITION TYPE - 4 (1 HOUR)

UL LISTING U419



PARTITION TYPE - 5 (2 HOUR)

UL LISTING U419



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DRIVEN DESIGN

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

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

ISSUE
ADDENDUM #1

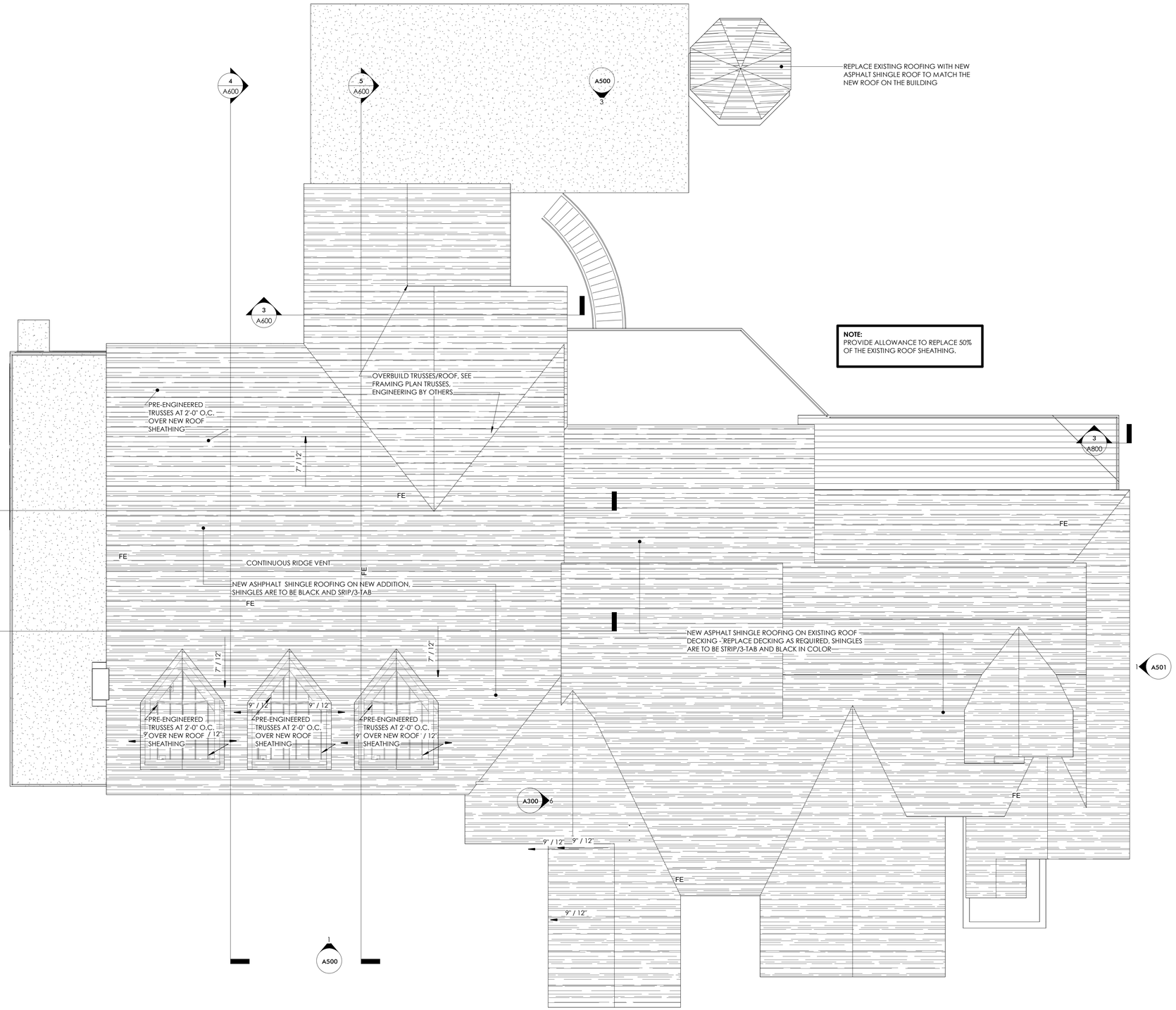
REVISION

DRAWN BY BDF
DATE 10/1/2024 7:19:38 AM
SCALE As indicated
STAMP

PROJECT NUMBER
2023.001

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

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ISSUE
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REVISION

DRAWN BY Author
DATE 10/1/2024 7:20:04 AM
SCALE 1/8" = 1'-0"
STAMP

PROJECT NUMBER
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

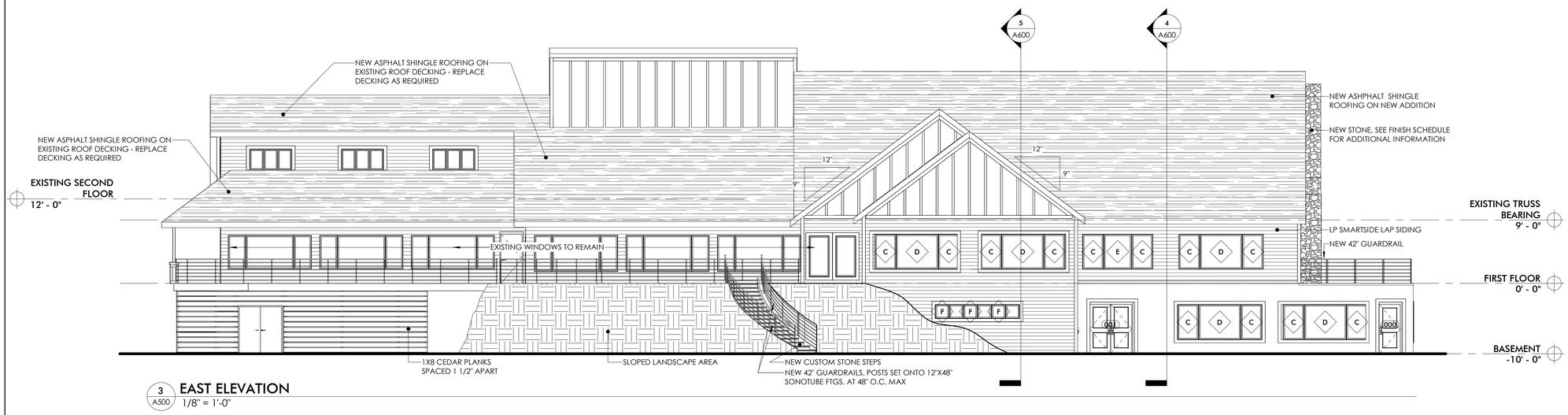
1 A500 **WEST ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATION SYMBOL LEGEND

STONE

ASPHLT ROOFING

SIDING



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

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PROJECT NAME
ROCHESTER COMMUNITY HOUSE

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PROJECT NUMBER
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EXTERIOR ELEVATIONS

A500

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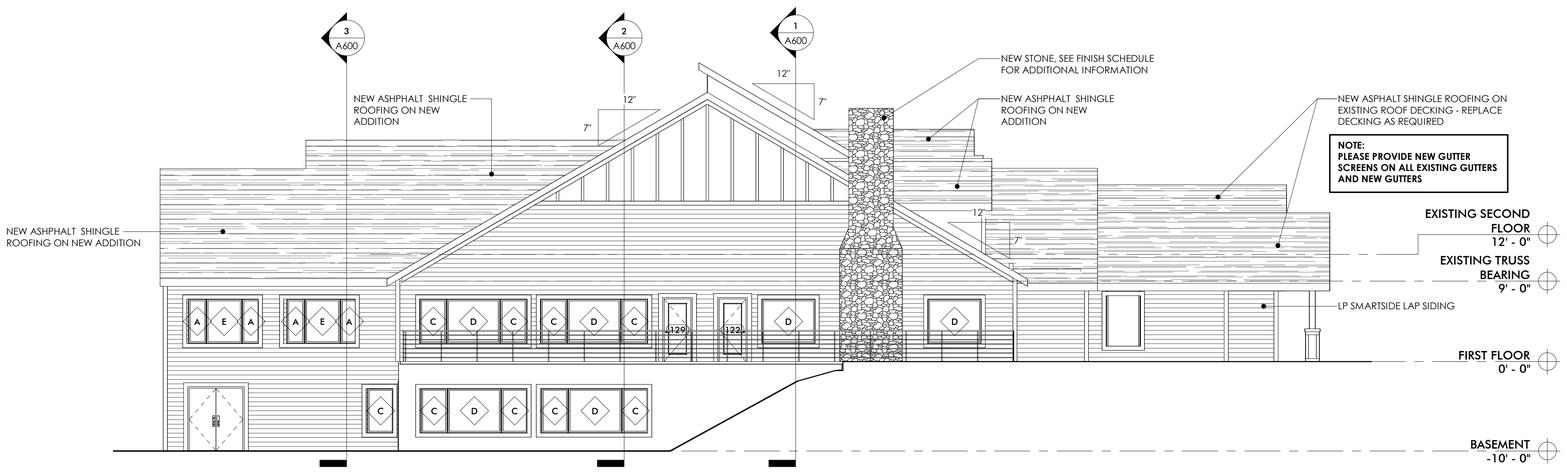
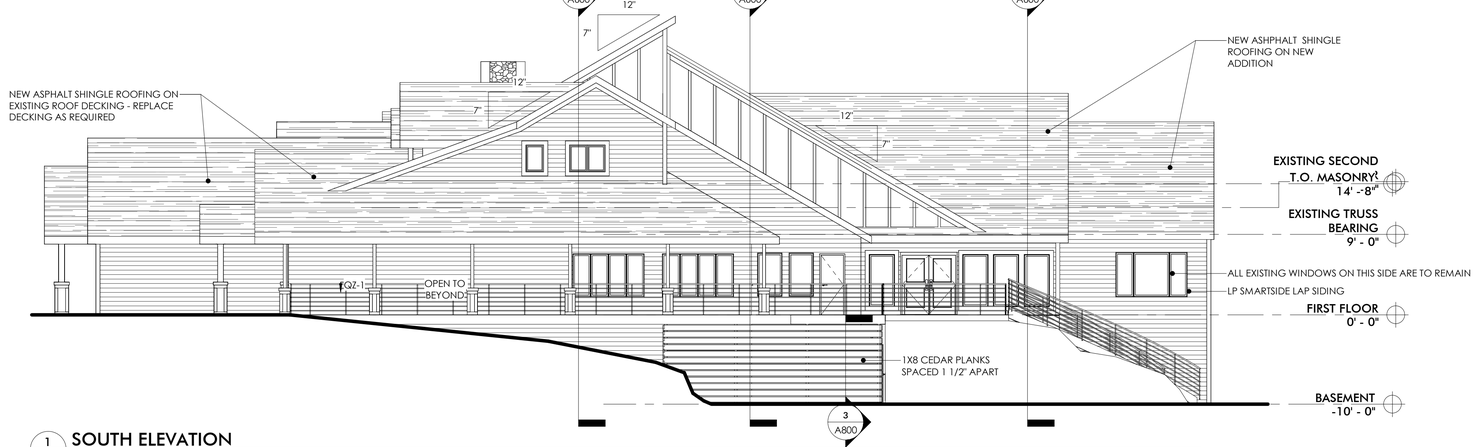


2 A501 **NORTH ELEVATION**
1/8" = 1'-0"



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

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CLIENT
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ISSUE
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REVISION

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PROJECT NUMBER
2023.001

EXTERIOR ELEVATIONS

A501

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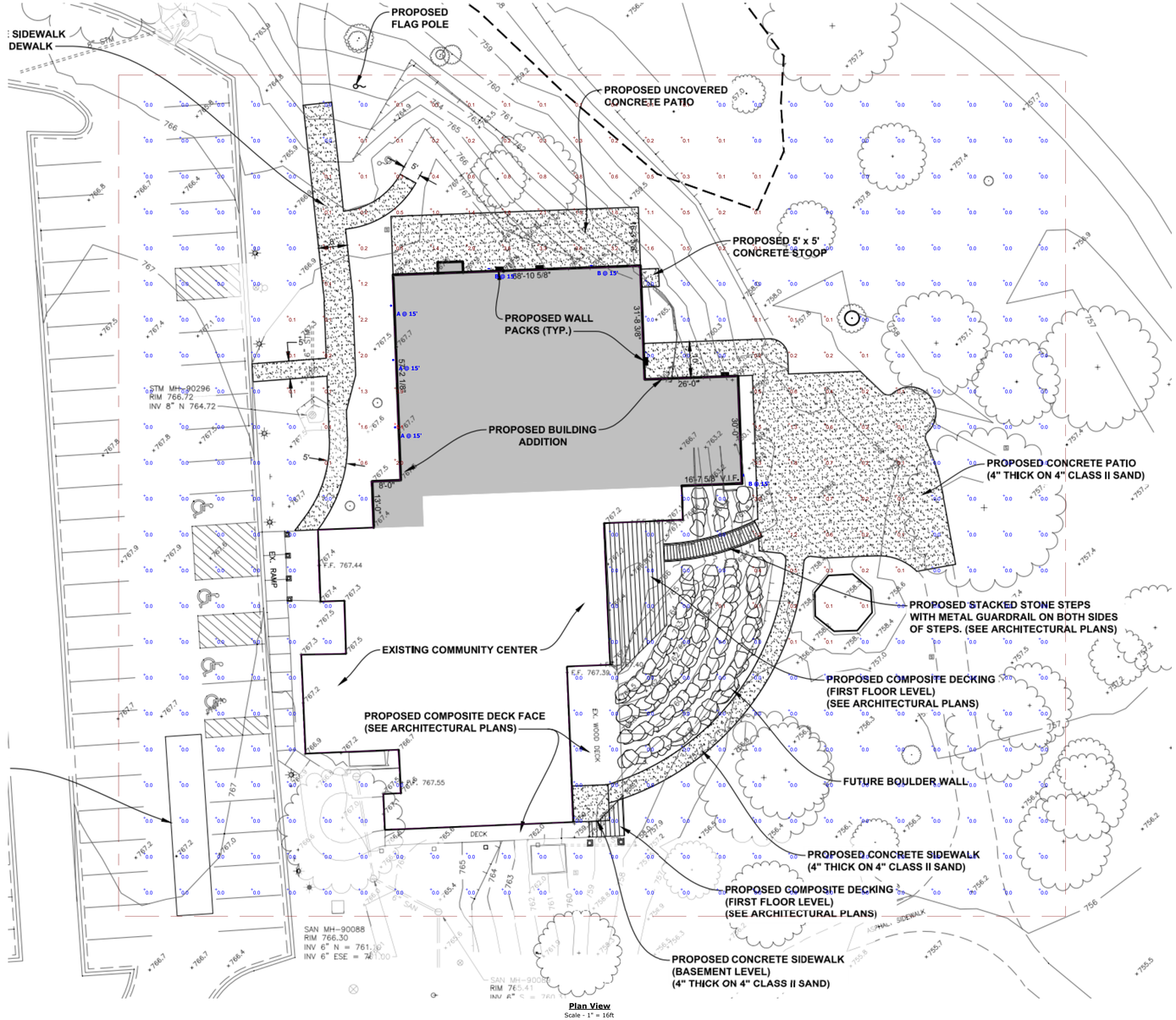
Schedule

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



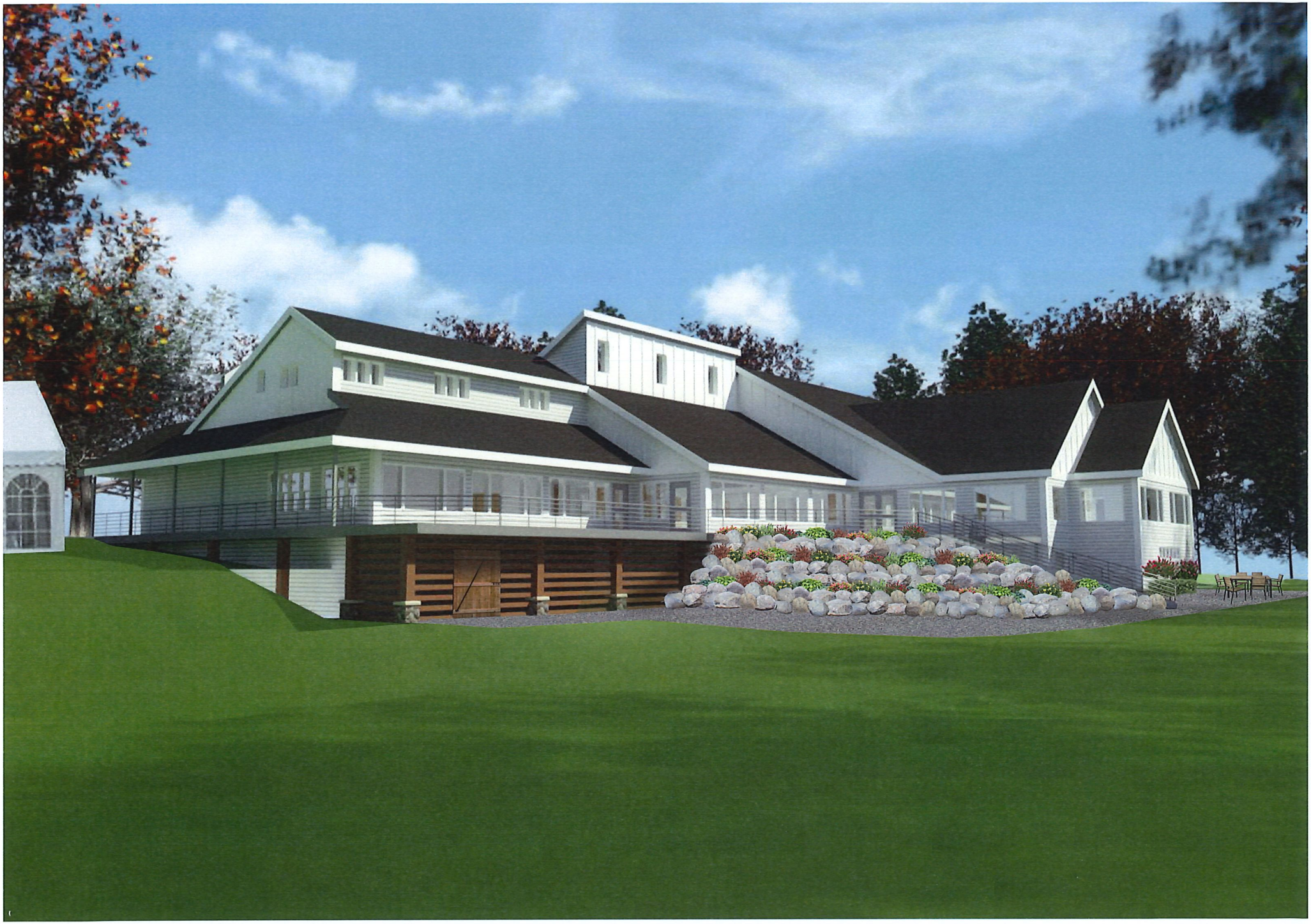
Plan View
Scale - 1" = 16ft

West Michigan Lighting & Controls

Rochester Community House

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

Summary



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	**April 7, 2025**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of a The Market + The Graham site plan approval construct a 2,416 sq. ft addition to an existing 5,268 sq. ft building that would connect an existing site with the building to the DDA parking lot located to the north. The public hearing is scheduled for Monday, April 7th, 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 *March 23, 2024*

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

March 28, 2025

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

Subject: **Market + The Graham/265 E. 2nd Street; AMENDED** Site Plan and Special Exception Review #1; Revised site plan dated 3/5/2025.

