



Rochester Hills Agenda Report

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File Number: 2005-0609

File Number: 2005-0609

File Type: Project

Status: Held in Committee

Version: 3

Reference: 03-023

Controlling Body: City Council Special Meeting

Requester: Planning/Development

Cost:

Introduced: 09/15/2005

File Name: Madison Park

Final Action:

Title: Site Plan Approval Request - Madison Park - City File No. 03-023 - A proposed mixed-use development to be located at the former Suburban Softball site on the south side of Hamlin Road, east of Adams, zoned by Consent Judgment, Parcel Nos. 15-29-151-008, 15-29-151-011, 15-29-151-012, 15-29-151-015, 15-29-151-017, 15-29-176-004, and -006, REI Brownstown, LLC, applicant.

Notes: Real Estate Interests Group
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Code Sections:

Indexes: Consent Judgment, Project

Sponsors:

Attachments: Amended Consent 02-06-04.pdf, Report Staff 07-18-06.pdf, Map aerial.pdf, Site Plans 1-17.pdf, Site Plans 18-42.pdf, Arch, Landscape, Civil Plans.pdf

Agenda Date:

Agenda Number:

Enactment Date:

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
3	Planning Commission	07/18/2006	Discussed				
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3	Planning Commission	07/18/2006	Discussed				

Text of Legislative File 2005-0609

..Title

Site Plan Approval Request - Madison Park - City File No. 03-023 - A proposed mixed-use development to be located at the former Suburban Softball site on the south side of Hamlin Road, east of Adams, zoned

by Consent Judgment, Parcel Nos. 15-29-151-008, 15-29-151-011, 15-29-151-012, 15-29-151-015, 15-29-151-017, 15-29-176-004, and -006, REI Brownstown, LLC, applicant.

..Body

OPTION 1 (OF 2)

Resolved, the Rochester Hills City Council hereby approves the Site Plan for Madison Park, City File No. 03-023, a mixed-used development located east of Adams, south of Hamlin (former Suburban Softball site), zoned by Consent Judgment and identified as Parcel Nos. 15-29-151-008, 15-29-151-011, 15-29-151-012, 15-29-151-015, 15-29-151-017, 15-29-176-004, and -006, based on plans dated received by the Planning Department on May 4, 2006 with the following findings and subject to the following conditions, REI Brownstown, LLC, applicant.

Findings:

1. A Consent Judgment entered in February of 2004 governs the mix of uses and conceptual design for the project.
2. The Consent allows for a mix of retail and office uses based on defined Development Zones attached to the Judgment.

Conditions:

1. That the applicants provide a revised 381 Work Plan, the proposed plan must be reviewed and submitted to the DEQ and the Plan approved by the DEQ prior to Final Site Plan approval by Staff.
2. That the applicant and City Council enter into a Reimbursement Agreement, as required by the approved BRA plan, regarding the proposed project prior to Final Site Plan Approval by Staff.
3. That the applicants demonstrate how Section 8 (f) of the Consent Judgment shall be addressed and provided to City Council for approval prior any above ground construction.
4. That the applicant provide to the Planning Commission a detailed phasing and engineering plan, (381 Work Plan) for the redevelopment of the landfill areas as required in Section 8 (e) of the Consent Judgment prior to issuance of Final Site Plan Approval by Staff.
5. Per the approved Consent Judgment the applicant shall demonstrate, on submitted construction plans, the method for correcting the existing collapsed storm structure located on the site. The City Engineer shall approve these plans prior to issuance of a Land Improvement Permit.
6. That the applicant revise all applicable tree survey information and replacement counts to address all remaining issues identified in the Forestry Department memo dated May 23, 2006 and Landscape Architect memo dated May 22, 2006.
7. That the Planning Commission approves a Tree Removal Permit prior to Final Site Plan Approval by Staff.

8. That the applicant appears for a Public Hearing regarding Planning Commission and City Council recommendation and approval of the Wetland Use Permit for Riverbend Park improvements prior to Final Approval by Staff.

Site Plan

1. Revise photometric to indicate a maximum average of two-foot candles for the entire site, to be reviewed and approved by Staff prior to Final Site plan Approval.
2. That the applicant shall address all issues of the Building Department Memo dated May 10, 2006 on revised site plans to be approved by Staff prior to Final Site Plan approval.
3. That the applicant provide information to the City Attorney demonstrating the ability to, and also restricting, the uses allowed in Zone D to those described in the Consent Judgment prior to Final Site Plan Approval by Staff.
4. That the applicant incorporates on revised plans appropriate bike and pedestrian amenities, such as bike lockers and racks, throughout the site to be reviewed and approved by Staff prior to Final Site Plan Approval.
5. Install decorative lights along the crescent formation of development and other retail and office uses along Hamlin Road.
6. Provide note on Plans stating that all landscaped islands will be irrigated.

