



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
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Legislative File No: 2022-0354 V1

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: August 5, 2022

SUBJECT: Request for Site Plan Approval for Tractor Supply Co. per the April 3, 2003 Consent Judgment and the May 26, 2005 Stipulation and Order to Reinstate Consent Judgment of April 3, 2003 and for Amendment of Consent Judgment, Case No. 02-046199-AW concerning the development and use of property located north of Adams Rd. and south and west of M-59

REQUEST:

Approval of the proposed Site Plan for Tractor Supply Co. per the April 3, 2003 Consent Judgment and the May 26, 2005 Stipulation and Order to Reinstate Consent Judgment of April 3, 2003 and for Amendment of Consent Judgment, Case No. 02-046199-AW concerning the development and use of property located north of Adams Rd. and south and west of M-59, Parcel No. 15-30-326-015 in the City of Rochester Hills, Oakland County, MI. The First Amendment stipulates a site plan approval process with the City to administratively review plans and to make a recommendation to City Council.

BACKGROUND:

Existing Consent Judgment. The subject parcel consists of approximately 19.53 acres which is zoned I Industrial District. The Marketplace shopping center was developed under a consent judgment originally approved in 2003 and amended in 2005. The consent judgment involved the realignment of Adams Rd., with a portion of land to be conveyed to the Road Commission for Oakland County; the City's installation of the Ring Road now known as Marketplace Circle; and the development of the Marketplace shopping center with a large format retail use for Walmart. The consent judgment further regulates dimensional standards including height and setbacks, parking, and site design standards including signs, lighting, and building design, and provides permitted and prohibited uses.

Request for Site Plan Approval. The current request for site plan approval does not require the amendment of the consent judgment. The retail use for Tractor Supply Co. is permitted by the judgment. The site alterations proposed, including the addition of an outdoor display area with a drive-through pick-up operation, a greenhouse, and minor façade alterations and site improvements are in compliance with the judgment.

Departmental reviews were conducted with all City departments as specified in the consent judgment, and all reviews recommend approval, with some minor comments to be addressed prior to the issuance of permits.

Representatives from the property owner, City staff and the City’s attorney will be available at the meeting to discuss the proposed development and to answer any questions on the proposed amendment.

RECOMMENDATION:

Staff recommends that City Council approve the requested Site Plan for Tractor Supply Co., as per the April 3, 2003 Consent Judgment and the May 26, 2005 Stipulation and Order to Reinstate Consent Judgment of April 3, 2003 and for Amendment of Consent Judgment pertaining to Grand/Sakwa Acquisitions, LLC vs the City of Rochester Hills, Case No. 02-046199-AW, Parcel No. 15-30-326-015 in the City of Rochester Hills, Oakland County, MI, to allow for building renovations and site alterations as shown on the plans submitted.

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

Contract Reviewed by City Attorney Yes N/A