Dear Commissioners:

At the City's request we have reviewed a proposal from Micah Wiersma of AKA Architects on behalf of The Rochester Downtown Development Authority (DDA) to amend an approved site plan for the construction of an 2,416 sq. ft addition to an existing 5,268 sq. ft building that would connect an existing site with the building to the DDA parking lot located to the north. The site is located on the northwest corner of E. 2nd Street and Water Street intersection, has an area of 1.95 acres and is zoned I-1 (Industrial -1) District. The existing building is non-conforming and encroaches significantly into Water Street front yard.

Background. The applicant proposes to renovate the existing building into an open-air event space, build a 2,390 sq. ft additional area with restrooms, storage area and mechanical equipment room, and construct a covered event stage with a public plaza area. The applicant received site plan and special exception approval from the Planning Commission at their meeting held on Aught 5, 2024.

Proposed Changes. It is our understanding from City Administration that during the course of site work and demolition, the applicant encountered certain construction challenges on the site, necessitating a modification in some aspects of the approved site plan. The applicant has submitted the amended site plan for Planning Commission approval at this time.

COMMENTS
We have reviewed the request based on sound planning and design principles and offer the following comments for your consideration. The changes to the plan are noted in underlined text:

1. **Use.** Section 1703(4) allows public facilities in the I-1 district a special exception use, subject to the standards of Section 2108. Sec 2108 further states "*Any use, structure or building of a public utility, municipal department or public commission which is not an "essential service" as defined by this ordinance may be allowed in any district as a special exception*". Use remains unchanged.

2. **Setbacks.** The required front, side and rear yard setbacks for the I-1 district per Section 2000 is 25 feet, 15/40 feet and 20 feet respectively. The existing building is non-conforming and encroaches significantly into Water Street front yard. The existing nonconformity is not being altered. The Planning Commission previously approved two (2) options for the site plan. One of the options included a shade structure along the west property line at a zero feet setback which would require approval of a variance from the Zoning Board of Appeals. The shade structure has now been eliminated, and a new metal canopy structure has been proposed on the east side of the parking lot to provide shade, in compliance with the setbacks. The amended plan proposes a new peaked roof metal awning structure on the south side of the building. The structure projects into the required front yard setback and will require a variance from the Zoning Board of Appeals.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167
O 248.596.0920
F 248.596.0930
MCKA.COM

3. **Access and vehicular circulation.** The previously approved vehicular circulation pattern remains unchanged. The subject site is located on the northwest corner of E. 2nd Street and Water Street intersection. The site has an existing access drive off E. 2nd Street intended for two-way movement of vehicles, which is to remain as-is. The frontage along Water Street is a complete expanse of asphalt with two parking spaces and a dumpster enclosure. The applicant is proposing to improve the frontage by eliminating the parking within the setback area, extending the landscape island at the street corner partially along the frontage, to create a defined access drive even though it is excessively wide.

4. **Pedestrian circulation.** The subject site has an existing 5' wide concrete sidewalk along its E. 2nd Street frontage and on the northeast corner for a small stretch along Water Street frontage. The plan proposes to extend the sidewalk connection across a larger portion of the Water Street frontage and stripe a crosswalk across the wide access drive on Water Street to facilitate continuous pedestrian access from Water Street to E. 2nd Street. The plan also notes a 5' wide concrete sidewalk on the west side of the building which will be barrier free accessible. The plan includes a ramp on the west side of the proposed addition which would connect the existing public parking lot to the north, to the main site and facilitate barrier free access. The proposed amendment relocates the ADA accessible ramp previously shown on the northeast corner of the stage to the northwest side, due to grading challenges.

5. **Parking.** The Planning Commission previously approved proposed parking for the subject site based on outdoor assembly use. The applicant previously stated that the occupancy load was 360 people based on plumbing capacity. This translated into a parking requirement of 90 spaces. The plans proposed a total of 97 parking spaces including 4 handicap accessible spaces. The amended plan at this time has a revised occupancy load of 352 people and a parking requirement of 88 spaces. The plan provides for the required parking; however, this is a net loss of 9 spaces than previously shown. The loss of space appears to be in every row of the Farmer's Market lot, even though none of the drive aisles through that lot appear to be any wider than before with the loss of spaces. The corner cross-hatch areas of no-parking appear to be bigger. Clarify, since parking and its adequacy was a major point of discussion at the last meeting.

6. **Dumpster.** The site has an existing dumpster enclosure along its Water Street frontage. The existing enclosure is constructed of masonry, and the enclosure will be provided with new steel reinforced wooden gates. A new mechanical equipment yard with black aluminum slat screen fencing is proposed to the immediate north of the dumpster enclosure.

7. **Façade changes.** The applicant has provided detailed elevations and artistic renderings of the proposed enhancements to the building. The existing structure which the applicant was proposing to remodel to a significant extent was constructed of CMU and EFIS. However, as previously noted, due to issues uncovered during demolition, some of the existing structure cannot be salvaged. The structure is therefore to be constructed of new CMU, brick and metal panels. The colors and the architectural theme continue to remain consistent with and in keeping with a farmer's market theme.

8. **Lighting.** The applicant had previously submitted a detailed photometric plan with all proposed fixture details. The fixture detail sheet submitted at this time is mostly consistent with the previously approved plan with some exceptions. Fixture "Tryg – Exterior Wall Indirect" is not a shielded fixture. The white LED fixture emits bright white light and does not have a concealed light source making it a source of glare and pollution. We recommend it be replaced with the previously approved D-Series 1 fixture. The new plan also includes a 4-bulb floodlight. Clarify where this fixture will be installed since an updated photometric plan has not been provided.

9. **Landscaping.** The applicant has submitted a landscape plan for the site. For the most part the landscape plan is consistent with the previously approved plan; however, the previously approved landscape enhancement to the landscape island on the northeast corner of the stage has been eliminated. Although the ramp in this area has been relocated, i\the island still frames one end of the stage, and the landscape island enhancement previously proposed increased the site's aesthetic appeal. We recommend that the enhanced landscaping be included. The plan proposes irrigation for all landscape areas. The plan includes bike racks at the entrance to the Main (upper) lot.

10. **Signage.** The site has an existing monument sign next to the main entrance drive which is to be reused.

11. **Other.** The proposed hours of operation for the Farmer's Market is from 8 am – 1 pm on Saturdays, May-October. In November and December holiday Farmer's Market is to be conducted once or twice a week. Special events are to be held after approval from the City Council and would 'typically' conclude by 11 pm. The stage will be provided with audio and visual equipment during events. The plan notes that the events will comply with the City's noise ordinance

RECOMMENDATION

The proposed amendment is mostly consistent with the plan previously approved by the Planning Commission. Therefore, we recommend that the Planning Commission grant site plan and special exception approval for the proposed amended site plan for the DDA open-air event space project to be located at 265 E. 2nd Street, subject to the following conditions:

1. Zoning Board of Appeals approval of variance from front yard setback for the canopy along E. 2nd Street.
2. Minimizing loss of any parking spaces from the Farmer's Market lot to the extent feasible.
3. Replacement of the light fixtures as noted above.
4. Installation of enhanced landscaping within the island located on the northeast corner of the stage.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Rose McKinney
Jeff Kragt
John Ceislik
Micah Wiersma, via e-mail: m.wiersma@aka-architects.net
Ben Giovanelli, via e-mail: bg@angellcap.com

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: 5/14/2024 **Amount of Review Fee Paid:** $ $1,350

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: Micah Wiersma

PROJECT COORDINATOR'S E-MAIL ADDRESS: m.wiersma@aka-architects.net

PROJECT COORDINATOR'S PRIMARY PHONE NUMBER: 248-287-7268

1. Name of proposed development: Market + The Graham Development
2. Location of property: West side of Water Street Road, between E. Third Street and E. 2nd Street Roads.
3. Street address: 265 E. 2nd Street, Rochester, MI 48307
4. The property is presently zoned as: Industrial - I
5. The total site area is 1.48 acres acres(s).
6. Portion of total site being developed: 9,822 SF of building coverage, and 28,600 SF of redeveloped sitework
7. It is proposed the property will be developed as: Public parking, plaza, and a DDA event building.
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.
	✓ Cover letter is forthcoming	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.

Site Lighting Plan is forthcoming

10. Present landowner: The Rochester Downtown Development Authority

E-MAIL ADDRESS: Ben Giovanelli - bg@angellcap.com

431 S Main St	Rochester	MI	48307	(248) 656-0060
Address	City	State	Zip	Phone

11. Firm or individual requesting site plan approval: AKA Architects

E-MAIL ADDRESS: S.auger@aka-architects.net

303 E. Third Street, Ste. 100	Rochester, MI 48307			248-287-7278
Address	City	State	Zip	Phone

	Steve Auger	05/14/2024
Signature of Applicant	Print Name	Date

AUGER KLEIN ALLER
ARCHITECTS INC.
303 E. Third Street, Ste. 100
Rochester, MI 48307
248.814.9160
WWW.AKA-ARCHITECTS.NET

March 6, 2025

City of Rochester
Department of Economic & Community Development
400 Sixth Street
Rochester, Michigan 48307

Attention: Mr. Nik Banda
Economic & Community Development Director

Subject: Change List for Site Plan Approval
Site Plan Approval Request Letter
Market + The Graham – 265 E 2nd St.
Parcel ID 15-14-108-019 and 15-14-108-015
Zoning: Industrial - I

Dear Mr. Banda and Planning Commission Members:

The following letter is a summary of all changes introduced in the attached Site Plan Approval Set #3 (dated March 5, 2025), which deviate from the previously approved SPA Set (dated August 9, 2024). The DDA letter and legal descriptions that follow are unchanged from past submittals.

Executive Summary:

- The proposed exterior materials have changed from the existing CMU and EIFS to new CMU and Metal Panel for the majority of the building façade.
- The carport that was previously approved for a 0 foot setback on the site has been removed. The proposed new plan places a similar lean-to structure on the opposite side of the parking lot, in accordance with the setback.
- The existing front awning is to be demolished and a freestanding shade structure is proposed in its place.
- An enclosed mechanical equipment area with adequate screening is proposed on the east side of the building, facing Water Street.

Full Summary of Changes:
ASP.1:

1. **A Mechanical Unit Yard** is shown to the east of the building facing Water Street. The equipment is screened with a combination of metal slat fencing (to match the height of the selected mechanical units) and landscaping vegetation. See plan 2 on ASP.3 for details.
2. **The Stage Accessible Ramp** has been relocated to the opposite side of the stage due to difficult site grading. See plan 1 on ASP.3 for details.

3. **Civil Information is Updated** for the site plan. The extent of new sidewalks and resurfaced asphalt are shown with more accuracy.
4. **Parking Counts** have been reduced due to talks with the planning department's engineers in order to comply with city's required parking space size. This change has been discussed and accepted through the engineering phases of the project.

ASP.2/3:

1. **ASP.1 changes** are also represented here. **A Reference Photo** for the metal slat screening wall has been added to ASP.2.

L.1 Landscape Plan:

1. **Landscaping** has been adjusted to match the previously stated changes. 1 Tree has been removed to make way for the lean-to on the west façade. Plantings on the east façade have been shifted to screen mechanical equipment.

P.1 Photometric plan:

1. **Additional Light Poles** have been added to maintain lighting levels in the southern parking lot after moving the shade structures. Additional fixtures have been added to represent under-awning lighting, accent lighting at the stage façade, and signage lighting at the front monument sign.

A.101:

1. **Outer Walls** have been adjusted to reflect the change in materials and construction of the walls.
2. **The Second Floor Mezzanine Storage** Area has expanded over the space below.
3. **The Carport** that was previously approved by the Zoning Board of Approval has been moved and attached to the existing building to serve as a shade awning for cars and pedestrians. It is now compliant with the required structural setback.
4. **Metal Front Awning:** The previously shown existing front awning must now be demolished. The new plan proposes a new, freestanding awning that will provide shade and shelter for the front patio area. This proposed awning would be placed within the front setback, requiring a variance.

A.201/202

1. **Exterior Finishes** are shown as CMU, Metal Panel, and Brick where it was previously proposed to be CMU, EIFS, and Brick. This change is due to the poor conditions of the existing walls, which are to be demolished and replaced with new finishes. See the elevations for locations of new finishes, metal awnings, and screening fences.

Regards,

Micah Wiersma
Project Manager
AKA Architects, Inc.

Love local
ROCHESTER

Downtov

Dow

TO: Nik Banda, Rochester City Manager

FROM: Kristi Trevarrow, DDA Executive Director

RE: Operating Hours and Events for The Market + The Graham

The Farmers' Market is currently open on Saturdays, May through October, from 8 am – 1 pm. We plan to continue that schedule, along with programming the indoor space at The Graham with additional vendors. Once the Farmers' Market season is concluded, we will no longer be programming the Farmers' Market Parking Lot until the next season in May. We will be using The Graham to have a Holiday Farmers' Market during November and early December, one or two evenings per week.

For overall special events, we currently host Movies in the Moonlight and the Halloween Fest in this lot. We plan to continue these events, along with one or two other current events that take place in downtown that might be better served by this location such as the Makers' Market and Caroling in the City. These events that take place in the evening are typically concluded by 11 pm at the latest. As with all of our special events, we will submit City Event Applications for City Council consideration.

At all other times, the Farmers' Market Lot will be available for free public parking. When we are hosting an event at The Graham, we will block off the Farmers' Market Lot for event parking. Advanced notice and signage will be placed to notify downtown employees and visitors so they can find alternate parking accommodations.

Parcel 1 - 265 E 2nd Street
Tax ID: 15-14-108-019
Land in the City of Rochester, Oakland County, MI, described as follows:

Part of Lots 7 and 8 of "East Third Street urban renewal plat", a subdivision of part of Section 14, town 3 north, range 11 east, recorded in Liber 129 of Plats, pages 31, 32 and 33, Oakland County Records, said part being described as follows: commencing at the northeast corner of said Lot 8, thence north 87 degrees 22 minutes 45 seconds west, 9.41 feet to the westerly line of Water Street and the point of beginning; thence south 15 degrees 00 minutes 16 seconds east, along the westerly line of Water Street, 107.87 feet to the northerly line of Second Street; thence westerly along a curve 170.29 feet, said curve having a delta of 8 degrees 03 minutes 31 seconds, radius of 1210.79 feet and chord bearing a distance of south 75 degrees 06 minutes 47 seconds west 170.15 feet; thence north 02 degrees 32 minutes 35 seconds east, 153.97 feet to the north line of said lot 8; thence south 87 degrees 22 minutes 45 seconds east, 129.82 feet along said line to the point of beginning.

Parcel 2 - 202 E 3rd St
Tax ID: 15-14-108-015
Land in the City of Rochester, Oakland County, Michigan described as follows:

Beginning 132 feet East from the Northeast corner of Lot 115 of the Original Plat of the Village of Rochester; thence East on the South line of Third Street 256 feet to Paint Creek; thence in a Southerly direction about 130 feet: thence North 81 degrees West 40 feet; thence South 10 degrees West 46 feet; thence West 216 feet to a point 132 feet East from the Southeast corner of Lot 117 in the Village of Rochester aforesaid; thence North to beginning, being a part of the Northwest 1/4 of Section 14, Town 3 North, Range 11 East, Avon Township, Oakland County, Michigan.

Said above described land purporting to be a part of Lot 33 of Supervisor's Plat No. 2, being a replat of Lots 134 to 149 inclusive, of Richardson & Adams Addition to the Village of Rochester, Michigan, and part of the West 1/2 of Section 14, Town 3 North, Range 11 East, Michigan, according to the plat thereof as recorded in Liber 54A of Plats, Page 92, Oakland County Records.

Subject to easement or Right of Way appurtenant to the land lying West of above described parcel over the West 4 feet of the North 80 feet of above described land to be used as part of a mutual driveway as set forth in Deed to Frank Dahlman recorded June 21, 1913 in Liber 252 of Deeds, Page 484, Oakland County Records, and subject to rights of way over the West 15 feet and over the East 10 feet of above described land for ingress and egress to land in the rear as reserved in Deeds recorded in Liber 2949, Page 250, and Liber 2964, Page 205, Oakland County Records.

Also that part of Lot 7 described as follows: Commencing at a point 989.92 feet South 1 degree 50 minutes 00 seconds West and 750.39 feet South 87 degrees 14 minutes 00 seconds East from the Northwest corner of Section 14, Town 3 North, Range 11 East, to the point of beginning of the East Third Street Urban Renewal Plat, being a part of the Supervisor's Plat No. 2, thence South 01 degrees 15 minutes 51 seconds West 156.65 feet to a point, thence South 62 degrees 37 minutes 15 seconds West 11.92 feet to the actual point of beginning of said parcel, thence North 78 degrees 39 minutes 40 seconds West 29.36 feet to a point, thence South 12 degrees 18 minutes 05 seconds West 23.87 feet to a point, thence North 62 degrees 37 minutes 15 seconds East 38.43 feet to the actual point of beginning, containing as it does 357.30 square feet more or less and being a part of Lot 7 of the so-called East Third Street Urban Renewal Plat of the City of Rochester, being a part of Lot 33 of Supervisor's Plat No. 2 as recorded in Liber 54A, Page 92, Oakland County Records.

Excepting those parcels of land being a part of Lot 33 Described as follows: Commencing at a point 989.92 feet South 1 degree 50 minutes 00 seconds West and 750.39 feet South 87 degrees 14 minutes 00 seconds East from the Northwest corner of Section 14, Town 3 North, Range 11 East, to the point of beginning of the East Third Street Urban Renewal Plat, being a part of the Supervisor's Plat No. 2, thence South 01 degrees 15 minutes 51 seconds West 156.65 feet to the actual point of beginning of the said parcel, thence South 01 degrees 15 minutes 51 seconds West 7.55 feet to a point, thence North 78 degrees 39 minutes 40 seconds West 10.64 feet to a point, thence North 62 degrees 37 minutes 15 seconds East 11.92 feet to the point of actual beginning of said parcel more or less, being a part of Lot 33 of Supervisor's Plat No. 2, City of Rochester, Oakland County, Michigan, as recorded in Liber 54A, Page 92, Oakland County Records.

August 9, 2024 ZBA Approval	August 9, 2024 ZBA Approval	June 10, 2024 Site Plan Approval #2	May 10, 2024 Site Plan Approval	
				SHEET INDEX
				Sheet No. Sheet Description
■	■	■	■	Drawing Issued
□	□	□	□	For Reference Only
				ARCHITECTURAL
■	■	■	■	A.CVR Cover Sheet
■	■	■	■	ASP.1 Site Plan
■	■	■	■	ASP.2 Site Details
■	■	■		ASP.3 Site Details
■	□	■	■	L.1 Overall Landscape Plan
■	□	■	■	L.2 Landscape Enlargement Plans
■	□	■	■	L.3 Landscape Details & Notes
■	□	■	■	P.1 Photometric Site Plan
■	□	■	■	P.2 Photometric Site Plan Views
□	□	■	■	P.3 Photometric Site Plan Schedule
■	■	■	■	A.101 Proposed Floor Plan
■	■	■	■	A.201 Building Elevations
■	■	■	■	A.202 Building Perspectives

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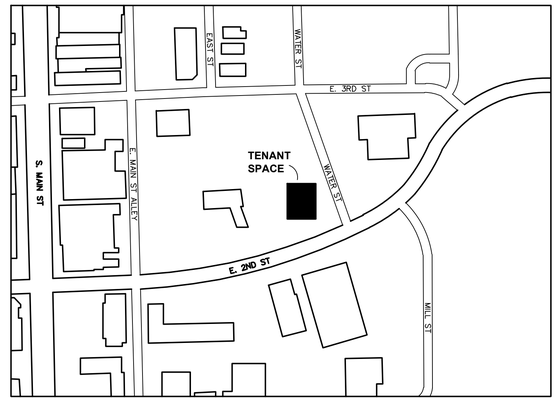


Location Map
No Scale

March 5, 2024

Site Plan Approval #3

Project

Market + The Graham

265 E. Second Street
Rochester, Michigan

AKA Architects Inc. Project Number 2411.00

Market + The Graham, 2411

AUGER KLEIN ALLER
ARCHITECTS INC
303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160

OWNER

ROCHESTER DOWNTOWN DEVELOPMENT AUTHORITY
431 S. MAIN STREET
ROCHESTER, MI. 48307
PHONE: (248) 656-0060

PROJECT DESCRIPTION

THE DDA OF ROCHESTER IS PROPOSING A 2,416 SF ADDITION TO AN EXISTING BUILDING INTO A VEHICULAR PARKING LOT, CREATING A COMBINED LOT THAT FEATURES PUBLIC PARKING AND AN EVENT STAGING AREA. THE EXISTING 5,268 SF BUILDING IS TO BE RENOVATED TO BE ONE OPEN-AIR EVENT SPACE. THE NEW 2,390 SF ADDITION WILL FEATURE LOCKABLE RESTROOMS (AVAILABLE FOR PUBLIC EVENTS INDOOR AND OUTDOOR), STORAGE SPACE, AND AN ADDITIONAL 860 SF MECHANICAL / STORAGE AREA. THE PROJECT ALSO PROPOSES SEVERAL SITE IMPROVEMENTS INCLUDING AN OUTDOOR COVERED EVENT STAGE, A PUBLIC PLAZA, ADA ACCESIBLE ROUTES BETWEEN THE SITES, AND LANDSCAPING. THE NORTHERN PUBLIC PARKING LOT IS TO BE REFINISHED AND RESTRIPED, AND GIVEN A NEW SIDEWALK ROUTE THROUGH THE SITE.

