
CITY OF ROCHESTER HILLS

Planning and
Development

Ed Anzek, Director, Planning and
Development

DATE: April 10, 2007

TO: City Council, Mayor Barnett

RE: Chili's @ Adams Marketplace
Site Plan

This memo is being submitted to advise the City Council that the Site Plans for the proposed Chili's on Marketplace Circle (Ring Road) has been determined to be in **substantial technical compliance**. The site is immediately northwest of the WalMart now under construction.

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 Chili's Site Plan.

The Plans have gone through 4 complete submittals and three partials. 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 (November 21, 2006) the plans were forwarded to outside agencies such as the Oakland County Drain Commission, Road Commission, DTE, Consumer's Energy, MDOT, and the like.

Prior to the project being formally submitted the applicant, John Cuizio, Brinker International, met with staff to discuss their proposed elevations. At that time staff advised Mr. Cuizio that 4-sided masonry exteriors were the standard for the area as established by the 4-sided treatment of the WalMart facility. Mr. Cuizio provided a series of suggested elevations showing partial masonry and stonework. The elevations included as part of this site plan request are 100% masonry and stonework. There is a limited amount of External Insulating Finishing Systems (E.I.F.S.) used for the cornice work on top of the masonry walls.

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 Chili's contains 5,938 square feet, 138 parking spaces are being provided with an additional 24 spaces proposed as "banked" spaces to be built if needed. All setbacks, loading areas, and trash enclosures meet or exceed the requirements of the Consent Judgment or the City's Zoning Ordinance standards. The site lighting fixtures are 27 feet in height from finished grade to top of fixture.

The Consent Judgment prevails in establishing the number of required parking spaces. However, the number proposed, 138 plus 24 "banked" are more closely aligned with what our Zoning Ordinance would require. Our ZO would require 163 and the proposed plus "banked" spaces add up to 162.

The plans dated received March 15, 2007 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 acknowledgment and conditions.

- 1) That a Landscape and Island Tree Performance Bond in the amount of \$50,440.00 be posted with the City.
- 2) That a Tree Replacement Bond in the amount of \$35,600.00 be posted with the City.
- 3) That the legal description discrepancy be resolved to the Assessing Department's satisfaction.

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