Traffic Improvements

1. Madison Park will include a third eastbound lane between Adams Road and the Access B location. This third lane will provide additional eastbound roadway capacity for traffic entering the Madison Park site via Access A and Access B. At Access B this third lane will end and Hamlin Road will continue to the east in the existing two-lane configuration.
2. Access A will be configured as a right-turn ingress, right-turn egress commercial driveway with no median crossover.
3. Access B will include a traffic signal and median crossover to be located in coordination with the driveway locations to the parcel on the north side of Hamlin Road. Traffic using the crossover will not have direct access to Access B, but will first need to use the crossover under signal control to gain access to eastbound Hamlin Road. The crossover will have two lanes with sufficient storage lengths. Access B will have one ingress lane and two egress lanes. These lanes will be right-turn only lanes.
4. Access C will include a traffic signal and median crossover providing for direct traffic movements into Access C. The crossover will have two lanes with sufficient storage lengths.

Access C will have two ingress lanes and two egress lanes. There will be a right-turn deceleration lane provided for right-turn ingress movements from Hamlin Road.

5. A minimum separation distance of 200 feet will be provided between adjacent median crossovers.
6. The proposed Crossover 4 location will be signalized to provide positive controls for pedestrians crossing from the Madison Park site to the Parkland located on the north side of Hamlin Road. Pedestrian control of the signal will be designed to include push button activation.
7. The applicant shall submit revised plans to the Planning Commission, indicating all of the proposed traffic improvements on revised plans for review and approval by Staff prior to Final Site Plan Approval by Staff.
8. The applicant shall add a note to the plans that the proposed traffic improvements are designed for phase one only and that any additional future proposed phases may require additional review and improvements to be made.

Elevations

1. That revised elevations for the east and west elevations of Retail A, the east elevations of major B and C, and the south elevations of Retail/Restaurant B, C, and D be submitted to the Planning Commission. Architectural features, details and relief should be added, similar to the other facades, which break up long runs of flat masonry facades, prior to Final Site Plan Approval.
2. That masonry material labeled on the current elevations for all proposed buildings be a brick material, no CMU or split faced block, and that revised plans, submitted to the Planning Commission, label the material color to be consistent with the submitted renderings, prior to Final Site Plan Approval.
3. That revised plans be submitted to the Planning Commission, replacing EIFS material on all buildings with a natural stone material, prior to Final Site Plan Approval.
4. That a full revised elevation package be submitted for the four outlot structures, including dimensioned, detailed elevations and floor plans for all proposed buildings, for review by Staff, recommendation from the Planning Commission, and approval by City Council prior to issuance of a Land Improvement Permit.

River Bend Park Improvements

1. That the existing Park curb cut be relocated to a location consistent with the proposed modifications to Hamlin Road, to be reviewed and approved by the City's Engineering and Parks Department, prior to issuance of a Land Improvement Permit.

2. That the proposed Trail to be located around the improvement be of stabilized crushed limestone material and that any sloped areas greater than 4% be surfaced with asphalt, all materials and final design to be approved by the City's Engineering and Parks Department, prior to issuance of a Land Improvement Permit.
3. That the developers provide and install weather resistant interruptive signage, similar to those presented on the plan documents, explaining the storm water management plan and its effect on the river. Proposed signage type and location to be approved by the City's Parks Department, prior to issuance of a Land Improvement Permit.
4. That the developers provide a maintenance bond in an amount sufficient, as determined by Staff, to insure successful establishment of the proposed native vegetation and for a length of not less than five years, prior to issuance of a Land Improvement Permit.
5. That the applicants, the City, and any other applicable agencies enter into an agreement, to be approved by City Council, for the long term maintenance and operation of the proposed improvements regarding the storm water/retention area proposed for the Park prior to issuance of a Land Improvement Permit.
6. That the applicants agree to participate in a public workshop identifying the proposed Park improvements and related material. The proposed workshop shall be held prior to issuance of Construction Plan Approval and coordinated with City Staff and the Clinton River Watershed Council.
7. That applicant must receive and provide the City with all applicable DEQ permits, if required, related to the proposed work prior to issuance of a Land Improvement Permit.

OPTION 2 (OF 2)

Resolved, the Rochester Hills City Council hereby approves the Site Plan for Madison Park, City File No. 03-023, a mixed-used development located east of Adams, south of Hamlin (former Suburban Softball site), zoned by Consent Judgment and identified as Parcel Nos. 15-29-151-008, 15-29-151-011, 15-29-151-012, 15-29-151-015, 15-29-151-017, 15-29-176-004, and -006, based on plans dated received by the Planning Department on May 4, 2006 with the following findings and subject to the following conditions, REI Brownstown, LLC, applicant.

