

DATE: December 29, 2008

TO: City Council, Mayor Barnett

RE: Meijer's Site Plan

This memo is being submitted to advise the City Council that the Site Plans for the proposed Meijer's store at the development known as Adams Marketplace has been found 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 Meijer's Store Site Plan.

The Plans have gone through 3 complete submittals. The first was on October 3, 2008 and the most recent submittal was November 14, 2008. All reviewing Departments and agencies have approved the plans.

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 (October 3, 2008) the plans were forwarded to outside agencies such as the Oakland County Drain Commission, Road Commission, DTE, Consumer's Energy, MDOT, and the like. Their comments were forwarded on to the applicant for incorporation in the plans.

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 City met this timeframe.

The proposed Meijer's contains 156,144 square feet along with an additional 18,688 square feet of enclosed outdoor sales area for a total of 175,212 square feet. The plan also provides for a drive-up pharmacy located on the eastern portion in front of the outdoor sales area.

The store is located on a 13.55-acre parcel in the northwestern portion of the site accessed by Marketplace Circle. Along with the Meijer's store the plan also shows a Meijer's convenience/fueling station on a 2.23-acre site separate from the Meijer's location that fronts on Adams Road.

The electronic copy of the plans provided as part of this report are the same as those received on November 14, 2008 and reviewed by the various Departments. 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 City Council and Mayor Barnett

Requirements: 4. 3.; subject to the following conditions. The first 4 conditions are from the Landscape Architect's report. All conditions are made part of the Resolution.

1. The number of island trees for the Convenience Store portion of the development is 3 not 2. This is because 450 SF of planter island is required for the Convenience Store portion of the development. To achieve the square footage required, three planter islands are necessary (SF of 3 required 177 +179 + 155=508 SF) and per the Zoning Ordinance one planter island tree is required for each island required. In the Convenience Store (CS) plan remove only the notation of 171 SF for the planter located at the northeastern corner of the building. Remove only the notation not the trees.

In order to meet the requirement of 3 island trees for the CS portion of the development the tree located in the 177 SF planter must be reclassified as a planter island tree not a replacement tree. Also revise planting schedule to specify a total of 42 planter island trees (not 41) being provided.

2. For the Off-site parking area the square footage of only 7 of the islands is needed to meet the requirement of 1,950 square feet of parking lot island planters for this area. Hence, delete the notation of 187 SF in this area (not the island or plantings). If you were to count the 187 SF planting area in the calculations you would have 8 islands in this area and 8 not 7 planter island trees would be needed (one tree per island).
3. Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing (TPF) must be installed, inspected and approved by the City's Landscape Architect.

4. Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be posted:

Buffer trees	\$ 42,975.00
<u>Island trees & misc. landscaping</u>	<u>125,885.00</u>
Total bonds	\$168,860.00

5. That any signs shown as part of this site plan submittal not be considered part of the site plan approval. Signs are governed under the Consent Judgment and the City's Sign Ordinance
6. That the light pole detail on sheet C801 be revised to show a maximum height of the fixture to be 27 feet from the ground to top of fixture.

The parking plan for the Meijer's store does include a shared parking arrangement with future, yet to be determined, users of the area west of the Meijer's location. Shared parking is provided for in the Consent Judgment and is encouraged to avoid excessive

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unused parking. There are 756 spaces being provided and 751 are required. Of the 756 total spaces 130 are proposed as shared spaces.

In summary all other standards of the Consent Judgment, Zoning Ordinance, Engineering standards, and Fire Code requirements are met.

Thank You.

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