
CITY OF ROCHESTER HILLS

Assessing
Department

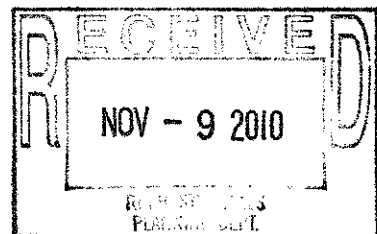
Laurie Taylor, Chief Appraiser

DATE: November 9, 2010

TO: Derek Delacourt

RE: 00-041

No comments.



CITY OF ROCHESTER HILLS

Building
Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer
Mark McLocklin, Ordinance Inspector

D.L. mm

DATE: November 16, 2010

TO: Derek Delacourt, Planning

RE: Auto Zone Review #2
City File #00-041

Sidwell #15-35-226-049

The site plan review for Auto Zone Review #2, City File #00-041 was based on the following drawings and information submitted:

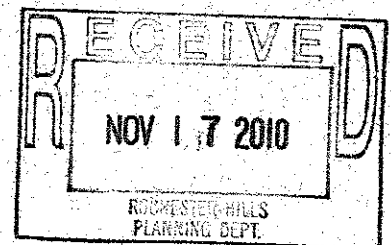
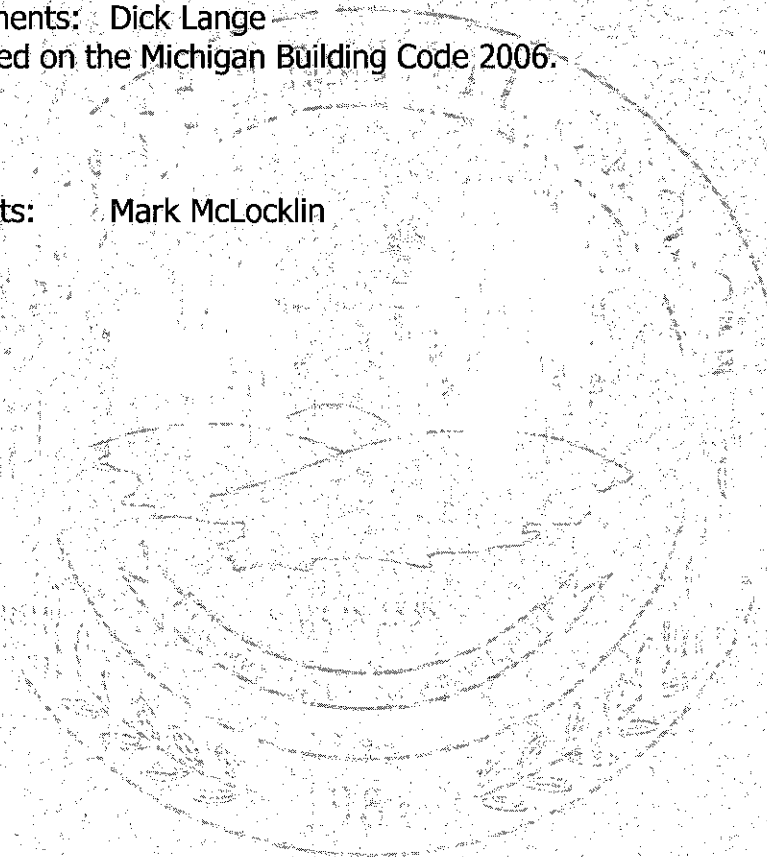
Sheet No. S0.0, S0.1, S1.0 thru S1.7, A-1 thru A-2

Building code comments: Dick Lange
References are based on the Michigan Building Code 2006.