LEGAL DESCRIPTION

TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-1149361-MICH.
LAND IN THE CITY OF ROCHESTER, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:
PART OF LOTS 7 AND 8 OF "EAST THIRD STREET URBAN RENEWAL PLAT", A SUBDIVISION OF PART OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, RECORDED IN LIBER 129 OF PLATS, PAGES 31, 32 AND 33, OAKLAND COUNTY RECORDS, SAID PART BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST, 9.41 FEET TO THE WESTERLY LINE OF WATER STREET AND THE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 00 MINUTES 16 SECONDS EAST, ALONG THE WESTERLY LINE OF WATER STREET, 107.87 FEET TO THE NORTHERLY LINE OF SECOND STREET; THENCE WESTERLY ALONG A CURVE 170.29 FEET, SAID CURVE HAVING A DELTA OF 8 DEGREES 03 MINUTES 31 SECONDS, RADIUS OF 1210.79 FEET AND CHORD BEARING A DISTANCE OF SOUTH 75 DEGREES 06 MINUTES 47 SECONDS WEST 170.15 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 35 SECONDS EAST, 153.97 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 87 DEGREES 22 MINUTES 45 SECONDS EAST, 129.82 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

COMMON DESCRIPTION

265 E 2ND STREET, ROCHESTER, MI 48307

CONSTRUCTION TIMELINE

THE CONSTRUCTION SCHEDULE IS ESTIMATED TO BE 14 MONTHS FROM THE DATE OF BUILDING PERMIT APPROVAL.

Schedule of Regulations I-1 (Section Adheres to B-1)

Lot Use	Event Staging Building & Vehicular Parking		
STANDARD	REQUIRED	PROPOSED	COMPLIANCE
Lot Area	10,000 SF MIN	LOT 1: 65,570 SF LOT 2: 19,470 SF TOTAL: 85,040 SF	YES
Lot Coverage	NO REQUIREMENT	10,360 SF*** - 15.8%	YES
Yard Setbacks	Front (South): 25.00 FT MIN	22.50 FT (EXIST. BUILDING) 18.00 FT (EXIST. AWNING) 13.00 FT (NEW AWNING)	NO
	Side (West): 15.00 FT MIN	59.66 FT (BUILDING) 47.66 FT (STRUCTURE)	YES
	Side (East): 15.00 FT MIN	7.00 FT	NO
	Rear (North): 20.00 FT MIN	138.50 FT	YES
Building Height	50'-0" MAX	28'-4" (FROM AVERAGE GRADE TO HALFWAY POINT OF FACADE RIDGE)	YES

***SF INCLUDES STAGE AND OVERHANGS

SITE LIGHTING GENERAL NOTES

LIGHTING TO COMPLY WITH SECTION 27.11 "LIGHTING GENERAL NOTE REGULATIONS" LIGHT SHALL NOT EXCEED 0.3 FOOT CANDLES MEASURED ALONG SITE LOT LINES ADJACENT TO RESIDENTIAL PROPERTIES, OR 1.0 FOOTCANDLES ALONG NON-RESIDENTIAL SITE LOT LINES. LIGHT IN PARKING LOT AREAS SHALL AVERAGE 0.9 FOOTCANDLES OVER THE ENTIRE AREA, MEASURED 5 FEET ABOVE THE SURFACE. REQUIRED SITE LIGHTING SHALL BE TURNED ON DAILY FROM ONE-HALF HOUR AFTER SUNSET TO ONE-HALF HOUR BEFORE SUNRISE.

GENERAL NOTES

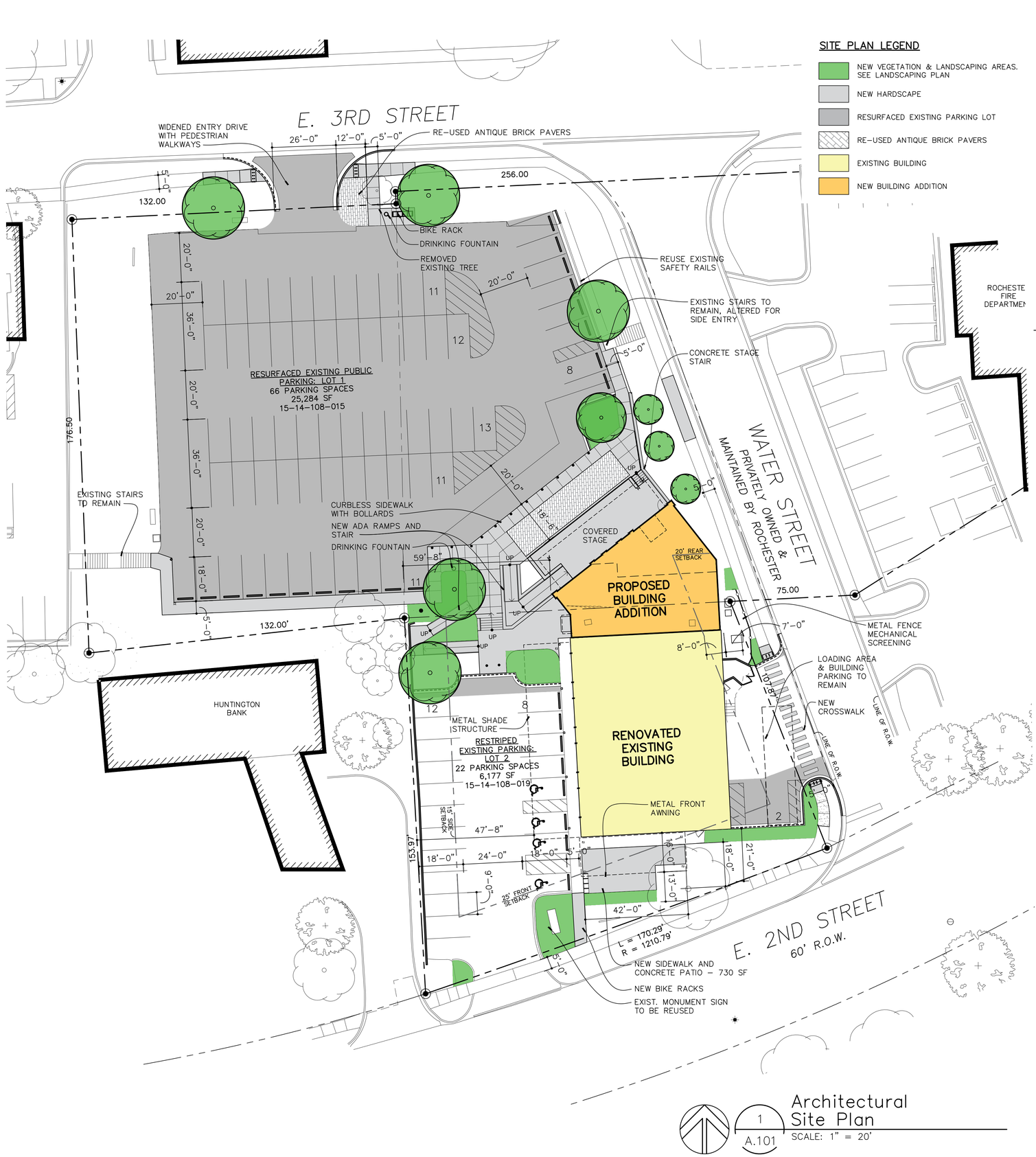
1. SITE IS CURRENTLY ZONED "INDUSTRIAL-1"
2. HAZARDOUS MATERIALS DO NOT EXIST, NOR ARE THEY STORED ON THIS SITE.
3. THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS IN THE WETLANDS PROTECTION ORDINANCES AND AS SUCH SHALL NOT POLLUTE, IMPAIR OR DESTROY WETLANDS.
4. ALL NEW UTILITY LINES WILL BE BURIED UNDERGROUND.
5. BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM.
6. FINAL NUMBER AND LOCATION OF FIRE LANE SIGNAGE AND FIRE HYDRANTS SHALL BE COORDINATED WITH THE CITY OF ROCHESTER FIRE DEPARTMENT.
7. SIGNAGE, LOCATION, APPEARANCE AND AREA CALCULATIONS WILL BE PROVIDED WITHIN THE FINAL PLAN SUBMITTAL. A SIGNAGE PERMIT WILL BE APPLIED FOR WITH THE FINAL PLAN SUBMITTAL.
8. NEW LANDSCAPED AREAS & NEW TREES ARE MARKED WITH GREEN ON THE SITE PLAN. SEE LANDSCAPING PLANS FOR MORE DETAILS.
9. SITE OPERATIONS OF STAGE AND AUDIO EQUIPMENT WILL ABIDE BY ALL CITY ORDINANCE AND REGULATION REGARDING SOUND LEVEL.

Parking Load Calculations

STANDARD	EXISTING	PROPOSED	REQUIRED	COMPLIANCE
Current Market Parking Lot (Lot 1)	87 SPACES	76 SPACES		
Current Building Parking Lot (Lot 2)	28 SPACES	23 SPACES	ASSEMBLY / STORAGE USE:	
Total Parking	115 SPACES	88 SPACES	352 OCCUPANTS, 1 SPACE PER 4 =88 SPACES	YES (SEE NOTES 1 & 2)
Loading & Unloading	ADEQUATE SPACE FOR STANDING, LOADING, AND UNLOADING SERVICES	1 12' X 36' LOADING AREA & DOCK	PROVIDED	YES
Accessible Parking	2	4	4	YES

PARKING NOTES

1. BOTH PARKING LOTS ARE TO BE AVAILABLE FOR FREE PUBLIC PARKING WHEN NOT IN USE FOR EVENTS. DURING EVENTS NO PARKING WILL BE AVAILABLE DURING EVENTS AS INDIVIDUALLY APPROVED BY THE CITY.
2. THE 360 OCCUPANT COUNT FOR THE EVENT BUILDING IS BASED OFF OF MICHIGAN BUILDING CODE CALCULATIONS FOR ASSEMBLY (TABLES & CHAIRS) & STORAGE USE USING THE GROSS SQUARE FOOTAGE OF THE EXISTING AND BUILDING ADDITION. EVENT STAGE & OTHER OUTDOOR FEATURES ARE NOT TAKEN INTO ACCOUNT.
3. THE PROPOSED PUBLIC PARKING LOT 1 CONTINUES THE EXISTING NONCOMPLYING PARKING AISLE DIMENSIONS & LACK OF LANDSCAPING ISLANDS FROM THE EXISTING LAYOUT. THE RESURFACED PARKING LOT IS TO MATCH THE EXISTING LAYOUT EXCEPT WHERE SITE IMPROVEMENTS REQUIRE A CHANGE.
4. THE LOADING ZONE SERVES THE ENTIRE BUILDING AND STAGE.



SITE PLAN LEGEND

- NEW VEGETATION & LANDSCAPING AREAS. SEE LANDSCAPING PLAN
- NEW HARDSCAPE
- RESURFACED EXISTING PARKING LOT
- RE-USED ANTIQUE BRICK PAVERS
- EXISTING BUILDING
- NEW BUILDING ADDITION

1 A.101 Architectural Site Plan
SCALE: 1" = 20'

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PROJECT
Market + The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2024	Design Review
03.05.2025	Site Plan Approval #3

DRAWN MW
CHECKED MW
APPROVED SA

SHEET
Architectural Site Plan

scale as shown

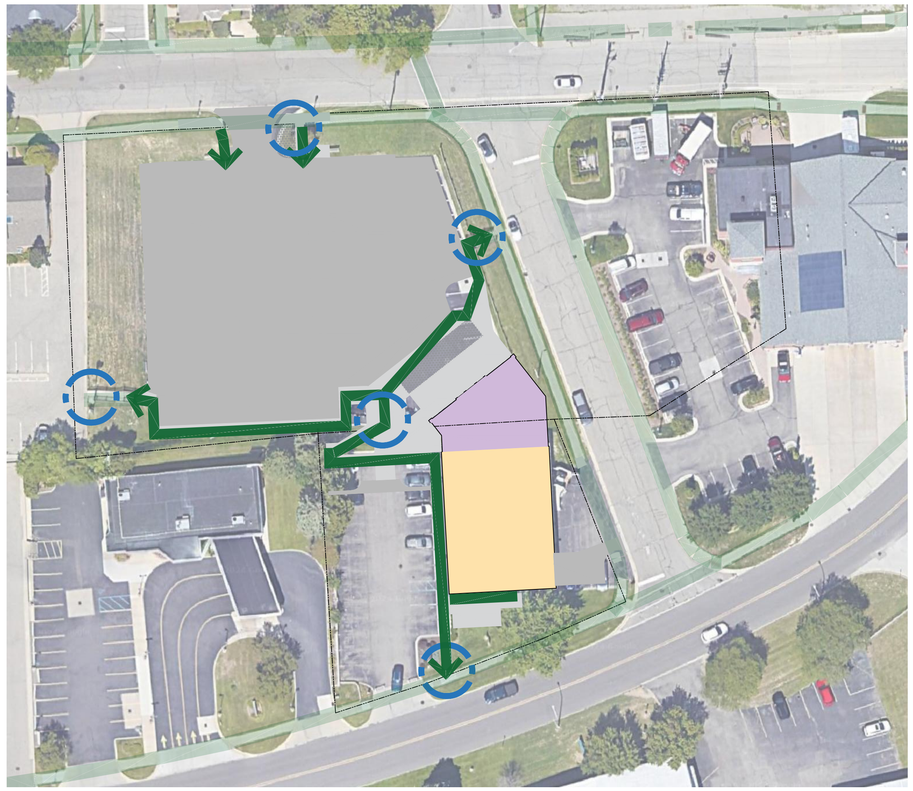
FILE NUMBER
2411

SHEET NUMBER
ASP.1

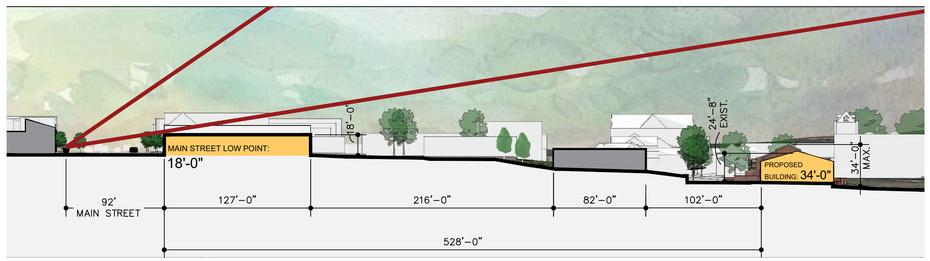
PROPOSED 6 BIKE LOOP RACKS

PROPOSED PEDESTRIAN BENCH. REF.:
ROCHESTER MUNICIPAL BENCHES

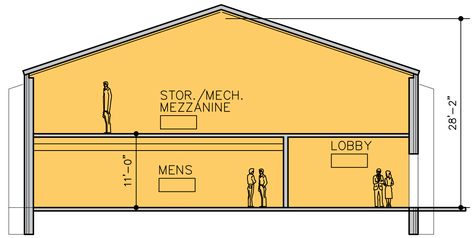
ALUMINUM MECHANICAL SLAT SCREEN
FENCE REFERENCE



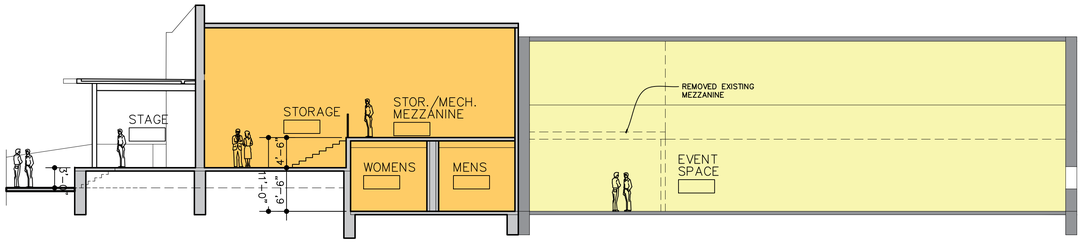
7 ASP.2 **Walkability Diagram**
NOT TO SCALE



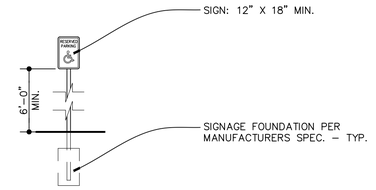
6 ASP.2 **Site Section Diagram**
SCALE: 1/64" = 1'-0"



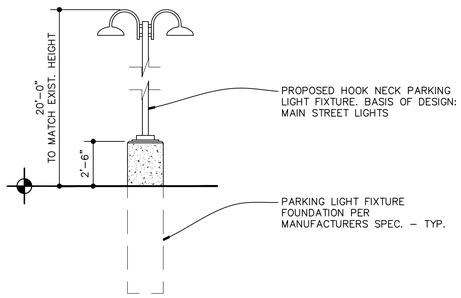
5 ASP.2 **Proposed Building Section**
SCALE: 3/32" = 1'-0"



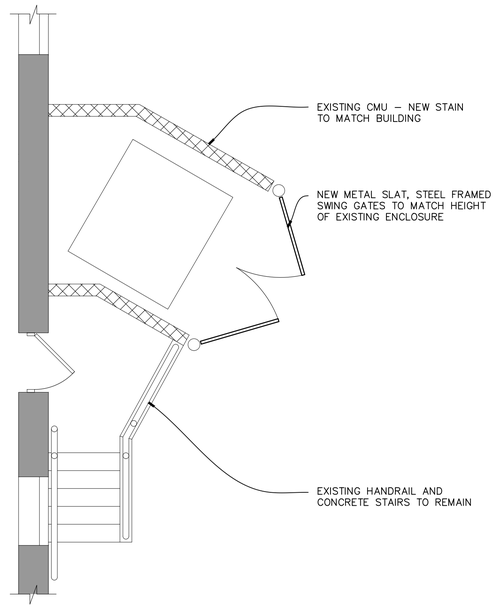
4 ASP.2 **Proposed Building Section**
SCALE: 3/32" = 1'-0"



3 ASP.2 **Typical Parking Lot Accessible Signage Detail**
SCALE: 1/4" = 1'-0"



2 ASP.2 **Typical Parking Lot Light Pole Detail**
SCALE: 1/4" = 1'-0"



1 ASP.2 **Loading Stair Plan Detail**
SCALE: 1/4" = 1'-0"

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ARCHITECTS INC.

