



Rochester Hills

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2008-0685

File ID: 2008-0685

Type: Project

Status: To Council

Version: 1

Reference: 08-005

Controlling Body: City Council
Regular Meeting

File Created Date : 12/29/2008

File Name: Meijer's

Final Action:

Title label: Request for Site Plan approval pursuant to a May 26, 2005 Amended Consent Judgment - Adams Marketplace Meijer, a proposed 175,212 square-foot store and enclosed outdoor garden center on approximately 13.5 acres, and a proposed 2,544 square-foot gas station and convenience store on 2.2 acres, located on Marketplace Circle near the southwest corner of Adams and M-59, zoned ORT, Office, Research and Technology, Parcel No. 15-30-326-008, Rochester Hills Marketplace LLC, applicant.

Notes: Rochester Hills Marketplace, LLC
28470 13 Mile Rd., Suite 200
Farmington Hills, MI 48334
(248) 855-5500

Rogvoy Architects
32500 Telegraph Rd., Suite 250
Bingham Farms, MI 48025-2404
(248) 540-7700

Atwell Hicks
140 Monroe Center
Grand Rapids, MI 49503
(616) 242-2000

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,TRC Report 122908.pdf ,Site Plans Pgs 1-5(Meijer).pdf ,Site Plans Pgs 6-9(Meijer).pdf ,Site Plans Pgs 10-15(Meijer).pdf ,Site Plans Pgs 16-24(Meijer).pdf ,Amended Consent.pdf ,Consent Judgment.pdf

Enactment Number:

Contact: M. Gentry PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	01/12/2009					

Text of Legislative File 2008-0685

Title

Request for Site Plan approval pursuant to a May 26, 2005 Amended Consent Judgment - Adams Marketplace Meijer, a proposed 175,212 square-foot store and enclosed outdoor garden center on approximately 13.5 acres, and a proposed 2,544 square-foot gas station and convenience store on 2.2 acres, located on Marketplace Circle near the southwest corner of Adams and M-59, zoned ORT, Office, Research and Technology, Parcel No. 15-30-326-008, Rochester Hills Marketplace LLC, applicant.

Body

Resolved, that the Rochester Hills City Council hereby approves the Site Plan for the Adams Marketplace Meijer, City File No. 08-005, a 175,212 square-foot store and garden center and a 2,544 gas station and convenience store on 15.7 acres, located at the southwest corner of Adams and M-59 on Marketplace Drive, Parcel No. 15-30-326-008, zoned by Consent Judgment, based on plans dated received by the Planning and Development Department on November 14, 2008, with the following conditions:

1. Remove notation of 171 square feet for the planter located at the northeastern corner of the building from the Convenience Store (CS) Plan; reclassify the tree located in the 177 square feet of planter island on the CS Plan as a planter island tree, rather than a replacement tree; and revise planting schedule to specify a total of 42 planter island trees, prior to Final Approval by Staff.
2. Delete notation of 187 square feet from the 1,950 square feet of parking lot island planters in the off-site parking area, prior to Final Approval by Staff.
3. Tree Protective Fencing must be installed, inspected and approved by the City's Landscape Architect, prior to issuance of a Land Improvement Permit.
4. Landscape Performance and Maintenance Bonds for trees and miscellaneous landscaping in the amount of \$168,860.00 must be submitted prior to issuance of a Land Improvement Permit.
5. All signage must be approved by the Building Department and is not considered part of the Site Plan Approval.
6. Revise light pole detail on Sheet C801 to show a maximum height of the fixture to be 27 feet from the ground to top of fixture.