



## Planning and Economic Development

Sara Roediger, AICP, Director

---

From: Kristen Kapelanski, AICP  
Date: 4/25/2022  
Re: **Starbucks Walton**  
**Traffic Impact Study (TIS) Addendum**

In response to site plans dated February 9, 2022 and reviewed by City of Rochester Hills staff and consultants, the applicant submitted an updated Traffic Impact Study Addendum for staff's consideration. Reviewed plans included a planning comment that the applicant should include a queuing study of area Starbucks to confirm adequate stacking. The applicant noted in their TIS Addendum that a more general queuing study focusing on similar styled locations instead of locations in close proximity to the development site was more appropriate. The City's traffic engineers and consultants have reviewed the TIS Addendum and concluded it accurately represents a thorough analysis of expected stacking at the proposed Starbucks. However, in their review, the City's traffic engineers also note concerns with the proposed Starbucks AM peak traffic conflicting with AM peak traffic at Rochester High School. Therefore, Planning staff continues to recommend **denial** of the plan based on traffic concerns. The applicant should be prepared at the Planning Commission meeting to propose and discuss measures that can be taken to address this concern. A landscape cost estimate including irrigation should also be provided.