No Comment

Ordinance comments: Mark McLocklin

No Comment



CITY OF ROCHESTER HILLS

Fire
Department

DATE: November 18, 2010

TO: Planning Department

RE: AutoZone

Lt. William Cooke, Fire Inspector

FILE NO: 00-041 REVIEW NO: 2

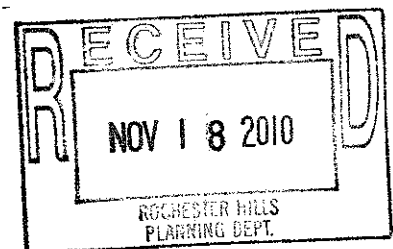
APPROVED X

DISAPPROVED _____

Note: See attached sheets for fire lane sign placements.

William Cooke
Fire Inspector

I:\FPB\Site Plan Review\2010\AutoZone 2010.2



CITY OF ROCHESTER HILLS

Public
Services

Donald Haring *D. H.*

DATE: November 19, 2010

TO: Derek Delacourt

RE: AutoZone, Site Plan Review #2
City File #00-041, Section 35

Engineering Services has reviewed the revised site plan received by the Planning Dept. on November 3, 2010. The plans are recommended for approval with note that the following comments are to be addressed during construction plan review:

1. Two benchmarks are needed on all construction sheets, and convert all existing/proposed elevations to U.S.G.S. Datum.
2. Show the existing storm lift station structure as a 5'-diameter manhole. The originally planned 5' x7' vault was never built.
3. The invert elevations for the existing storm catch basin at the southwest corner of the property will need to be corrected on the Storm Drainage/Grading Plan.

Please advise the applicant that a Land Improvement Permit from Engineering Services is required for this project and must be obtained prior to commencement of site work.

C: Paul Davis, Acting Director; DPS
Tracey Balint, Project Engineer; DPS
Roger Moore, Stormwater Manager; DPS
Paul Shumejko, Transportation Engineer; DPS
Michael Taunt, Land Surveyor, DPS
Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File

I:\Eng\PRIV\00041 Autozone\Site Plan Review 2 Memo.doc

CITY OF ROCHESTER HILLS

Parks and Forestry

DATE: November 19, 2010

TO: Derek Delacourt

RE: Auto Zone, Review #2
File #00-041

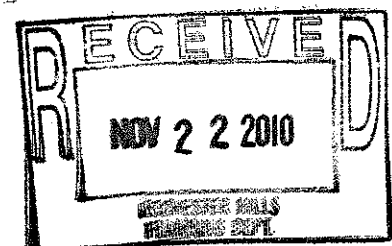
Gerry Lee, Forestry Operations Mgr., ext. 2551

Forestry review pertains to right-of-way tree issues only.

No additional comments at this time.

GL/kd

cc: Sandi DiSipio



"No Affected Regulated Trees" Affidavit
Tree Conservation Ordinance - Chapter 126, Article III
City of Rochester Hills

Project Name: Rochester Hills, MI AutoZone #4319

Applicant: AutoZone, Inc. – Mr. Wade Davis

Address: 123 S. Front St., 3rd Floor, Memphis, TN 38103

Telephone: 901-495-8701 Fax: 901-495-8969 Email: wade.davis@autozone.com

I state that I am the applicant for the above referenced project and that I am familiar with the property on which the project will be developed.

I hereby certify that the site contains trees of six (6) inches diameter or greater at breast height (4 ½ feet above ground level) and that no trees of six (6) inches in diameter or greater at breast height will be affected.

Any regulated trees in the proximity of the construction area will be protected as described in the Tree Preservation Notes and Detail sheet and the Tree Conservation Ordinance Chapter 126, Article III of the Rochester Hills Ordinance (see Tree Protection Notes and Details page 12 of this guide or obtain a copy of the Tree Conservation Ordinance in the Planning and Development Department). I will be responsible for replacing protected trees if damage is caused by my failure to maintain the protective fencing throughout the project.

I request and hereby consent to inspections of the site by employees and representatives of the City of Rochester Hills for the purpose of verification of the previously stated facts.



