



From: Ed Anzek, Director
To: City Council and Mayor Barnett
Date: May 31, 2013
Re: Flagstar Bank - Adams Marketplace Site Plan

This memo is being submitted to advise the City Council that the Site Plans for the proposed Flagstar Bank on Marketplace Circle (Ring Road) have been determined to be in **substantial technical compliance**. A Site Plan was approved for same location for the bank on June 13, 2007, but it was never built, and the plans expired. The new submittal is virtually identical to the one that was previously approved.

In accordance with the directions as set by the Amended Consent Judgment, this memo is to be considered as the Technical Review Committee's written recommendation in regards to the Flagstar Bank Site Plan. In addition, site plan approvals are to be made by the City Council in accordance with the Consent Judgment.

The Plans have gone through 2 complete submittals. The Technical Committee consisted of representatives from the Building, Engineering, Fire, Planning and Development, Parks and Forestry, and Assessing Departments, along with the City's Landscape Architect and the City's Engineering Consultant. In the first submittal (April 12, 2013) the plans were forwarded to outside agencies such as the Oakland County Drain Commission, Road Commission, DTE, Consumer's Energy, MDOT, and the like.

Each member of the Technical Review Committee evaluated the plans against the provisions of the Consent Judgment along with applicable codes and ordinances if they were not specifically accounted for in the Consent Judgment. The Consent Judgment also called for an expedited review that required the City to complete all reviews within 21 days upon receipt.

The proposed stand-alone Flagstar Bank contains 2,840 square feet, and 32 parking spaces are being provided, including 3 barrier-free (29 total spaces required). All setbacks, accessible parking, and stacking meet or exceed the requirements of the Consent Judgment or the City's Zoning Ordinance standards. Trash enclosures are not present as "bank waste" is handled by a special process. The site lighting fixtures are **27** feet in height from finished grade to top of fixture in accordance with the maximum limits of the Consent Judgment.

The plans dated received May 10, 2013 are attached as part of this report. The plans as submitted are found to be in compliance with all applicable ordinances and provisions of the Consent Judgment and a recommendation to approve is in order as contained within the Amended Consent Judgment, Section 9. Approvals/Additional Requirements: 4. 3.; subject to the following 3 conditions.

- 1) That a Landscape and Island Tree Performance Bond in the amount of \$65,344.00 be posted with the City.
- 2) That all easements required by Engineering be submitted with the construction plans.
- 3) Change note 17 on Sheet IR-1 (lawn irrigation hours of operation) to read "shall be limited to the hours of 12:00 A.M. to 5:00 A.M. only in accordance with City Ordinance."

MEMO

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