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DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
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03.05.2025	Site Plan Approval #3

DRAWN	MW
CHECKED	MW
APPROVED	SA

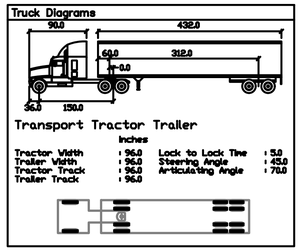
SHEET
Site Details

scale as shown

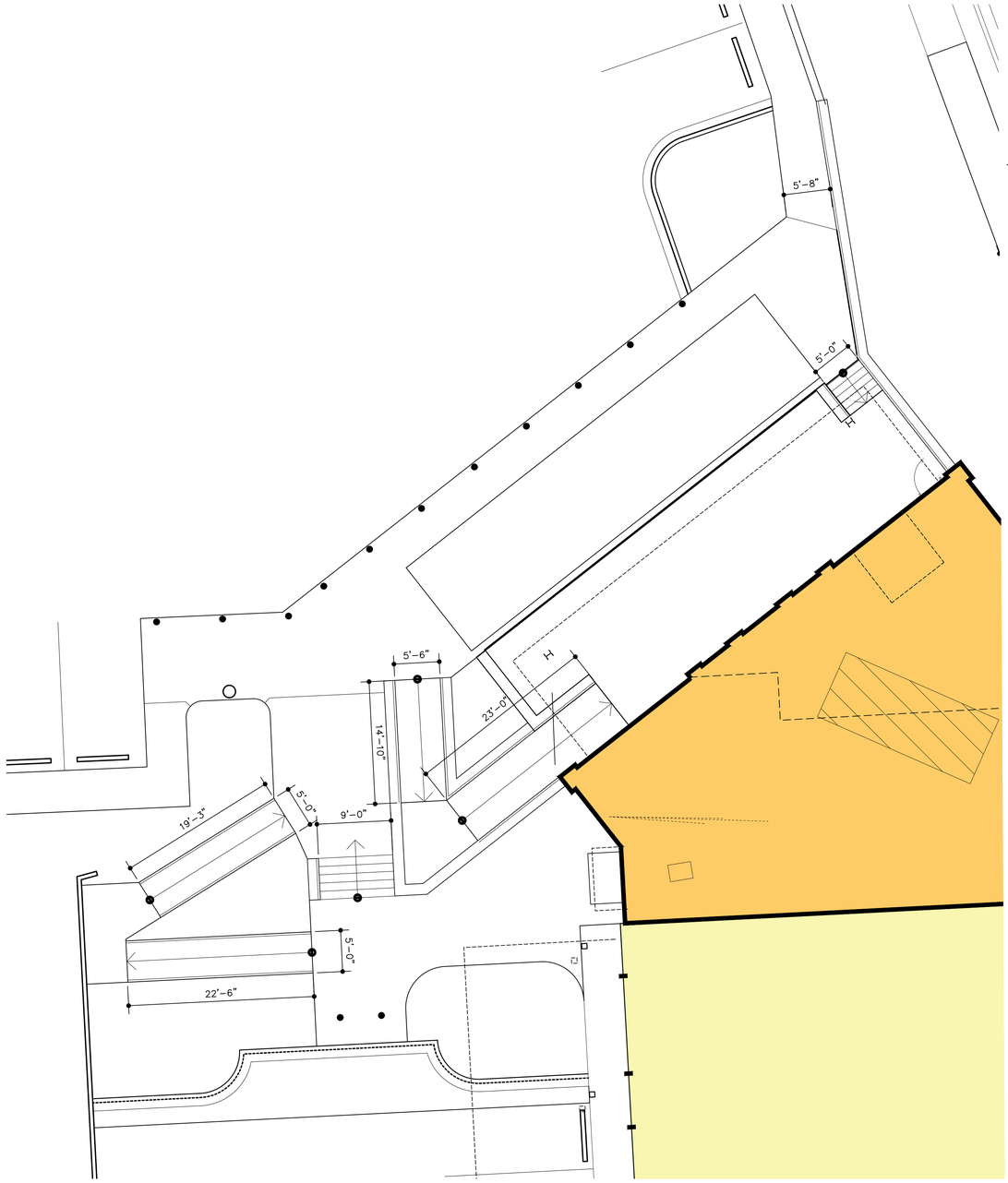
FILE NUMBER
2411

SHEET NUMBER
ASP.2

PROPOSED OUTDOOR FURNITURE.
BASIS-OF-DESIGN REF.



2 ASP.3 Truck Turning Diagram
Not To Scale



1 ASP.3 Enlarged Ramp Plan
SCALE: 1/8" = 1'

AKA ARCHITECTS 30 YEARS
FOUNDER 1994
AUGER KLEIN ALLER
ARCHITECTS INC.
303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160
WWW.AKA-ARCHITECTS.NET

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PROJECT
Market +
The Graham

265 E. Second St.
Rochester, MI

DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2025	Site Plan Approval #3

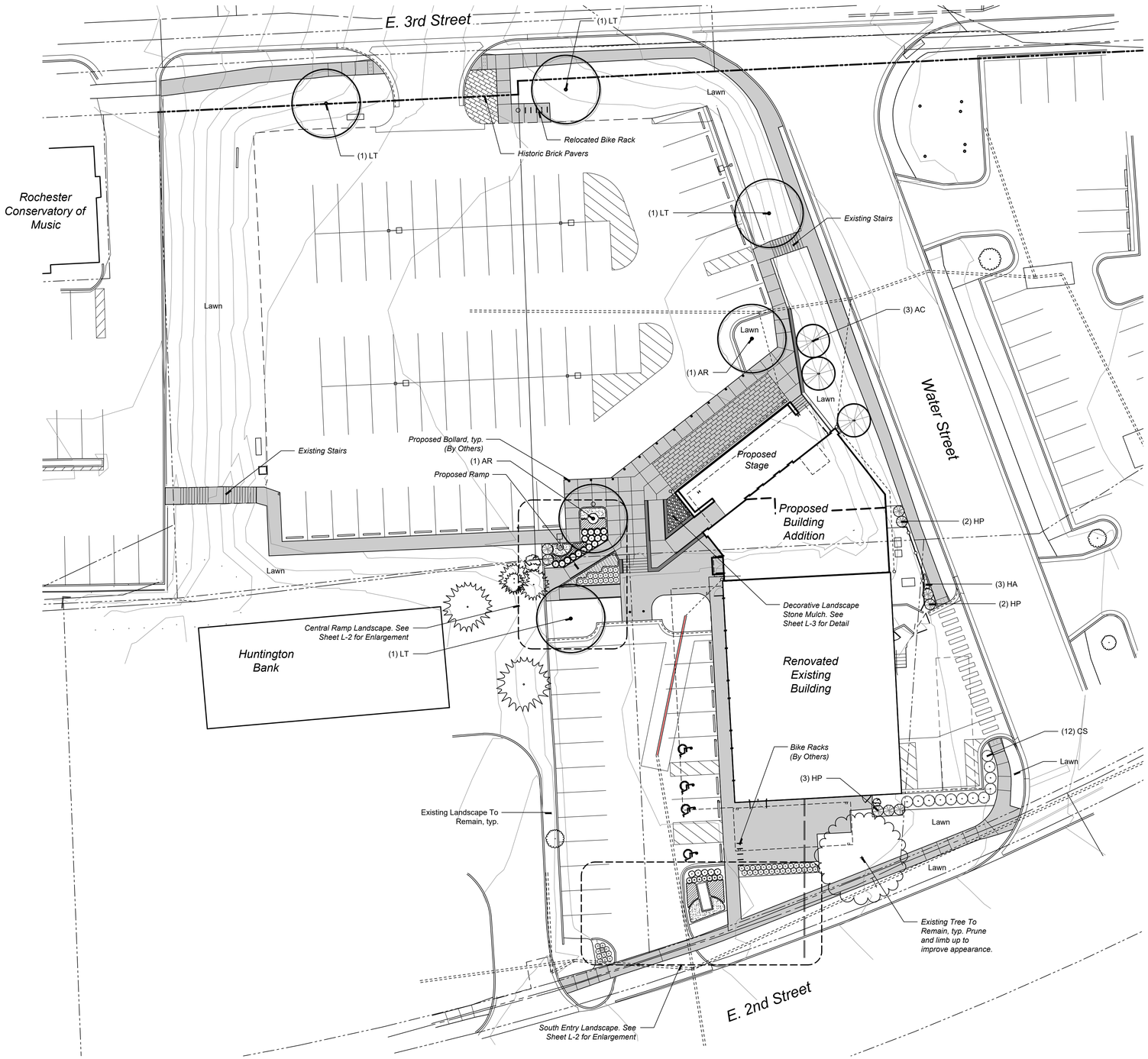
DRAWN	MW
CHECKED	MW
APPROVED	SA

SHEET
Site Details

scale as shown

FILE NUMBER
2411

SHEET NUMBER
ASP.3



design studio
LAND
landscape architecture / land planning

750 Forest Ave. Suite 101
Birmingham, MI 48009
T:: 248.770.3465

Plant Schedule This Sheet

Trees

sym.	qty.	botanical name	common name	size	spacing	root
AC	3	*Abies concolor*	White Fir	8' ht.	per plans	B&B
AR	2	*Acer rubrum 'Franksred'*	Red Sunset Maple	2.5" cal.	per plans	B&B
LT	4	*Liriodendron tulipifera*	Tulip Tree	2.5" cal.	per plans	B&B

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root
CS	12	*Cornus stolonifera 'Arctic Fire'*	Arctic Fire Redtwig Dogwood	No. 3	48" o.c.	cont.
HP	7	*Hydrangea paniculata 'Little Quickfire'*	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.

Ornamental Grasses, Perennials & Bulbs

sym.	qty.	botanical name	common name	size	spacing	root
HA	3	*Hemerocallis 'Always Afternoon'*	Always Afternoon Daylily	No. 1	18" o.c.	cont.

Utility Note

Landscape Contractor shall field verify all existing utilities and easements on site prior to landscape installation.

STATE OF MICHIGAN
WILLIAM T. KREAD
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Overall Landscape Plan

■ project title:

Market + Graham

City of Rochester, Michigan

■ prepared for:

Auger Klein Aller Architects Inc.
303 E. Third Street - Suite 100
Rochester, MI 48307

Phone: 248.814.9160

■ job number:	■ date:
24013	05.08.2024
■ drawn by:	■ checked by:
EMJ	WTK

Know what's **below.** **Call** before you dig.

■ revisions:

06.05.2024	Per Municipal Review
07.26.2024	Per Site Plan Revisions
03.03.2025	Per Site Plan Revisions

0 10' 20' 40' 60' 80' 1"= 20'

North

sheet no.

L-1

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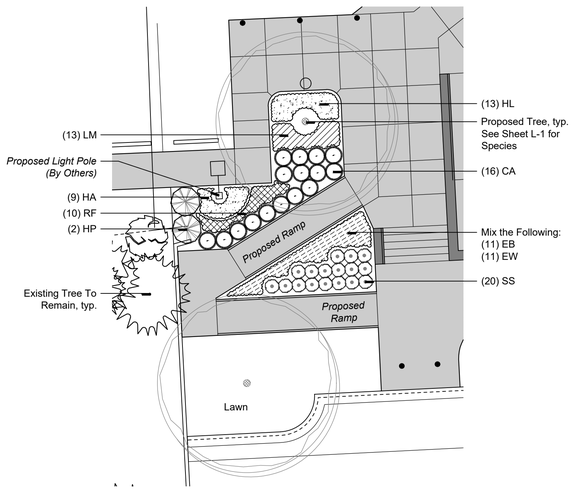
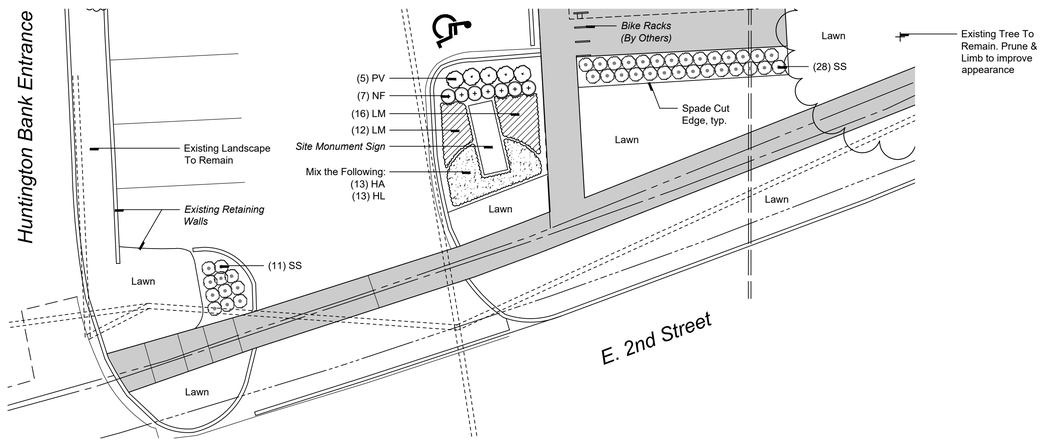


Central Ramp Landscape Enlargement Plan



South Entry Landscape Enlargement Plan

Plant Schedule This Sheet

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root
HP	2	*Hydrangea paniculata 'Little Quickfire'*	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.

Ornamental Grasses, Perennials & Bulbs

sym.	qty.	botanical name	common name	size	spacing	root
CA	16	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	No. 2	30" o.c.	cont.
EB	11	*Echinacea purpurea 'Powwow Berry'*	PowWow Berry Purple Coneflower	No. 1	18" o.c.	cont.
EW	11	*Echinacea purpurea 'Powwow White'*	PowWow White Purple Coneflower	No. 1	18" o.c.	cont.
HA	22	*Hemerocallis 'Always Afternoon'*	Always Afternoon Daylily	No. 1	18" o.c.	cont.
HL	26	*Hemerocallis 'Little Business'*	Little Business Daylily	No. 1	18" o.c.	cont.
LM	41	*Liriope muscarii 'Big Blue'*	Big Blue Lilyturf	No. 1	18" o.c.	cont.
NF	7	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	No. 1	24" o.c.	cont.
PV	5	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	No. 2	30" o.c.	cont.
RF	10	*Rudbeckia fulgida 'Little Goldstar'*	Little Goldstar Black-eyed Susan	No. 1	18" o.c.	cont.
SS	59	*Schizachyrium scoparium 'Carousel'*	Carousel Little Bluestem	No. 2	24" o.c.	cont.

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T:: 248.770.3465

STATE OF MICHIGAN
WILLIAM T. KREAG
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Landscape Enlargement Plans

■ project title:

Market + Graham

City of Rochester, Michigan

■ prepared for:

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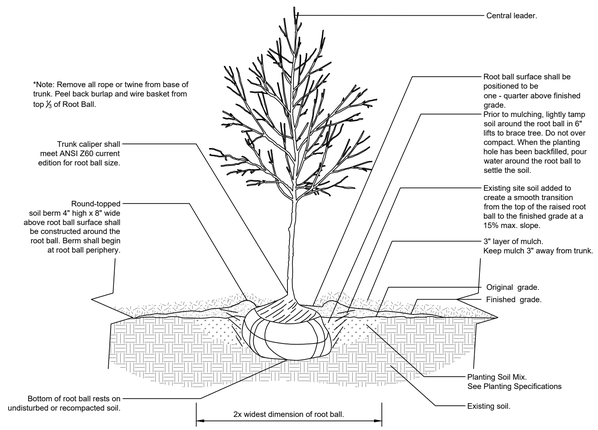
0 5' 10' 20' 30' 40' 1"= 10'

North

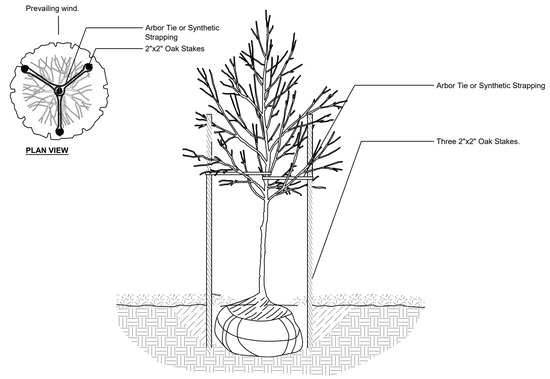
sheet no.

L-2



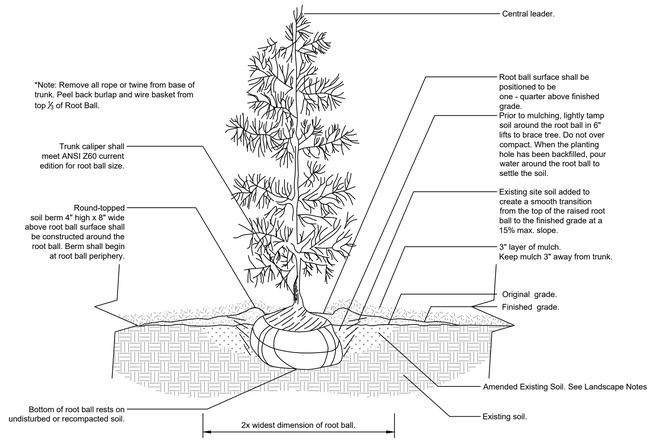
Tree in Plant Bed Detail

NTS



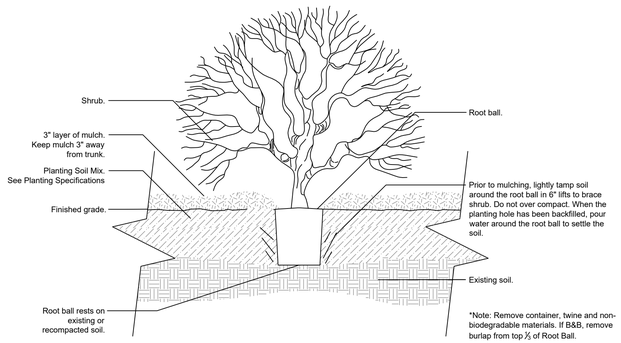
Tree Staking Detail

NTS



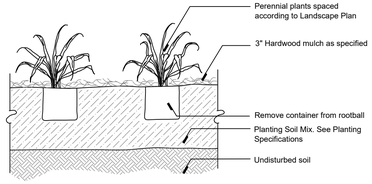
Evergreen Tree Planting Detail

Scale: NTS



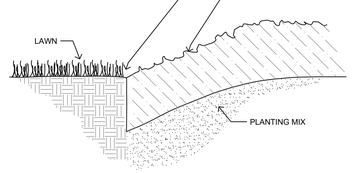
Shrub in Planting Bed Detail

NTS



Perennial Planting / Groundcover Detail

NTS



Spade Cut Edging Detail

NTS

Landscape Notes

1. **All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.**
2. **Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.**
3. **All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.**
4. **Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover.**
5. **Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.**
6. **All plant material shall be true to name and free from physical damage and wind burn.**
7. **Plants shall be full, well-branched, and in a healthy, vigorous growing condition.**
8. **Plants shall be watered before and after planting is complete.**
9. **All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.**
10. **All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.**
11. **Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.**
12. **"Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.**
13. **Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.**
14. **The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.**
15. **No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.**
16. **The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.**
17. **The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.**
18. **The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.**
19. **The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.**
20. **A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.**
21. **The Owner and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.**
22. **All Lawn areas shall be Seeded or Sodded**

Decorative Stone Mulch Detail

Available From: Main's Landscape Supply
21355 Telegraph Road
Southfield, MI 48033
248.356.8660
Product: Egg Rock: 1"-3" Decorative Stone
Notes: Place stone over geotextile fabric layer

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STATE OF MICHIGAN
WILLIAM T. KREAG
LANDSCAPE ARCHITECT
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■ sheet title:

Landscape Details & Notes

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■ drawn by:	■ checked by:
EMJ	WTK

■ revisions:

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07.26.2024	Per Site Plan Revisions
03.03.2025	Per Site Plan Revisions

Know what's **below.** **Call** before you dig.

sheet no.

