



# Rochester Hills

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## Master

**File Number: 2011-0375**

**File ID:** 2011-0375

**Type:** Project

**Status:** To Council

**Version:** 1

**Reference:** 11-002

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 09/01/2011

**File Name:** Tim Horton's Restaurant

**Final Action:**

**Title label:** Request for Site Plan Approval, pursuant to the May 26, 2005 Amended Consent Judgment, for a Tim Horton's restaurant with drive-thru, a proposed 1,953 square-foot building on 3.75 acres, located south and east of Adams Rd., zoned I, Industrial, Parcel No. 15-30-302-031, Tim Horton's, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Memo Anzek 090911.pdf, Map.pdf, 1-TH Site Plan Pg1.pdf, 2-TH Site Plan Zeimet Wozniak Letter.pdf, 3-TH Site Plan PLANS Sec1.pdf, 4-TH Site Plan PLANS Sec2.pdf, 5-TH Site Plan RCOC Information.pdf, 6-TH Site Plan Trash Enclosure.pdf

**Enactment Number:**

**Contact:** 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	09/19/2011					

### Text of Legislative File 2011-0375

**Title**

Request for Site Plan Approval, pursuant to the May 26, 2005 Amended Consent Judgment, for a Tim Horton's restaurant with drive-thru, a proposed 1,953 square-foot building on 3.75 acres, located south and east of Adams Rd., zoned I, Industrial, Parcel No. 15-30-302-031, Tim Horton's, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the Site Plan for Tim Horton's restaurant, City File No. 11-002, a 1,953 square-foot restaurant with drive-thru located on the south side of Adams, east of Adams, zoned by Consent Judgment, Parcel No. 15-30-302-031, based on plans dated received by the Planning and Economic Development Department on July 26, 2011, with the following

Conditions:

1. That a Landscape and Island Tree Performance Bond in the amount of \$24,080.00 be submitted, prior to issuance of a Land Improvement Permit
2. Add an ADA pathway ramp crossing to cross Adams Road along the east leg at Forester Blvd., as well as pedestrian push-buttons and countdown signals, prior to Construction Plan Approval
3. Construct the proposed Adams pathway 10' back of street curb to maintain an adequate safety green belt, prior to Construction Plan Approval
4. Add two additional canopy trees on the east side of the site along the south side of the access drive connecting to the site to the east, prior to Final Approval by Staff
5. Loop water main stub to Adams Road with a revision to the water main easement recorded in L.40361 P.162-165, prior to Construction Plan Approval
6. Revise footcandles shown at 24 to 10 to comply with Zoning Ordinance requirements, per Section 5.F of the Consent Judgment, prior to Final Approval by Staff