(Signature of Applicant)

FOR AUTOZONE

9/30/10

(Date)

WADE DAVIS

(Print Name)

Parks & Forestry Department Signature

(Date)

(Print Name/Title)

ENVIRONMENTAL IMPACT STATEMENT
PROPOSED AUTOZONE ROCHESTER HILLS, MI

EAST AUBURN ROAD

PARCEL TAX ID: 70-15-35-226-049

Part 1 – Analysis Report

Past and Present Status of the Land:

Site Location:

The subject site is comprised of approximately 0.94 acres of vacant land south of E. Auburn Rd. and approximately 225 feet west of John R, in the City of Rochester Hills, Oakland County, Michigan.

Topography:

An ALTA Survey was completed by Landtech in April 2010, and provided by the Developer. The ALTA Survey indicates the subject site can be characterized as relatively flat with an average surface elevation of approximately 714.4 +/- . The site is presently a vacant grass field with a few trees near the perimeter of the site. An existing storm sewer from the development to the south crosses the site, in an easement, and connects to an existing storm water pump station near the southerly future Right-of-Way line of E. Auburn Rd. The existing storm sewer pump system is connected to and discharges to the existing storm sewer on the south side of E. Auburn Rd. An existing 8-inch water main runs through the easterly portion of the site in an existing 20 foot wide water main easement.

Soils:

A Geotechnical Investigation was completed by TEC, Inc. in April 2010, and provided by the Developer. The Geotechnical Investigation generally indicates the ground surface was covered with fill and possible fill materials that consisted of medium to compact sand and loose to compact clayey sand. The fill and possible fill extend to depths of 5.5 feet to 8.5 feet below the existing ground surface in the northerly portions of the site and to a depth of approximately 3 feet in the remainder of the property. The underlying native soils were loose to compact sand and loose to medium compact clayey sand that extended to the terminal depths of the borings. There was a thin seam of clay encountered at a depth of approximately 7 feet in the northwest portion of the site. A complete copy of the TEC, Inc. Geotechnical Investigation can be provided by the Developer for a full review if requested by the City.

Vegetation:

The observed vegetation at the subject site consist generally of open grass field with approximately six (6) trees located at the northwesterly property corner and westerly property line and some scrub trees located along the southwesterly portion of the site.

Wetland/Floodplain:

Based on the findings of the Developer provided subsurface investigation completed by the Orion Group, Inc. and a visual review of the open grass field condition of the site, there appears to be no evidence of wetlands on the subject site. Based on the Developer provided ALTA Survey completed by Landtech, the subject site is located in a Zone "X" of the Flood Insurance Rate Map, Community Panel No. 26125C0413F, which bears an effective date of 09/29/06 and is not in a Special Flood Hazard Area.

Historical or Cultural Value to the Land:

To Atwell's knowledge and the fact that the site was previously developed as Novac's Family Restaurant, the site does not appear to have any particular historical or cultural significance.

Man Made Structures on the Parcel:

There currently are no building structures on site but the site previously was developed as Novac's Family Restaurant which from information provided by the City was demolished in 1991.

Are there Important Scenic Features:

There are no important scenic features on site.

What Access to the Property is available at this time:

Primary access to the subject site is off East Auburn Road and there is an existing ingress/egress easement with the adjacent southerly property that allows for access to John R.

What Utilities are available:

The subject site has access to an existing 8-inch water main located in the easterly portion of the property and to a 6-inch sanitary sewer lead located in the southeasterly portion of the site. Other Franchise utilities appear to be available to the site based on the existing development in the area but "Will Serve" letters have been sent out for verification.

Part II The Plan – Commercial – Not applicable as site is only 0.94 +/- Acres

Part III Impact Factors

What are the Natural and Urban Characteristics of the Plan

Total number of acres of undisturbed land:

The subject site contains approximately 0.94 +/- acres of land and it is anticipated that approximately 0.15 +/- acres will not be disturbed for development of the property.

Number of acres of wetland or existing water:

Based on the findings of the Developer provided Subsurface Investigation completed by the Orion Group, Inc. and a visual review of the open grass field condition of the site, there appears to be no evidence of wetlands or water existing on the subject site.

