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CITY OF ROCHESTER HILLS

**P**lanning and  
Development

Ed Anzek, Director, Planning and  
Development

DATE: May 22, 2007

TO: City Council, Mayor Barnett

RE: Flagstar Bank @ Adams  
Marketplace Site Plan

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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**.

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.

The Plans have gone through 3 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 (February 23, 2007) 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 2,827 square feet, 33 parking spaces are being provided (29 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 limits of the Consent Judgment.

The plans dated received April 25, 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 \$54,994.00 be posted with the City.
- 2) That a Tree Replacement Bond in the amount of \$6,375.00 be posted with the City.

- 3) That all easements required by Engineering be submitted with the construction plans.

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