L-3

Statistics							
Description	**Symbol**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**	**Avg/Max**
MONUMENT SIGN	+	9 fc	23 fc	4 fc	5.8:1	2.3:1	0.4:1
PARKING LOT 1	+	1.5 fc	5.4 fc	0.4 fc	13.5:1	3.8:1	0.3:1
PARKING LOT 2	+	1.7 fc	5.9 fc	0.3 fc	19.7:1	5.7:1	0.3:1
STAGE	+	45 fc	82 fc	23 fc	3.6:1	2.0:1	0.5:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	4	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-SS	Allegra Medium	LED	1	7369	0.9	64	20'-0"
	B	4	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4	Allegra Medium	LED	1	6764	0.9	64	20'-0"
	B/HS	3	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4 BLS	Allegra Medium	LED	1	3602	0.9	64	20'-0"
	C	7	Lithonia Lighting	VCPG LED P6 40K T5M MVOLT	VCPG LED WITH P6 - PERFORMANCE PACKAGE, 4000K, T5M OPTIC TYPE	LED	1	13864	0.9	107.69	15'-6"
	H	3	Gotham Architectural Lighting	ICO AD1 40/30 6ACT20 25 120 (40DEG TILT)	6" INCITO RECESSED ADJUSTABLE DOWNLIGHT, 4000K, 3000LM, 25DEG BEAM, 40DEG TILT	LED	1	2252	0.9	48.58	15'-6"
	J	12	SPI LIGHTING, INC.	SEW11279-L28W-120-277V-4000K-DF_80	Tryg Exterior Wall - Indirect 4000K	LED	288	8	0.9	28	11'-0"
	K	2	Ecosense Lighting		RISE 170 Flood light	LED	4	272	0.9	13	AT GRADE
	EX.1	2	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7369	0.5	64	UNKNOWN
	EX.2	1	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7189	0.5	51.34	UNKNOWN

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0".

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

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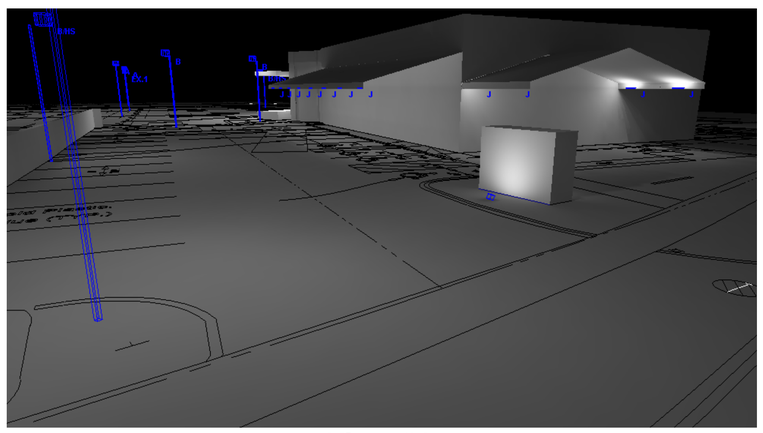
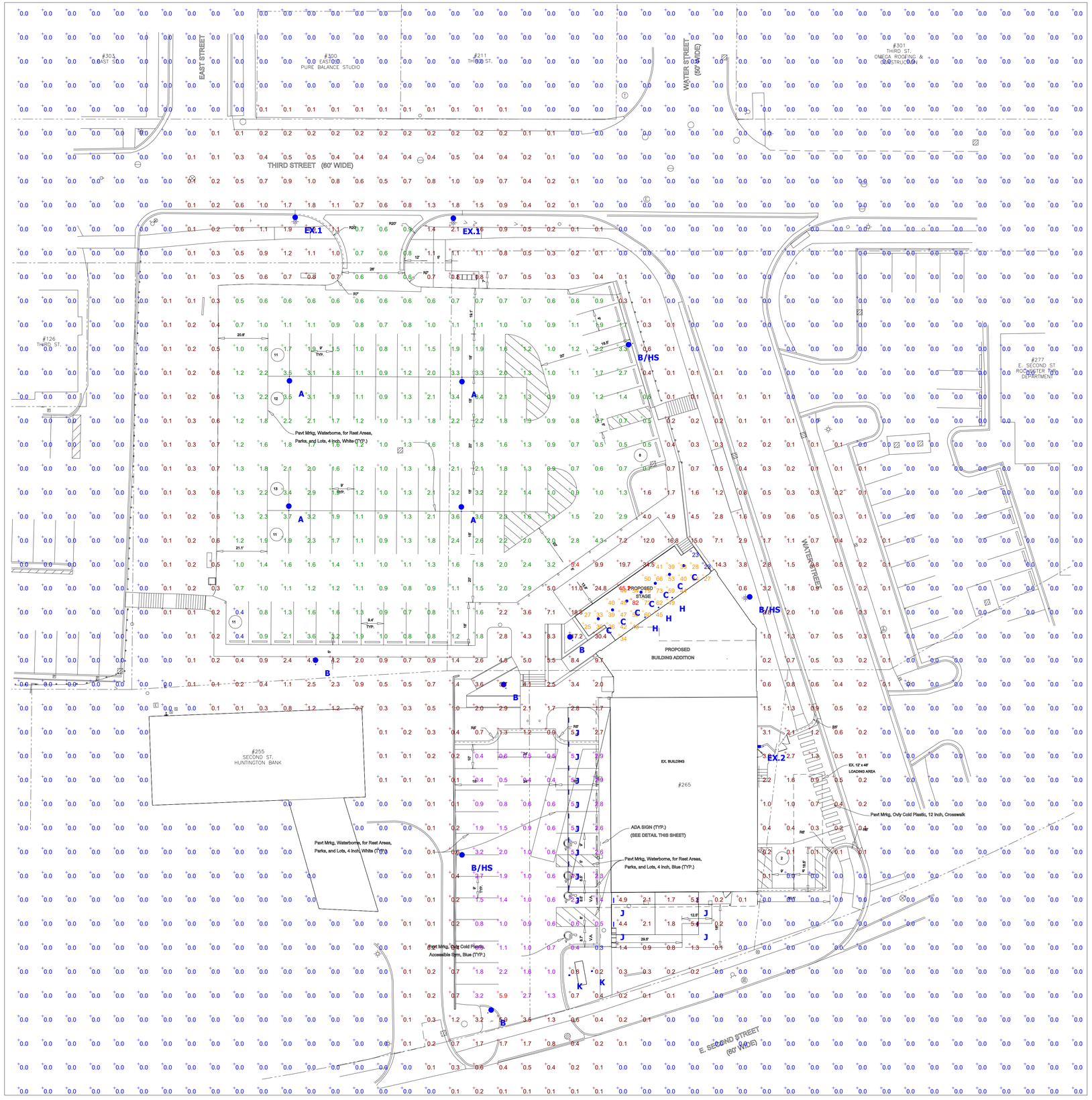


View #1



Plan View
Scale - 1" = 20ft

MARKET + THE GRAHAM
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: AUGER KLEIN ALLER ARCHITECTS INC.
WWW.GASSERBUSH.COM

Designer
DB/KB
Date
5/17/2024
rev. 6/6/2024
rev. 7/29/2024
rev. 1/14/2025
rev. 2/27/2025
Scale
Not to Scale
Drawing No.
#24-29554-V5
1 of 2

gotham

Luminaire Type:
Catalog Number (autopopulated):

Gotham Architectural Downlighting
LED Downlights

6" Incito®
Adjustable

Solid-State Lighting
(US and International Patents Pending)

BAA

FEATURES

INTENDED USE
- Achieve the lowest installed power density and operating costs while achieving every layer of light via the optimized general illumination distributions from the EVO family, and the high centerbeam accent layers from the highly flexible Incito family. The EVO and Incito families maintain consistent luminous apertures, dimming characteristics, and color quality to ensure the blending of families in common spaces renders an unparalleled, tailored visual experience.

OPTICAL SYSTEM
- Seven optimized distribution patterns allow designers to achieve tailored effects.
- Self-flanged semi-specular or matte-diffuse lower reflector utilized in combination with a highly transmissive lens.
- Patented Bounding Ray™ Optical Principle design (U.S. Patent No. 9,860,050) provides smooth and continuous transition from lensed source to the top of the reflector down to the bottom of the reflector.

MECHANICAL SYSTEM
- Light engine and driver are accessible from above or below ceiling.
- 16-gauge black painted steel mounting frame with C-channel mounting bars included. Post-installation adjustment possible from above or below ceiling.
- Galvanized steel junction box with hinged access covers and spring latch. Three combination 1/2"-3/4" and one 1/2" knockout for straight-through conduit runs. Capacity: 8 (4in, 4out) No. 12 AWG conductors rated for 90°C.
- Accommodates up to 1½" thick ceilings.
- Vertical tilt from 0°–40° with full horizontal rotation. Cut cones enable optimal efficacies.

ELECTRICAL SYSTEM
- Solid-state LED light engine available in 2700 K, 3000 K, 3500 K or 4000 K color temperatures. CRI: 85 typical.
- eldoLED ecoDrive 0-10V driver available with 10% dimming level.
- eldoLED ecoDrive D-10V driver available with 1% dimming level.
- eldoLED SOLOdrive 0-10V driver available with <1% dimming level.
- eldoLED SOLOdrive DALI driver available with <1% dimming level.
- eldoLED POWERdrive DMX with RDM (remote device management) available with <1% dimming level.
- Rated system life of 60,000 hours at >70% output.
- Emergency battery pack with remote test switch available.
- Tested in accordance with LM-79 and LM-80 standards.

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; damp location listed.

BUY AMERICAN ACT
- TTIhis product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
- 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

EXAMPLE: ICO ADJ 35/50 6ACTOO 20D 120 EZ10

Series	Color temperature	Nominal lumen values[1]	Aperture/Trim color	Type	Trim Style	Finish
ICO ADJ	**27/** 2700 K **30/** 3000 K **35/** 3500 K **40/** 4000 K	**20** 2000 lumens **25** 2500 lumens **30** 3000 lumens **35** 3500 lumens **40** 4000 lumens **45** 4500 lumens **50** 5000 lumens **55** 5500 lumens **60** 6000 lumens **65** 6500 lumens **70** 7000 lumens **75** 7500 lumens **80** 8000 lumens **85** 8500 lumens	**6AC** Clear **6PC** Pewter **6WTC** Wheat **6GR** Gold **6WC**[1] White **6BC**[1] Black	**T00** Cut for angles 0°–20° **T20** Cut for angles 20°–40°	**(blank)** Self-flanged **FL** Flangeless	**LSS** Semi-specular **LD** Matte diffuse

Beam	Voltage	Driver	Options
20D 20° beam angle **25D** 25° beam angle **30D** 30° beam angle **35D** 35° beam angle **40D** 40° beam angle **45D** 45° beam angle **55D** 55° beam angle	**120** **277** **347**	**EZ10** eldoLED 0-10V ECOdrive. Linear dimming to 10% min. **EZ1** eldoLED 0-10V ECOdrive. Linear dimming to 1% min **EZB** eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. **EDAB** eldoLED SOLOdrive DALI. Logarithmic dimming to <1%. **EDXB** eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.	**SF** Single fuse **TRW**[1] White painted flange **TRBL**[1] Black painted flange **ELR**[1] Emergency battery pack with remote test switch, CEC compliant **NPSOBEZ** nLight® dimming pack controls 0-10V eldoLED drivers. **NPSOBEZ EM** nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit. **LTV**[1] Lutron ECOsystem interface for compatibility with 0-10V EZ10, EZ1 or EZB. **RRL__** RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC125. **CRI90** High CRI (90+)

ICO-6-ADJ
PAGE | OF 3

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gotham

ECOSENSE®

RISE™

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | **F170 SINGLE**

DATE | PROJECT | FIRM | TYPE

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F170 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 4450 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TOOL.

FEATURES :
- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 4450 LUMENS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110V-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED

FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F170	1S - Single Head	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90* X - For RD, GR, BL, AM *90 CRI not available in 2500K, 3000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom*	X - No Accessory H - Half Snoot F - Full Snoot Will ship as X if not specified	A - 19" Flying Leads + Internal Cable IC; Bottom Exit; 1/2" NPT ; UL Listed B* - 10' External Cable Side Exit; Surface Mount ; UL Listed C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT ; UL Listed D* - 10' External Cable Side Exit; Surface Mount ; CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed *Will ship as A if not specified

*Provide RAL #

EXAMPLE: F170-1S-LO-22-8-05-S-X-A
*SEE PHOTOMETRY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT 5°	LUMEN OUTPUT 40°	EFFICACY 5°	EFFICACY 40°	CBCP 5°	CBCP 40°
	13	Low Output	1,258	1,633	97	126	72,487	2,861
	25	Medium Output	2,131	2,955	85	118	122,841	5,177
	38	High Output	2,878	4,350	76	114	165,891	7,621

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX 80+, 90+
COLOR CONSISTENCY 3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION

	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
	LOW	>60,500* >109,000)**	>60,500* >109,000)**	>60,500* >109,000)**	>60,500* >109,000)**
	MEDIUM	>60,500* >109,000)**	>60,500* >109,000)**	>60,500* >109,000)**	>60,500* >109,000)**
	HIGH	>60,500* >81,000)**	>36,300* >69,800)**	>60,500* >69,800)**	>33,200*

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR
** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/rise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
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855.6.ECOSEN

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ECOSENSE LIGHTING GIVES YOU THE FREEDOM TO CREATE™. MACRO™. PLUG-TO-PLAY™ ARE TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

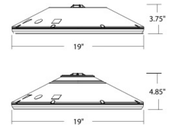
1/4

VCPG LED
Parking Garage

DLC PREMIUM | DLC | BAA | ENERGY STAR

Specifications

Diameter: 19"
Height: 3.75" (4.85" with Sp Lens)
Weight (max, with no options): 18 lbs



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interior dimensions

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DNAXD

VCPG LED

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage	For ordering with fuse	Mounting
VCPG LED	**V4**[1] 4 Light Engines **V8**[1] 8 Light Engines	**P1**[1] **P2**[1] **P3**[1] **P4**[1] **P5**[1] **P6**[1] **P7**[1]	**30K** 3000 K **35K** 3500 K **40K** 4000 K **50K** 5000 K	**70CRI** **80CRI**	**T5M** Type V, medium **T5R**[1] Type V, rectangular **T5W** Type V, wide **T5E** Type V entry **LANE**[1] Drive lane	**MVOLT** **347** **480**	**120** **208** **240** **277** **347** **480**	**Shipped included** **PM** Pendant mount standard (24-inch length supply leads) **SRM** Surface mount (24-inch length supply leads) **ARM** Arm mount (use RDXWBA accessory to mount to a wall) **Shipped separately** **YK** Yoke/trunnion mount[2]

Options

Shipped installed
UPL1 Up-Light: 500 lumens
UPL2 Up-Light: 700 lumens
EBWC Emergency battery backup, Certified in CA Title 20 MAEDBS (8W, -20°C min)[3,4]
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)[3,4]
HA High ambient (50°C, only P1-P4)
SF Single fuse (120V, 277V, 347V)
DF Double fuse (208V, 240V, 480V)
SPD10KV 10KV Surge Pack
LDS36 36in (3ft) lead length
LDS72 72in (6ft) lead length
LDS108 108in (9ft) lead length
DMG External 0-10V leads (no controls)[5]
TP Tamper proof screws

Shipped Separately
WG Wire Guard
BDS Bird Shroud
HS House Side Shield
BSW Bird Spikes

Standalone Sensors/Controls[6]
PIR Motion/ambient sensor for 8-15' mounting heights
PIRH Motion/ambient sensor for 15-30' mounting heights
PIR1FC3V Motion/ambient sensor for 8-15 mounting heights, pre-programmed to 3fc and 35% light output
PIRH1FC3V Motion/ambient sensor for 15-30' mounting heights, pre-programmed to 3fc and 35% light output

Networked Sensors/Controls[7]
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights
NLTAIR2 PIR924 nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights[8]
NLTAIR2 PIRH924 nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15'-30' mounting heights[8]

Finish (required)
DNAXD White
DNAXD Natural aluminum
DDBXD Dark bronze
DBLXD Black

Note: Product will be shipped in job packs of 10pcs per box. The remaining units will be shipped in unit packs.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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VCPG LED
Rev. 11/21/22

Schedule											
Symbol	**Label**	**QTY**	**Manufacturer**	**Catalog Number**	**Description**	**Lamp**	**Number Lamps**	**Lumens per Lamp**	**LLF**	**Wattage**	**Mounting Height**
	A	4	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-5S	Allegra Medium	LED	1	7369	0.9	64	20'-0"
	B	4	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4	Allegra Medium	LED	1	6764	0.9	64	20'-0"
	B/HS	3	Lumenpulse	ALG-120/277-CSL-M80-40K-CRI 80-4 BLS	Allegra Medium	LED	1	3602	0.9	64	20'-0"
	C	7	Lithonia Lighting	VCPG LED P6 40K T5M MVOLT	VCPG LED WITH P6 - PERFORMANCE PACKAGE, 4000K, T5M OPTIC TYPE	LED	1	13864	0.9	107.69	15'-6"
	H	3	Gotham Architectural Lighting	ICO ADJ 40/30 6ACT20 25 120 (40DEG TILT)	6" INCITO RECESSED ADJUSTABLE DOWNLIGHT, 4000K, 3000LM, 25DEG BEAM, 40DEG TILT	LED	1	2252	0.9	48.58	15'-6"
	J	12	SPI LIGHTING, INC.	SEW11279-L28W-120-277V-4000K-DF_80	Tryg Exterior Wall - Indirect 4000K	LED	288	8	0.9	28	11'-0"
	K	2	Ecosense Lighting		RISE 170 Flood light	LED	4	272	0.9	13	AT GRADE
	EX.1	2	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7369	0.5	64	UNKNOWN
	EX.2	1	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7189	0.5	51.34	UNKNOWN

Tryg Exterior Wall - Indirect

SEW11279 27.80 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME:
TYPE:
NOTES:

DESCRIPTION

Tryg, a low profile LED fixture, offers a unique design and durability suitable for any project. Its creative design acts as an efficient heat sink, maximizing output and life by allowing the LEDs to operate at an optimal temperature. Tryg is suitable for a variety of applications, and its flexible design lends itself to customization and modification.