Number of acres of water to be added:

Not applicable – No standing water is planned to be added to the site and due to site constraints storm water detention is planned to be underground.

Number of acres of private open space:

Approximately 0.32 +/- acres of private open space will be used for landscaping and buffers and it will be maintained by the development.

Number of Acres of public open space:

With the type of proposed commercial development, public open space is unavailable as a public amenity for this site.

Extent of off-site drainage

The storm water management for the developed site will be directed to the East Auburn Rd. storm system via an existing storm water pump station presently on site and discharging storm water from the adjacent Sherwin Williams Development. The allowable discharge rate to the East Auburn Rd. storm system will be limited to what is presently discharging from the pump station. The storm water detention system will be sized per the jurisdictional requirements to accommodate for the existing discharge. The 100 year overflow will be directed overland to the E. Auburn Rd. storm system and away from adjacent properties.

List any community facilities included in the plan:

With the type of proposed commercial development, community facilities are not included in this plan for the site.

How will utilities be provided:

The subject site has access to an existing 8-inch water main located in the easterly portion of the property and to a 6-inch sanitary sewer lead located in the southeasterly portion of the site. Other Franchise utilities appear to be available to the site based on the existing development in the area but “Will Serve” letters have been sent out for verification.

What is the current planning status:

According to the City of Rochester Hills Zoning, the site is currently zoned B-2 “General Business” which allows this type of proposed commercial development so the Developer is currently submitting for Site Plan Approval.

Projected timetable for the proposed project:

The developer has indicated that proposed construction is anticipated to begin in December 2010 and the anticipated Store opening is projected for March 2011.

Describe or map the plans special adaption to the geography:

The proposed plan adapts to the geography of the area by being developed to meet the City of Rochester Hills anticipated future land use (Commercial) for the property and by complimenting the surrounding types of existing commercial developments. The proposed development is incorporating the City of Rochester Hills landscape requirements and maintaining the existing mature healthy trees on site.

Relationship to surrounding development

The proposed development will enhance the quality of the surrounding area by increasing the aesthetics of the currently vacant parcel with a new and vibrant commercial development which will complement the existing commercial developments in the surrounding area. The proposed development will also allow for the previously anticipated cross access from the adjacent Sherwin Williams development which will promote traffic flow between the developments and off the road system.

Has the project regional impacts? Of what extent and nature:

The proposed AutoZone development will promote vehicular safety on John R and E. Auburn Rd. by allowing for cross access between the proposed AutoZone and the existing Sherwin Williams development.

Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact:

The proposed project will entail a development of a currently vacant parcel. Construction of the proposed development will include grading operations, building and utility construction and paving as well as extensive landscape plantings. The proposed development is incorporating existing vegetation and best management soil erosion practices to minimize construction impact during development of the site.

List the possible pollutants:

With the exception of seasonal road salts that may be required to be applied to the parking and public walkway areas of the proposed commercial development; no other potential pollutants are anticipated to be added to the environment by the construction of the project.

What adverse or beneficial changes must inevitably result from the proposed development:

Physical:

Air Quality –

Air quality is not anticipated to be affected as a result of the proposed development.

Water Effects –

The sanitary sewer will be connected to the existing municipal system for treatment and no affect to the water is anticipated as a result of the proposed development.

Sedimentation from the proposed development is not anticipated to result in an adverse affect on the water as best management soil erosion measures will be used during construction and storm water detention will provide for water quality treatment prior to discharging to the existing storm system.

Wildlife -

Due to the site previously being developed and currently vacant the wildlife habitat is not anticipated to be affected by the proposed development.

Vegetative cover -

The site is currently a vacant grass field. The proposed development will require the removal of a portion of the grass field area but the development will also be landscaped to the City requirements increasing the number of trees and plantings thus improving the quality of the vegetative cover on the site.

