



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

**1000 Rochester Hills Dr.
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Legislative File No: 2007-0153

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: February 26, 2007

SUBJECT: Site Plan Approval Request – City File No. 05-030.5 – Adams Marketplace Building A, an 18,440 square foot retail building with outdoor seating at Marketplace Circle and Adams Road, Rochester Hills Corporate Center, L.L.C., 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 retail commercial building on newly constructed Adams Road and the Marketplace Circle (f.k.a. Ring Road). The plan has been through three complete submittals and has been determined to be in substantial technical compliance. Please see attached memo dated February 20, 2007.

BACKGROUND:

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. The applicant is also requesting an approval for outdoor seating for a proposed Panera Bread restaurant. The Consent Judgment establishes that the City Council “must approve any outdoor seating as part of the site plan approval.” (Sec. 1. Permitted Uses, (b).)

RECOMMENDATION:

The Site Plans for Adams Marketplace Building A 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 and are recommended for approval.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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