IP66 | WET | LED

FEATURES & BENEFITS
- All visible fasteners are flush mounted, providing a clean design
- Locks in desired orientation for precise fixture alignment
- Anodized finish provides optimal thermal effectiveness and durable corrosion protection
- Versatile design allows fixture to be mounted in any orientation
- Handcrafted in USA

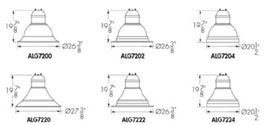
SPECIFICATIONS
- **LIGHT SOURCE:** White LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L80 = >60,000 Hrs at 38°C ambient temperature
- **EFFICACY:** 82 lm/W delivered
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **DRIVER:** Includes remote Class 2 power supply and either a damp location or wet location enclosure. Black weatherproof power cord with watertight fittings. 36" lead length standard.
- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi)
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **DIFFUSER:** Optical grade clear acrylic lens optimizes performance
- **CONSTRUCTION:** Extruded aluminum construction provides

SPI LIGHTING

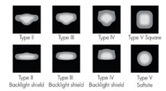
Specification Sheet

allegra
Allegra Medium

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



Distributions



Colors and Color Temperatures

Control
ON/OFF 0-10V

Rating
IP66 (optical chamber)

Certifications

Description

The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegance personified.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square and Type V Softsite
Options	Corrosion-resistant coating for hostile environments, Surge protector
Mounting Options	Pendant Medium (4-Bolt Tenon Adaptor), Side Internal (2 3/8 in Tenon)
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 3000lm / Maximum 17000lm
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L70 527,000 hrs (projected, Ta 77 °F) , 36,000 hrs (reported, Ta 77 °F)
Dark Sky	Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material	Die cast low copper 360 aluminum alloy
Lens Material	Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Softsite lens)
Weight	Up to 35 lbs

lumenpulse™

1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2M9, CA
info@lumenpulse.com
T United States 617.307.3700 | Canada 1.877.937.3003 | 514.937.3003 F 514.937.4289
www.lumenpulse.com
www.lumenpulse.com/products/2656

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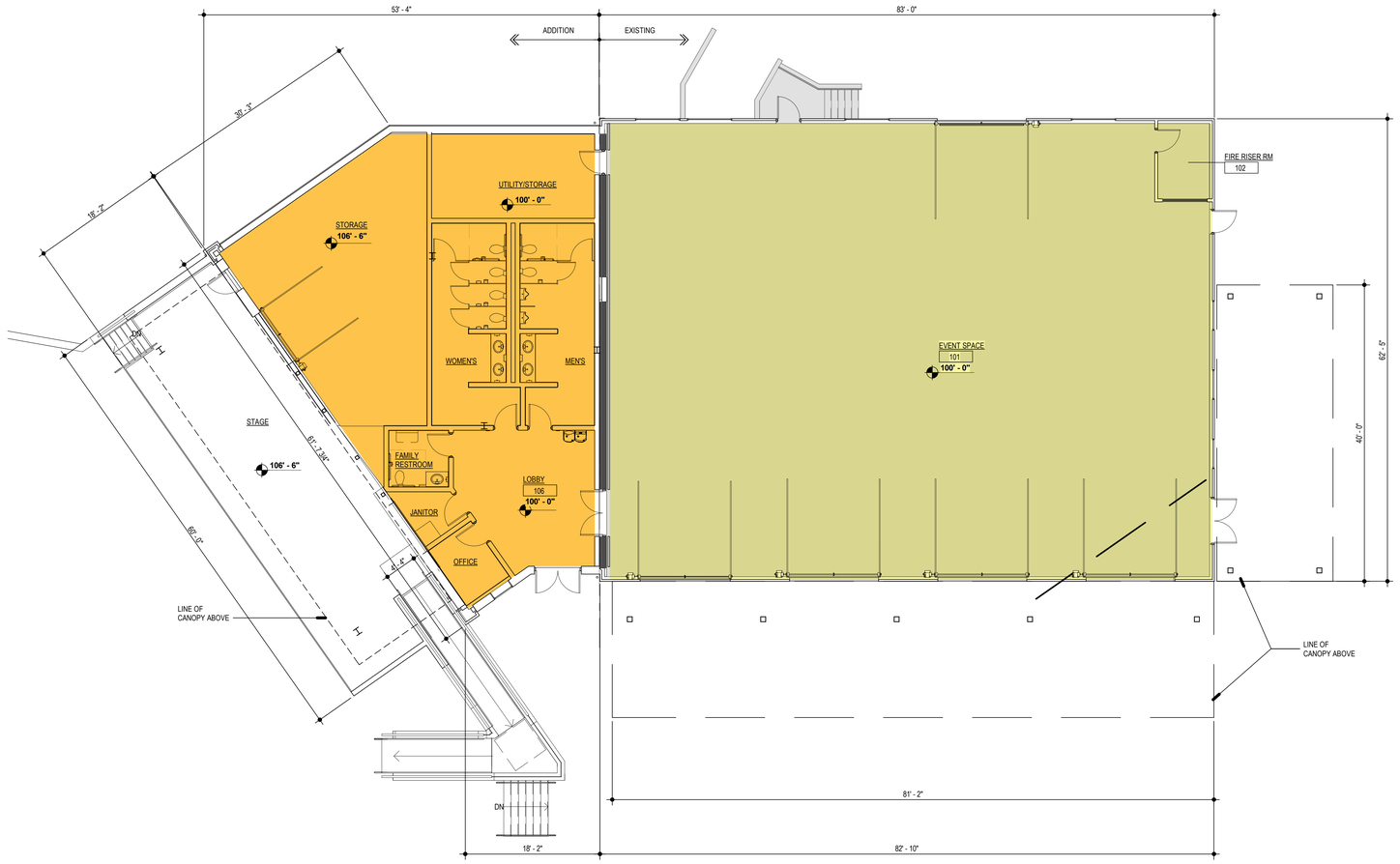
EM - R17

MARKET + THE GRAHAM
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: AUGER KLEIN ALLER ARCHITECTS INC.
WWW.GASSERBUSH.COM

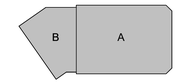
Designer
DB/KB
Date
5/17/2024
rev. 6/6/2024
rev. 7/29/2024
rev. 1/14/2025
rev. 2/27/2025
Scale
Not to Scale
Drawing No.
#24-29554-V5
2 of 2

2 / A.109 Second Floor Mezzanine Plan
SCALE: 1/8" = 1'-0"



TRUE NORTH NORTH 1 / A.109 Composite First Floor Plan
SCALE: 1/8" = 1'-0"

3/5/2025 2:13:37 PM | PROJ. NO 2411



KEY PLAN

AKA ARCHITECTS 30 YEARS FOUNDED 1994

AUGER KLEIN ALLER
ARCHITECTS INC.
303 E. THIRD STREET SUITE 100
ROCHESTER, MI 48307
248.814.9160
WWW.AKA-ARCHITECTS.NET

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PROJECT
The Market + Graham

265 E. Second St.
Rochester, MI

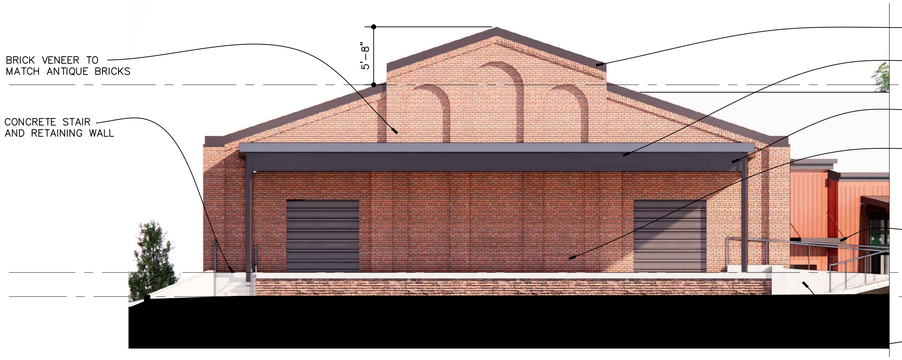
DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2025	Site Plan Approval #3

DRAWN	AKA
CHECKED	Checker
APPROVED	Approver

SHEET
SPA Temporary Plan

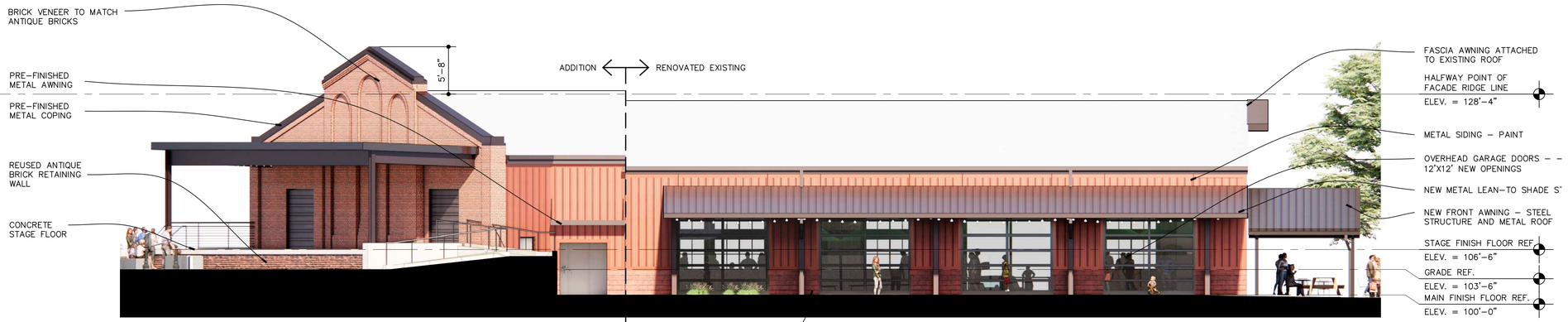
FILE NUMBER
2411

SHEET NUMBER
A.101

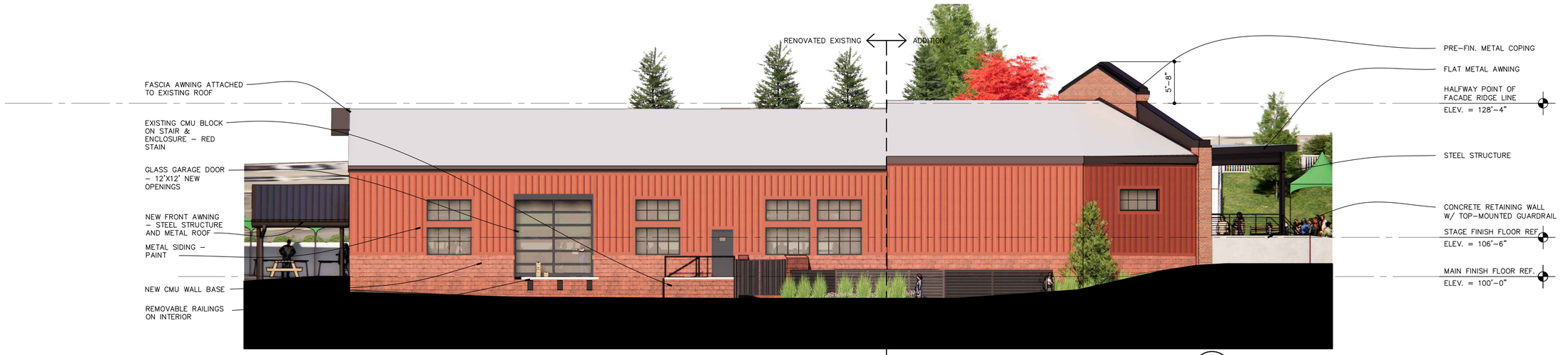


4 A.201 North Elevation
SCALE: 1/8" = 1'-0"

3 A.201 South Elevation
SCALE: 1/8" = 1'-0"



2 A.201 West Elevation
SCALE: 1/8" = 1'-0"



1 A.201 East Elevation
SCALE: 1/8" = 1'-0"

AKA ARCHITECTS 30 YEARS FOUNDER 1994

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Market + The Graham

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03.05.2025	Site Plan Approval #3

DRAWN	NC
CHECKED	MW
APPROVED	SA

SHEET
Building Elevations

scale as shown

FILE NUMBER
2411

SHEET NUMBER
A.201

1 A.202 Perspective of Loading Area
NOT TO SCALE

2 A.202 Perspective of Ramp
NOT TO SCALE

3 A.202 Perspective of Stage
NOT TO SCALE

4 A.202 Perspective of Parking
NOT TO SCALE

AKA ARCHITECTS 30 YEARS
FOUNDER 1994
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PROJECT
Market +
The Graham

265 E. Second St.
Rochester, MI

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DRAWN	NC
CHECKED	MW
APPROVED	SA

SHEET
Building
Perspectives

scale as shown

FILE NUMBER
2411

SHEET NUMBER
A.202

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	April 7, 2025	7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of Payment in lieu of Parking for 203 University for 3 spaces. The public hearing is scheduled for **Monday April 7, 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 *March 23, 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
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**April 7, 2025**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of updating an existing building with façade changes. The site is located on the northwest corner of 626 North Main St. The public hearing is scheduled for **Monday April 7, 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: Oakland Press: ***Publish on or before*** *March 22, 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

March 28, 2025

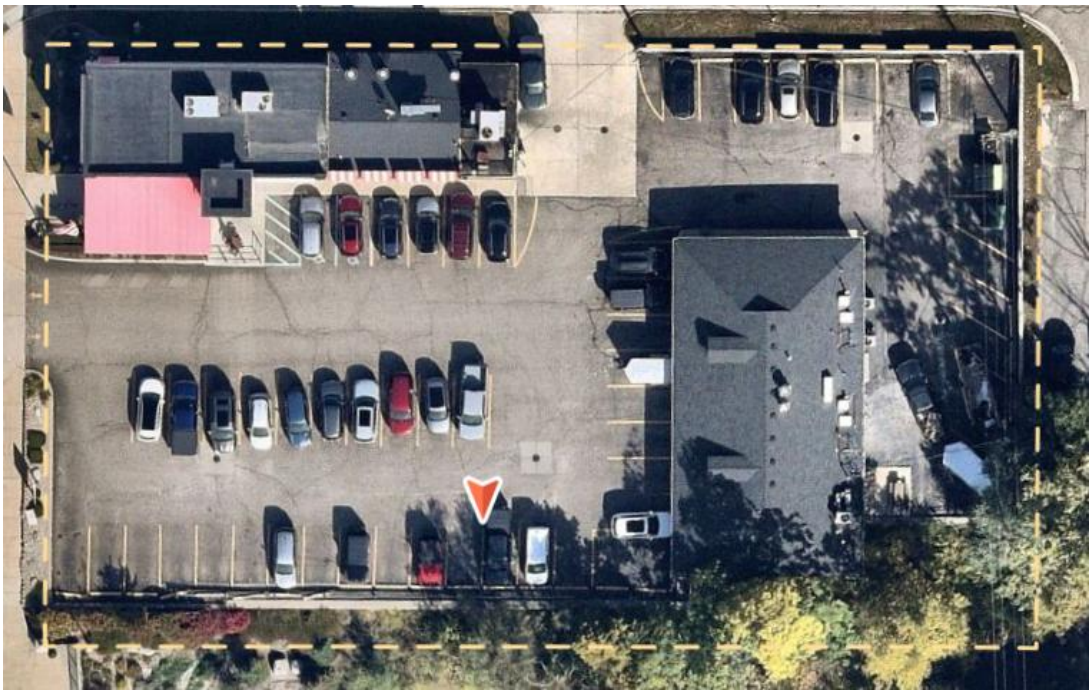
Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Cottage Inn Pizza/626 N. Main Street /Site Plan Review**; Site plan dated 3/3/2025.

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.

The applicant has already made façade changes to the building without seeking Planning Commission approval.



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.

COMMENTS

We have reviewed the request based on sound planning and design principles and offer the following comments for your consideration:

1. **Use.** Restaurants are permitted as a principal permitted use in the B-1 District per Section 1301(1) of the Zoning Ordinance. The applicant appeared before the Planning Commission for a preliminary hearing on 3/3/2025 and was scheduled for a public hearing.

2. **Access and vehicular circulation.** The site has a two-way access drive off Main Street and a secondary access drive on the north side, which provides access to a private access drive leading to an apartment complex to the east. The circulation pattern will remain unchanged.

3. **Pedestrian circulation.** The subject site has an existing 5' wide concrete sidewalk along its entire frontage on Main Street. The plan notes a sidewalk on the north and west side of the proposed business and the installation of a new barrier free ramp. Per the site plan, the parking spaces are to be provided with bumper blocks to maintain a clear 5' wide sidewalk area.

4. **Parking.** 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. Based on the information noted, the site requires a total of 49 parking spaces and provides a total of 52 spaces, including 3 barrier free accessible spaces. We had previously asked the applicant to correctly represent the barrier free space in front of Paul's on the site plan to which the architect has responded "*Paul's restaurant is not our concern*." The applicant is not being asked to do work on another site but is being asked to correctly represent data on a site plan which was also a condition of approval for the other site. A site plan is an official record for the entire site. As such, asking for ADA complaint spaces to be correctly represented is not unreasonable.

5. **Trash Enclosure.** 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.

6. **Façade changes.** As previously noted, the applicant has already made the change to the façade by adding a large gable over the tenant space occupied by the applicant. This appears to make the existing flower shop roofline incongruent. The resulting building has a significant gable on one half and a small dormer on the other. The Planning Commission discussed this at their last meeting and clearly provided feedback that they did not find the asymmetry aesthetically appealing. The applicant has submitted the same elevation at this time with no changes and a note stating, "*it is the opinion of this architectural firm that the owner and tenant agree that the changes are an improvement and need no further changes. We do not want symmetry*."

   The fact that the owner and tenant chose to make the changes without following the rules and respecting the Planning Commission process is not acceptable. Municipalities have Planning Commissions, a zoning ordinance, regulations, and a process for a reason. All property owners are required to abide by the same process and are held to the same standards. To unilaterally make changes to the façade of a building on Main Street and declare the facade as acceptable to the "tenant and owner" and thereby acceptable to everyone, is inherently disrespectful to the City's Planning Commission. We do not believe the architecture of the building adds any aesthetic appeal to the building or to Main Street. It is our recommendation that the building be balanced with a gable

feature over both tenant units or the gable be removed from this tenant space and restored back to a dormer.

7. **Lighting.** The site has an existing wall mounted fixture on the rear of the building. The applicant has stated their intent of not replacing any fixture and has provided no details. This is not acceptable. Any existing noncompliant fixtures must be replaced with shielded fixtures because the glare from fixtures will directly impact the multiple family residences to the north.

8. **Landscaping.** The narrow strip of green space on the east side of the access drive off Main Street is sparsely vegetated. We had recommended that the applicant add some perennial flowering shrubs to enhance this area. The plan notes that the area has some daylilies and 3 dead juniper bushes will be replaced.

9. **Signage.** The façade includes a lot of signage. The applicant's response letter includes a breakdown of the sign area for each sign and states that the total sign area is complaint. To our knowledge the signs were also installed without approval. Signage details must be submitted for permitting and approval from City Admin to ensure they are correctly measured and calculated.

RECOMMENDATION

The plan submitted at this time addresses some of the concerns previously noted in our review letter but fails to address the major concern related to the building's architecture itself. We are unable to make a recommendation on the project at this time until the issue related to the building façade is resolved to the satisfaction of the Planning Commission.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Rose McKinney
Jeff Kragt

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

March 5, 2025

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

Ms. Vidya Krishnan

RE: Cottage Inn 626 Main Street, Rochester

Following is an item by item response to your review letter dated February 21, 2025 for the Cottage Inn above.

2. The sidewalk is clearly noted as 5'-6". We will be placing bumper blocks to maintain the 5'-0" clear area.

3. Floor Plan is included.

4. You apparently are counting from an arial photograph. If you count the spaces on the plan, you will note that there are 52 spaces due to the moving of the dumpster to the north within the new enclosure, thus gaining (1) space.

5. Paul's Restaurant is not our concern and this site plan was the same plan that Paul's submitted for their review when they remodeled their building. Please note that they were not required to do any of the added items on our site like the barrier free at our building, the new ramp at our building, and/or the dumpster enclosure, or need for additional landscape.

6. Dimensions for barrier free spaces are shown on the plan.

7. Dumpster enclosure as noted. Not sure why this was not required of Paul's when the remodeling and restaurant submitted this same plan without the enclosure.

8 The wall can be power washed by the Landlord at the Landlord's discretion.

9. No new lighting was shown because no new lighting is proposed. All existing lighting is shown, as requested in the first review. Street lights and a wall pack light fixture on the back of the building.

