



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2007-0172 V2

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572  
**DATE:** May 31, 2013  
**SUBJECT:** Request for Site Plan Approval – City File No. 05-030.9 – Flagstar Bank, a proposed 2.840 square-foot bank on 1.28 acres at Adams Marketplace, zoned by Consent Judgment, Parcel No. 15-30-326-016, Flagstar Bank, applicant

**REQUEST:**

In accordance with the provisions of the Consent Judgment entered into between the City of Rochester Hills and Grand Sakwa Acquisitions, LLC, the applicant filed a request for Site Plan Approval for a Flagstar Bank at Adams and Marketplace Circle. The plans have been through two submittals and reviews and have been determined to be in substantial technical compliance.

**BACKGROUND:**

Flagstar bank received Site Plan Approval from City Council on June 13, 2007, but the bank was never built and the plans expired. The applicant has returned with a virtually identical plan. The only significant changes include a designated pedestrian access from the pathway and the inclusion of street trees along Adams. Adams Marketplace is too narrow for street trees so the costs will be paid into the City’s Tree Fund. The Consent Judgment establishes that the submitted project is a permitted use and that City Council shall approve the Site Plan within 21 days from the time the plan is deemed technically compliant (please refer to the May 31, 2013 memo attached).

**RECOMMENDATION:**

The Site Plans for the Flagstar Bank at Adams Marketplace have been reviewed by the Technical Review Committee, and it has been determined that they meet the requirements of the Consent Judgment and applicable Codes and Ordinances are recommended for approval.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		