Noise -

The AutoZone development does not propose the use of external audio/speaker equipment, the use of external machinery and deliveries will be made at the rear of the building so it is anticipated that the proposed layout and landscaping will minimize the nominal sound level associated with the proposed development and no adverse impacts to the neighboring commercial developments are expected.

Night light -

The proposed development site lighting will be designed to meet the City of Rochester Hills requirements and any lighting that will be operational during the night time hours will be shielded from the adjacent commercial developments and will not add additional night lighting to the surrounding areas.

Social:

Visual -

The well planned layout and landscape design of the project will provide an aesthetically pleasant visual aspect to the surrounding commercial area.

Traffic -

The proposed development will minimally increase vehicular traffic to East Auburn Rd. but will also promote cross access between the proposed AutoZone and the adjacent Sherwin Williams which will be a benefit to traffic flows to both John R and East Auburn Rd.

Modes of Transportation -

Automobiles, bicycles and pedestrian foot traffic.

Accessibility of residents to recreation, schools, libraries, shopping, employment, health Facilities -

Accessibility for residents to the above mentioned public facilities is not anticipated to be affected by the development but the development will provide the residents employment and shopping opportunities.

Economic:

Influence of Surrounding Land Values -

The development of the subject site will likely help maintain the value of the surrounding lands as the proposed development will have an aesthetically pleasing building elevation and enhanced landscaping. The development will also provided a pleasant shopping facility which will potentially draw additional customers to the adjacent commercial developments.

Growth inducement potential –

The AutoZone is being developed on a currently vacant parcel in an area of existing commercial businesses and it is not anticipated that the proposed development will induce commercial sprawl but the retail facility could possibly induce additional consumer spending within the Rochester Hills community.

Off site cost to public improvements –

No off-site cost to public improvements are anticipated at this time for the development.

Proposed tax revenues -

The proposed development will contribute its fair share of tax revenues based on the assessed valuation of the property.

Availability or provisions for utilities –

The existing utilities adjacent to or within the site boundaries are of sufficient size and depth to accommodate the proposed developments requirements.

Additional Factors:

In relation to the land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the master plan –

Since the proposed development is in conformance with the present zoning and the intended future use as indicated on the master plan, it is not anticipated to disrupt the existing and future developments in the area. The proposed development is also maintaining the existing mature trees and space along the easterly and westerly property lines to minimize disruption to the existing commercial adjacent to the site. AutoZone is also designing the site to maintain a planned cross access to the Sherwin Williams south of the site which is a benefit and not a disruption to the surrounding developments.

What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover –

The vegetation at the subject site consist generally of open grass field with approximately six (6) trees located at the northwesterly property corner and westerly property line and some scrub trees located along the southwesterly portion of the site. The development will maintain the six mature and healthy trees on the site and the site will be landscaped according to the City of Rochester Hills standards to revitalize the disturbed areas. The landscape areas will also be irrigated to maintain a healthy vegetative cover.

What beautification steps are built into the development –

Beautification steps built into the proposed development plan include building architectural upgrades from the prototypical AutoZone and attractive landscaping meeting the City of Rochester Hills requirements.

What alternative plans are offered -

Due to the restraints of the site with in regards to access points, cross access agreements and utility easements, there are no alternative plans as the current layout is the most effective plan for the site.

PROJECT SUMMARY

The proposed AutoZone commercial development will represent a significant investment of time, effort and capital into the Rochester Hills community. The proposed development will have no adverse effects on the community and serves the general needs in the area. The development of the property will produce additional tax revenue to the City of Rochester Hills. The development will improve the quality of the surrounding commercial area with the aesthetically pleasing landscaping and building architecture. Additionally the proposed AutoZone will service the automotive parts and supply needs of the residents and will also offer employment opportunities to the City of Rochester Hills residents. All of the AutoZone Team involved in the project genuinely seek to create a quality commercial development that will be a long lasting asset to the City of Rochester Hills.

This Report Submitted By: AutoZone, Inc.



Wade Davis

AutoZone Store Development