10. The existing landscaping is shown and it appears that (3) carpet junipers have died or are missing. It is noted for these to be replaced.

11. It is the opinion of this Architectural firm that the owner and the tenant agree that the changes are an improvement and need no further changes. We do not want (Symmetry). If another gable was added, the roof would appear overcrowded.

12. The signage totals are under the requirement set by the City of 100 sq. ft. for the entire site.
The Flower Shop (Existing): 22 sq. ft.
Paul's Restaurant (Existing): 26 sq. ft.
Tina's Chicken (New): 21.25 sq. ft. 2'6 X 8'6"
Cottage Inn (New): 25.5 sq. ft. 3' x 8'-6"
Total for Site: 99.75 sq. ft.

If any further information is needed, you will need to visit the site and measure the signs.

Sincerely,

Bruce Calhoun, Project Manager

NEW LEASE BUILD OUT for:

Cottage Inn Gourmet Pizza

TINA'S CHICKEN tenders & wings

LIST OF DRAWINGS

COVER SHEET

S1 SITE PLAN
BUILDING ELEVATIONS
MISC. DETAILS

A1 FLOOR PLAN

BUILDING INFORMATION:

BUILDING DATA:

USE GROUP-	B (BUSINESS)
PREVIOUS USE GROUP-	B (BUSINESS)
CONSTRUCTION TYPE-	111B, UNPROTECTED (TABLE 508.4)
BUILDING AREA-	39'-8"x 52'-6" GROSS AREA 2,082.5 SQ. FT.
MEANS OF EGRESS- CHAPTER 10 SECTION 1004	1-36"DOOR FRONT 1-36"DOOR REAR
OCCUPANT LOAD- CHAPTER 10 SECTION 1004.1.1	KITCHEN WORK AREAS 998 SQ FT (1) PER 200 SQ FT=5 LOBBY/SERVICE 170 SQ FT (1) PER 100 SQ FT=2 STANDING 45 SQ FT (1) PER 7 SQ FT=6
TOTAL OCCUPANTS -	13 POSTED

DEFERRED SUBMITTALS

BUILDING SIGNAGE
(BY OTHERS)

FIRE ALARM
(BY OTHERS)

PIZZA HOOD (ANSIL) FIRE SUPPRESSION
(BY OTHERS)

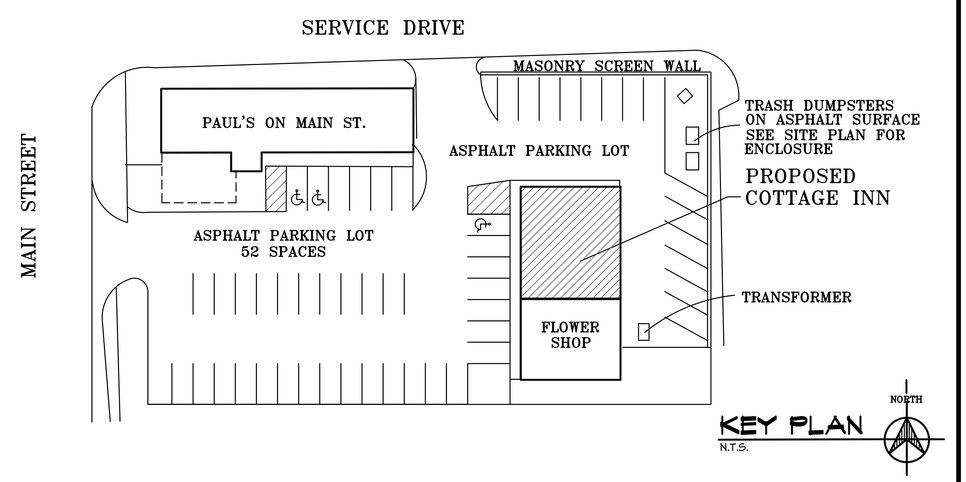
BUILDING DEPARTMENT:

CITY OF ROCHESTER
BUILDING DEPARTMENT
ROCHESTER CITY HALL
400 SIXTH STREE
ROCHESTER, MI. 48307
TELEPHONE (248) 733-3700

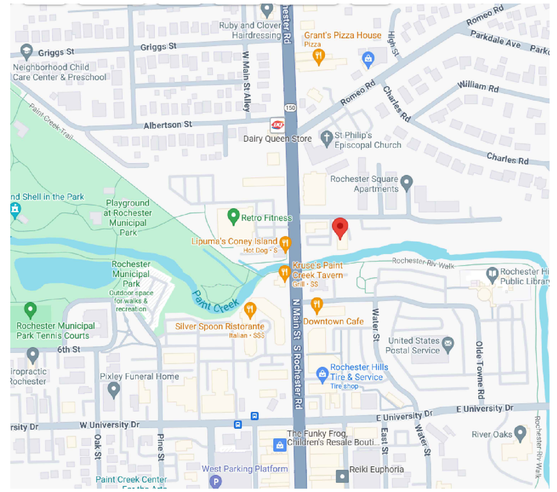
626 N. MAIN STREET
ROCHESTER, MICHIGAN 48506

HEALTH DEPARTMENT:

OAKLAND COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1200 N. TELEGRAPH RD. BLDG 34E
PONTIAC, MI. 48341
TELEPHONE (248) 858-1280



KEY PLAN
N.T.S.



LOCATION MAP
N.T.S.

OWNER:

COTTAGE INN DEVELOPMENT LLC
4390 CONCOURSE DR.
ANN ARBOR MI. 48108
JAMES WITHERELL
734-663-2470
jwitherell@cottageinn.com

ARCHITECT:

CREEKWOOD ARCHITECTURE, INC.
1111 CREEKWOOD TRAIL
BURTON, MI. 48509
TELEPHONE (810) 742-0480
FAX (810) 742-8393
bcalhoun@creekwoodarch.com

BUILDING CODE:

IFC	2015 INTERNATIONAL FIRE CODE
BUILDING CODE -	2015 MICHIGAN BLDG. CODE
MECHANICAL CODE -	2021 MICHIGAN MECHANICAL CODE
ELECTRICAL CODE -	2025 MICHIGAN ELECTRICAL CODE
PLUMBING CODE -	2021 MICHIGAN PLUMBING CODE
BARRIER FREE -	2006 MICHIGAN BARRIER FREE CODE & ICC/ANSI A117.1- 2015

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
REGISTERED ARCHITECT
JEFFERY VANCAMP
LICENSE NO. 1301047808
EXPIRATION DATE 5-21-2026

STATE OF MICHIGAN
JEFFREY J. VAN CAMP
ARCHITECT
No. 1301047808
LICENSED ARCHITECT

PLAN DISTRIBUTION LIST & DATES:

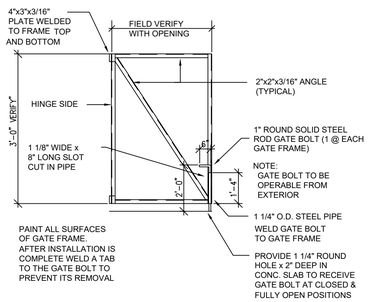
	SUBMITTED	REVISIONS
CITY OF ROCHESTER PLAN REVIEW		
OAKLAND COUNTY HEALTH DEPARTMENT		
COTTAGE INN		

REVISIONS
16 JUNE 2024
11 SEPT 2024
27 NOV 2024
3 MAR 2025

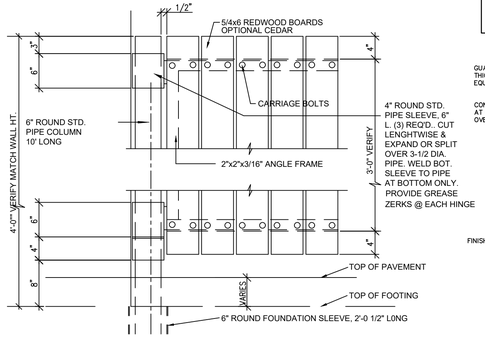
ARCHITECTS JOB # 24029-RT

SITE DATA:

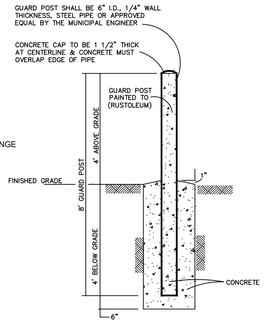
ZONING	B1-GENERAL BUSINESS NEIGHBORHOOD BUSINESS
ADJACENT ZONING	B1-GENERAL BUSINESS MULTI FAMILY
SITE AREA	37,622 SF (.86 ACRES)
BUILDING AREAS	PAULS- 3,533 SF COTTAGE INN -2,000SF FLOWER SHOP- 1,000 SF
CONSTRUCTION TYPES	PAULS- VB COTTAGE INN/FLOWER SHOP -3B
USE GROUPS	COMMERCIAL PAUL'S (A2 ASSEMBLY -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)



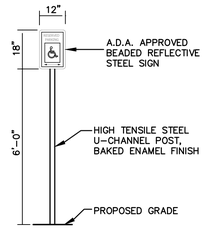
GATE FRAME ELEVATION
NO SCALE



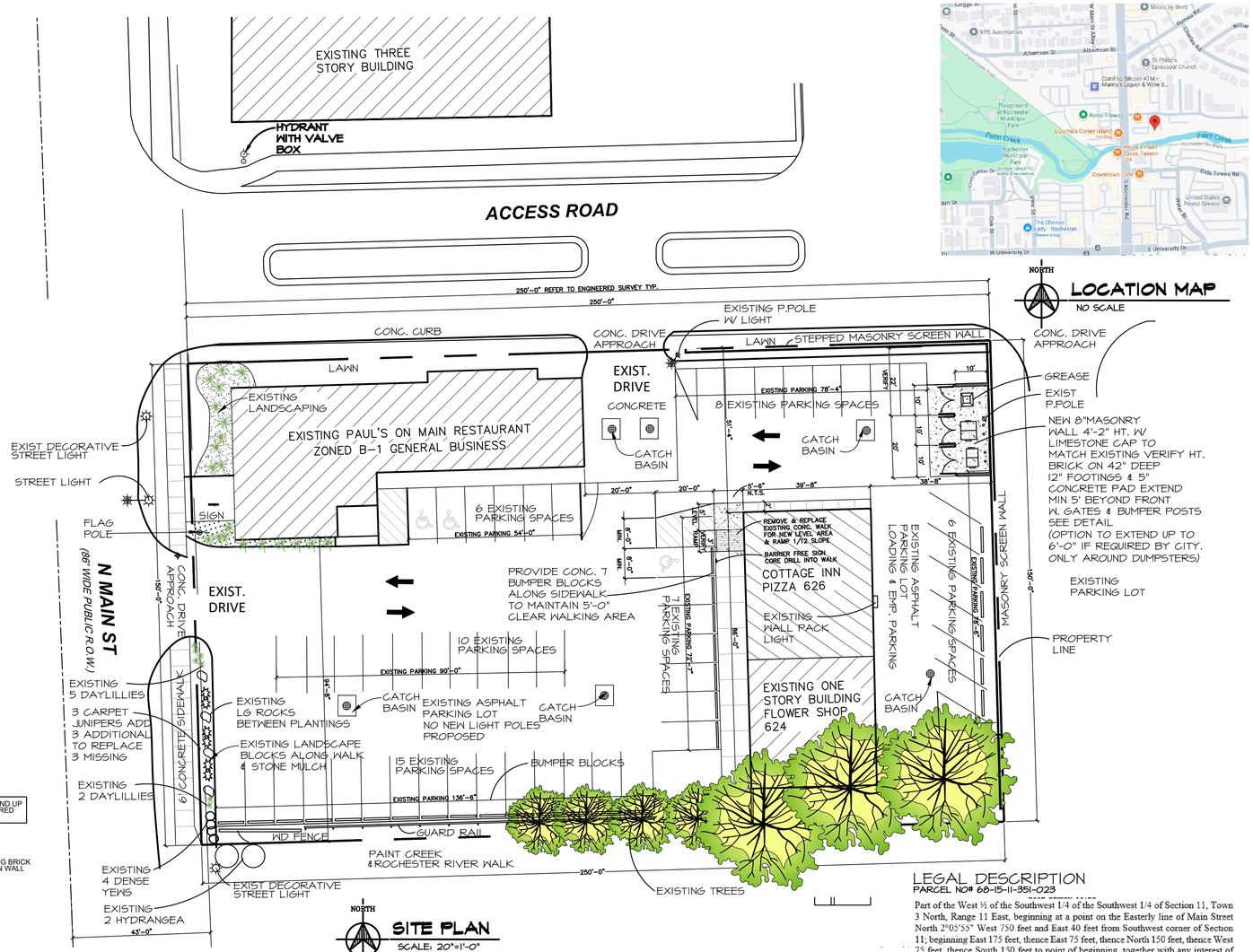
GATE HINGE ELEVATION
NO SCALE



BUMPER POST DETAIL
NO SCALE



BARRIER FREE SIGN DETAIL
NO SCALE



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

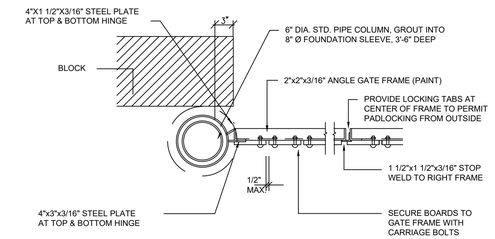
Part of the West ½ of the Southwest 1/4 of the Southwest 1/4 of Section 11, Town 3 North, Range 11 East, beginning at a point on the Easterly line of Main Street North 2°05'55" West 750 feet and East 40 feet from Southwest corner of Section 11; beginning East 175 feet, thence East 75 feet, thence North 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

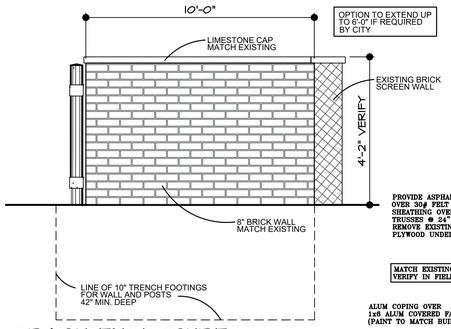
AND ASSESSED FOR TAXES UNDER THE FOLLOWING

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.

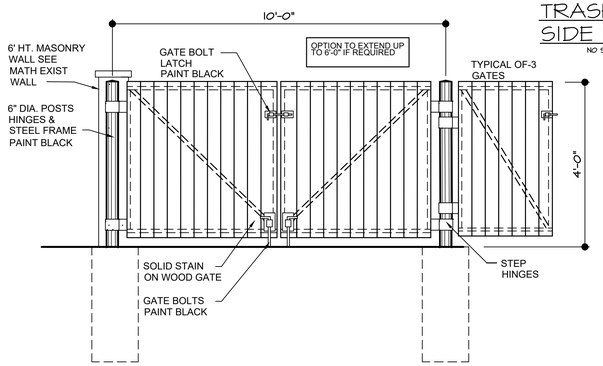


NOTE: GREASE PIPE HINGES ON GATES PRIOR TO INSTALLATION. PROVIDE GREASE ZERKS ON ALL HINGES

GATE HINGE PLAN

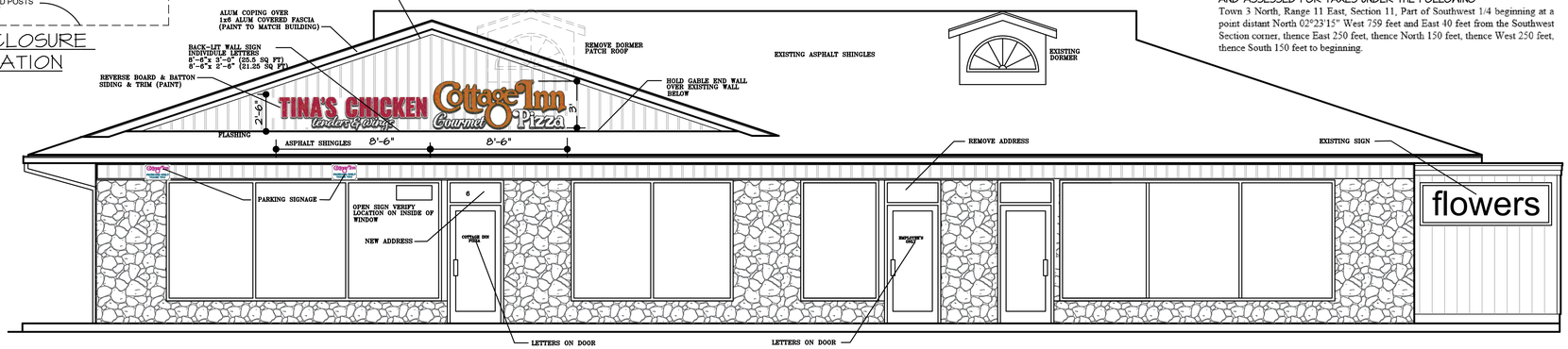


TRASH ENCLOSURE SIDE ELEVATION
NO SCALE



TRASH ENCLOSURE GATE ELEVATION
NO SCALE

SIGN AREA CALCULATIONS
MAX PER SITE=100 SQ FT
PAULS = 26 SQ FT
FLOWER SHOP = 27 SQ FT
COTTAGE INN = 25.5 SQ FT
TINA'S CHICKEN =21.25 SQ FT
TOTAL PROVIDED = 99.75 SQ FT



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

CREEKWOOD ARCHITECTURE, INC.
1111 s. creekwood burton, michigan 48509
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REVISIONS
11 SEPT 2024
3 MAR 2025

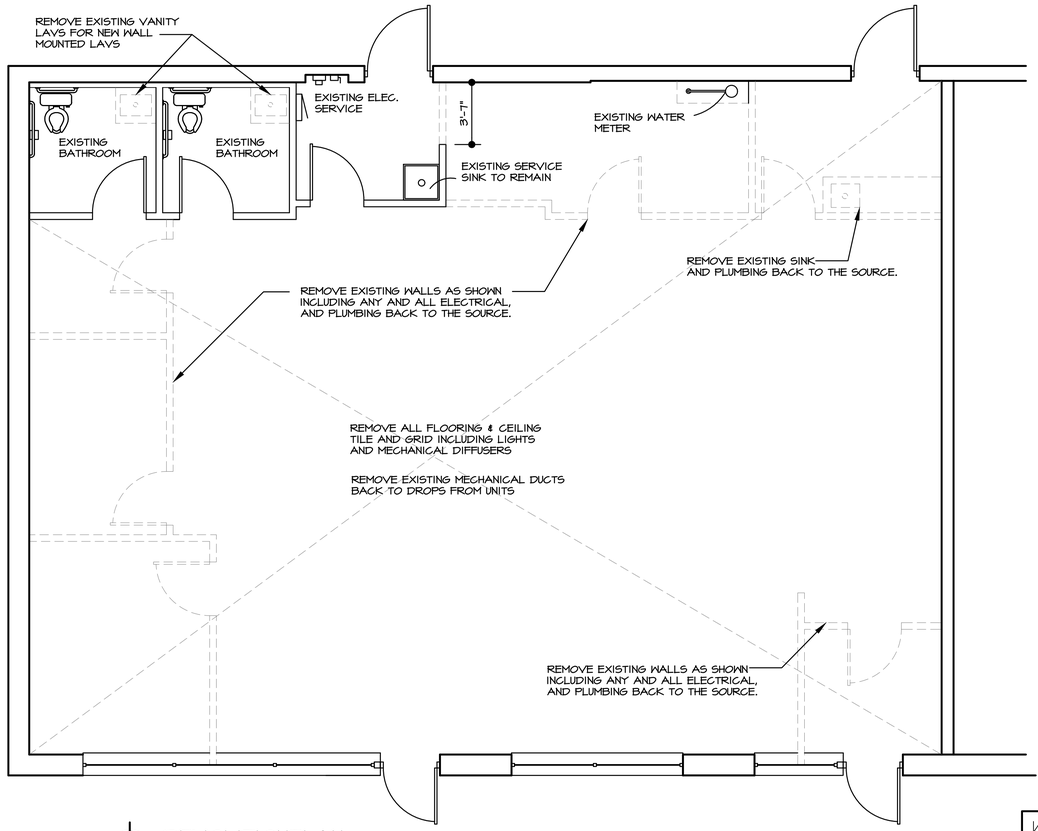
SHEET TITLE
SITE PLAN
LOCATION MAP
EXTERIOR ELEVATION

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. 24029RT

DATE 20 JAN 2025

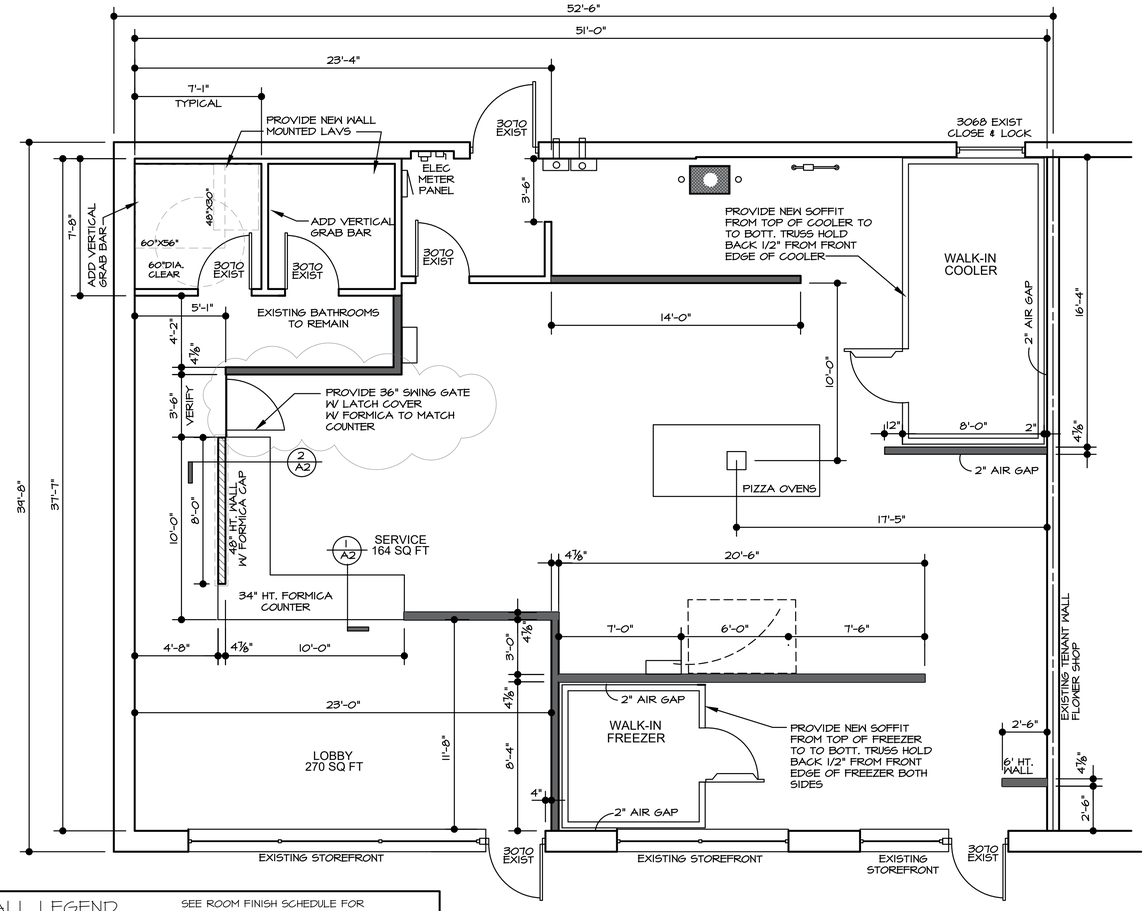
SHEET NO.
S1
OF 1



NORTH

DEMOLITIONPLAN

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



NORTH

FLOOR / EQUIPMENT PLAN

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

WALL LEGEND

SEE ROOM FINISH SCHEDULE FOR WALL FINISHES

- NON LOAD BEARING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- EXISTING TENANT SEPARATION WALL
- NEW INTERIOR WALLS TO BE 3 5/8" METAL STUDS @ 16" O.C. UP TO UNDERSIDE OF TRUSS (10'-0" VERIFY.) W/ 5/8" DRYWALL FULL HT. BOTH SIDES WALLS IN KITCHEN TO HAVE 5/8" PRESSURE TREATED OSB FULL HEIGHT
- NEW LOW WALL 3 5/8" METAL STUDS W/ CUT DOWN 2x6 TOP PL. W/ 5/8" DRYWALL BOTH SIDES

DEMOLITION NOTES:

REMOVAL OF ANY TYPE OF STRUCTURE SHALL REQUIRE A PERMIT.

A DEMOLITION PERMIT MUST BE APPLIED FOR AND OBTAINED FROM THE CITY DEPARTMENT OF BUILDING AND SAFTY PRIOR TO STARTING OF WORK.

THE APPLICANT FOR DEMOLITION PERMIT MUST INCLUDE PROOF OF DISCONNECTION OF ALL UTILITIES, PROOF OF OWNERSHIP AND AUTHORIZATION BY OWNER FOR THE DEMOLITION AND THE NAME AND LICENSE NUMBER OF THE DEMOLITION CONTRACTOR.

WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE STATE AND CITY CODES AND ORDINANCES.

THE COMPLETE REMOVAL OF ASBESTOS PER STATE AND FEDERAL REQUIREMENTS.

ERECT NECESSARY BARRICADE, FENCES, ECT. TO PROTECT ADJACENT PUBLIC AND PRIVATE PROPERTY INCLUDING BUILDINGS, PAVEMENT, SIDEWALK, UTILITY POLES AND PARKING AREA PER BUILDING CODE, AND APPLICABLE CITY CODES AND ORDINANCES.

PROVIDE PROPER CONTROL OF PEDESTRIAN AND VEHICULAR TRAFFIC, INCLUDING PROPER BARRICADES AND FLASHING BLINKER LIGHTS.

COMPLETE REMOVAL OF ALL FLOORS, WALLS, FOOTINGS, FOUNDATIONS AND ANY OTHER BELOW GRADE STRUCTURES AS NOTED.

BACKFILLING OF THE AREA AND ALL AREA AND ALL AREAS BELOW GRADE MUST OBTAIN 95% COMPACTION ON DEEP FOOTING HOLES RESULTING FROM THE DEMOLITION WITH CLEAN FILL WITH A MINIMUM 4" OF TOP

REMOVAL AND DISPOSAL OF DEMOLISHED AND/OR DISASSEMBLED MATERIALS SHALL BE COMPLETED. THIS INCLUDES ALL DEBRIS ON THE SITE EVEN THOUGH IT IS NOT PART OF THE STRUCTURE OR THEIR CONTENTS.

COMPLETE RESTORATION OR REPLACEMENT OF DAMAGED PRIVATE AND PUBLIC PROPERTY.

ALL ADJACENT BUILDING, STRUCTURES OR PROPERTY AND ALL PUBLIC PROPERTY ARE TO BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM ANY CAUSE.

THE APPLICANT SHALL BE LIABLE FOR ANY DAMAGES OR MOVEMENT OF BUILDING ON ADJACENT PROPERTY RESULTING FROM THE DEMOLITION OF THE BUILDING OR REMOVAL OF EQUIPMENT OR DEBRIS FROM SITE. PRECAUTIONS ARE NECESSARY TO PREVENT MOVEMENT OF SETTLEMENT OF ADJACENT BUILDINGS, WHEN NECESSARY, THIS MAY INCLUDE BRACING, SHORING, FENCING, UNDERPINNING IF NECESSARY, OR OTHER PROTECTION.

THE APPLICANT SHALL BE RESPONSIBLE FOR DAMAGE TO CITY OR PRIVATE PROPERTY RESULTING FROM THE DEMOLITION OF THE BUILDING OR REMOVAL OF EQUIPMENT OR DEBRIS FROM SITE. APPLICANT SHALL BE RESPONSIBLE FOR REPLACING DAMAGED CITY SIDEWALKS, STREETS, ECT.

APPLICANT IS TO REMOVE ALL APPROACHES AND INSTALL CURBS. CURBS ARE TO BE INSTALLED PER ALL REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT. APPLICANT MUST OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS.

THE APPLICANT SHALL PROCEED WITH THE DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE TO THE GROUND. DEMOLITION WORK SHALL BE COMPLETED ABOVE EACH FLOOR BEFORE DISTURBING SUPPORTING MEMBERS ON THE LOWER LEVELS.

THE APPLICANT SHALL PROCEED WITH THE DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE TO THE GROUND.

GENERAL DEMOLITION NOTES:

REMOVAL OF CEILING TO INCLUDE BUT NOT BE LIMITED TO REMOVAL OF CEILING TILES, GRID WALL CHANNEL SUPPORT WIRES, AND ALL LIGHTS, DIFFUSERS AND GRILLS.

REMOVE ALL INTERIOR FINISH MATERIALS: DRYWALL, BASE BOARD, WOOD CHAIR RAILS ,CROWN MOLDINGS , FLOOR TILE, AND OR CARPET.

CONDITION OF DRYWALL TO BE DETERMINED AT TIME OF REMOVAL OF FINISH MATERIALS BY GENERAL CONTRACTOR PATCH AS REQD TO EXCEPT NEW FINISHES.

REMOVE ALL ELECTRICAL OUTLETS AND BOXES UNLESS OTHERWISE NOTED, THIS TO INCLUDES REMOVAL OF ALL WIRING BACK TO PANEL. NO LIVE WIRES TO REMAIN IN WALLS, FLOORS OR CEILING AREAS. OPTION FOR WIRING TO REMAIN IN WALL IF PROPERLY CAPPED AND CUT FROM POWER.

REMOVE ALL PLUMBING IN WALLS AND FLOOR AS SHOWN. PLUMBING TO BE REMOVED IN FLOOR TO BE CUT AND CAPPED BELOW SLAB. SLAB TO BE PATCHED W/ MIN 4" CONCRETE. PLUMBING TO BE REMOVED IN WALLS TO BE CUT AND CAPPED BEHIND DRYWALL AND CUT AND CAPPED ABOVE CEILING LINE.

REMOVE ALL PLUMBING AND UNUSED CONDUIT IN CEILING AREAS.

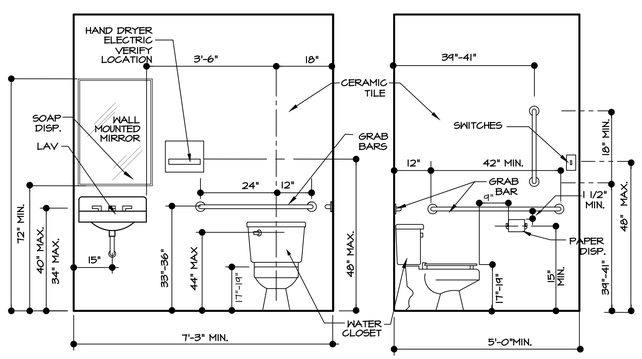
ALL DEBRIS IS TO BE REMOVED FROM SITE AND DISPOSED OF IN A PROPER MANNER LEASE SPACE TO BE SWEEP CLEAN OF ANY AND ALL SCRAP MATERIAL.

ALL REMOVED ITEMS TO BE RETAINED FOR OWNER TO BE PLACED IN A SECURE AREA WITH IN THE BUILDING FOR THE OWNER. OWNER TO BE NOTIFIED AT TIME ITEMS ARE AVAILABLE FOR PICK UP. VERIFY ITEMS WITH OWNER.

DEMOLITION CONTRACTOR RESPONSIBLE FOR SHUT OFF OF ALL UTILITIES PRIOR TO DEMOLITION OF SUCH UTILITIES. CONTRACTOR ALSO RESPONSIBLE FOR RETAINING HEAT , POWER, AND TEMPORARY LIGHTING.

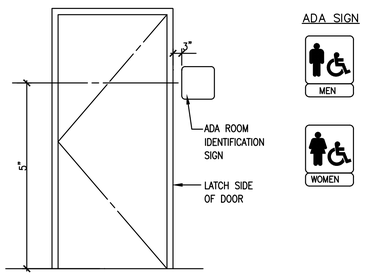
ANY ITEMS REMOVED FROM ROOF TO BE REPAIRED AND PATCHED BY ROOFING CONTRACTOR.

VERIFY EXISTING STRUCTURE IN FIELD CONTACT ARCHITECT IF NOT AS REPRESENTED ON PLAN PRIOR TO REMOVAL OF ANY SUPPORTING WALLS OR HEADERS.



BARRIER FREE TOILET DETAILS

SCALE: 1/2" = 1'- 0"



ADA SIGN

MEN

WOMEN

NOTE:

1. CHARACTERS & SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE CENTERED ON DOOR 60" ABOVE FLOOR & ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.
3. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
4. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE 5/8" MIN. HIGH AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

GENERAL NOTES:

DOOR HANDLES, PULLS, LATCHES, LOCKS, OR ANY OTHER OPERABLE PART OF AN ACCESSIBLE DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH (1) HAND, AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

PERMANENT SIGNAGE USED TO IDENTIFY ROOMS AND SPACES SHALL INCLUDE TACTILE CHARACTERS AND BRAILLE, TO MOUNTED ADJACENT TO THE DOOR.

ALL ACCESSIBLE TOILET ROOMS SHALL BE IDENTIFIED WITH A SYMBOL OF COMPLIANCE AND A TACTILE ROOM IDENTIFICATION SIGN. THE SYMBOL OF COMPLIANCE SHALL BE PLACED ON THE DOOR OR ON A WALL ADJACENT TO THE DOOR, AT A HEIGHT OF 60" TO 66". THE TACTILE ROOM IDENTIFICATION SIGN SHALL BE PLACED ADJACENT TO THE LATCH SIDE OF THE DOOR, CENTERED AT A 60" HEIGHT FORM THE FINISHED FLOOR.

CREEKWOOD ARCHITECTURE, INC.
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REVISIONS
11 SEPT 2024

SHEET TITLE
FLOOR DEMOLITION PLAN
FLOOR / EQUIPMENT PLAN

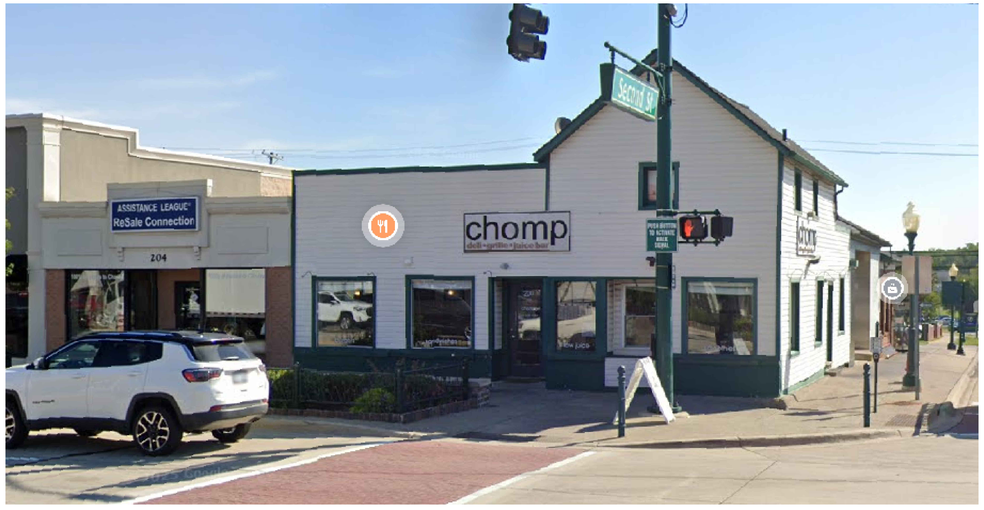
PROJECT
NEW LEASE BUILD-OUT for
COTTAGE INN PIZZA
626 N. MAIN ST ROCHESTER MI.

DRAWN BY B.A.C. CHECKED BY R.A.S.

JOB NO. 24024RT

DATE 16 JUNE 2024

SHEET NO.
A1
OF 1


ASSISTANCE LEAGUE
ReSale Connection
204
chomp
SECOND ST

100 E 3rd St
Rochester, Michigan
Google Street View
Sep 2018 See more dates
100
THIRD STREET

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	April 7, 2025	7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing in accordance with the Michigan Zoning Enabling Act Public Act 110 of 2006, as amended, for the purpose of considering the new Official Zoning Map. The Public Hearing shall take place on April 7, 2025, at 7:00 p.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/87938398981

For those who prefer to use a telephone to participate, you will need to call (646) 558-8656 and enter **meeting ID: 879 3839 8981.** 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 city is proposing the new Official Zoning Map to align with the City's Master Plan. The proposed Official Zoning Map will maintain the city's residential districts and include new districts which permit a greater mix of uses, allow for appropriate density of uses, and add development standards to ensure high-quality, pedestrian-oriented design.

The proposed Official Zoning Map 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; March 23, 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

Rochester Planning Commission will be reviewing a new Official Zoning Map on April 7th, 2025. The arduous process began shortly after the city adopted its most recent master plan on April 11, 2022.
To make sure that the City's zoning ordinance better aligns with the master plan, the planning commission has adopted new zoning districts and modified some existing zoning districts. At their March 2025 meeting, the Planning Commission held a public hearing and recommended the following zoning districts for adoption/modification by the City Council:

- CBD, Central Business District
- DE-1, Downtown Edge -1 District
- DE-2, Downtown Edge-2 District
- T, Transition District
- MU, Mixed Use District
- MU-1, Mixed Use-1 District
- RM-1, Multiple Family-1/Mixed Residential District
- RM-2, Multiple Family-2
- RTECH, Research Technology District
- LI, Light Industrial District
- Schedule of Regulations

Once the new districts are adopted, the city can then adopt a new Official Zoning Map which will replace the current Official Zoning Map. This process will eliminate the need for individual parcel rezoning requests or changing the Official Zoning Map in a piecemeal fashion. It will also eliminate all obsolete regulations and districts from the zoning ordinance, making it a more streamlined document.
Adoption of the new districts and a new Official Zoning Map will **not impact any single-family or two-family residential district**. Residents, property owners, and interested developers may view a PDF and interactive version of the Official Zoning Map at **https://www.arcgis.com/apps/dashboards/a82e29322a1a481caa75ae429cf98f55** to determine the zoning district of all surrounding properties.

Scan For Interactive Map

Those interested in viewing the updated web map on the City's web page can:

- Hover over "Government"
- Click "Planning Commission"
- Scroll down and click "Current Zoning Map"

Those interested in the interactive map to view their zoning district on the City's website can:

- Hover over "Government".
- Click "Planning Commission"
- Scroll down and click "Updated Interactive Zoning Map"
    - All parcels that are being changed are outlined in Yellow

NEXT STEPS
Completing the ordinance amendment process will include the following steps:

1. The Planning Commission will conduct a public hearing to gather public input on the proposed Official Zoning Map.
2. The Planning Commission will make a recommendation to the City Council on the proposed Official Zoning Map.
3. The City Council will conduct a public hearing to gather public input and consider the Planning Commission's recommendation on the proposed Official Zoning Map and the zoning district amendments.
4. At a subsequent meeting, the City Council will adopt the Official Zoning Map and the zoning district amendments.
5. The Official Zoning Map and other zoning district amendments will be published within 15 days of adoption and go into effect on a specific date identified by the City Council.