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2. That the applicant and City Council enter into a Reimbursement Agreement, as required by the approved BRA plan, regarding the proposed project prior to Final Site Plan Approval by Staff.
3. That the applicants demonstrate how Section 8 (f) of the Consent Judgment shall be addressed and provided to City Council for approval prior any above ground construction.
4. That the applicant provide to the Planning Commission a detailed phasing and engineering plan, (381 Work Plan) for the redevelopment of the landfill areas as required in Section 8 (e) of the Consent Judgment prior to issuance of Final Site Plan Approval by Staff.
5. Per the approved Consent Judgment the applicant shall demonstrate, on submitted construction plans, the method for correcting the existing collapsed storm structure located on the site. The City Engineer shall approve these plans prior to issuance of a Land Improvement Permit.
6. That the applicant revise all applicable tree survey information and replacement counts to address all remaining issues identified in the Forestry Department memo dated May 23, 2006 and Landscape Architect memo dated May 22, 2006.
7. That the Planning Commission approves a Tree Removal Permit prior to Final Site Plan Approval by Staff.
8. That the applicant appears for a Public Hearing regarding Planning Commission and City Council recommendation and approval of the Wetland Use Permit for Riverbend Park improvements prior to Final Approval by Staff.

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3. That the applicant provide information to the City Attorney demonstrating the ability to, and also restricting, the uses allowed in Zone D to those described in the Consent Judgment prior to Final Site Plan Approval by Staff.
4. That the applicant incorporates on revised plans appropriate bike and pedestrian amenities, such as bike lockers and racks, throughout the site to be reviewed and approved by Staff prior to Final Site Plan Approval.

5. Install decorative lights along the crescent formation of development and other retail and office uses along Hamlin Road.
6. Provide note on Plans stating that all landscaped islands will be irrigated.

Traffic Improvements

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2. Access A will be configured as a right-turn ingress, right-turn egress commercial driveway with no median crossover.
3. Access B will include a traffic signal and median crossover to be located in coordination with the driveway locations to the parcel on the north side of Hamlin Road. Traffic using the crossover will not have direct access to Access B, but will first need to use the crossover under signal control to gain access to eastbound Hamlin Road. The crossover will have two lanes with sufficient storage lengths. Access B will have one ingress lane and two egress lanes. These lanes will be right-turn only lanes.
4. Access C will include a traffic signal and median crossover providing for direct traffic movements into Access C. The crossover will have two lanes with sufficient storage lengths. Access C will have two ingress lanes and two egress lanes. There will be a right-turn deceleration lane provided for right-turn ingress movements from Hamlin Road.
5. A minimum separation distance of 200 feet will be provided between adjacent median crossovers.
6. The proposed Crossover 4 location will be signalized to provide positive controls for pedestrians crossing from the Madison Park site to the Parkland located on the north side of Hamlin Road. Pedestrian control of the signal will be designed to include push button activation.
7. The applicant shall submit revised plans to the Planning Commission, indicating all of the proposed traffic improvements on revised plans for review and approval by Staff prior to Final Site Plan Approval by Staff.
8. The applicant shall add a note to the plans that the proposed traffic improvements are designed for phase one only and that any additional future proposed phases may require additional review and improvements to be made.

Elevations

1. That revised elevations for the east and west elevations of Retail A, the east elevations of

major B and C, and the south elevations of Retail/Restaurant B, C, and D be submitted to the Planning Commission. Architectural features, details and relief should be added, similar to the other facades, which break up long runs of flat masonry facades, prior to Final Site Plan Approval.

2. That masonry material labeled on the current elevations for all proposed buildings be a brick material, no CMU or split faced block, and that revised plans, submitted to the Planning Commission, label the material color to be consistent with the submitted renderings, prior to Final Site Plan Approval.
3. That revised plans be submitted to the Planning Commission, replacing EIFS material on all buildings with a natural stone material, prior to Final Site Plan Approval.
4. That a full revised elevation package be submitted for the four outlot structures, including dimensioned, detailed elevations and floor plans for all proposed buildings, for review by Staff, recommendation from the Planning Commission, and approval by City Council prior to issuance of a Land Improvement Permit.

River Bend Park Improvements

1. That the existing Park curb cut be relocated to a location consistent with the proposed modifications to Hamlin Road, to be reviewed and approved by the City's Engineering and Parks Department, prior to issuance of a Land Improvement Permit.
2. That the proposed Trail to be located around the improvement be of stabilized crushed limestone material and that any sloped areas greater than 4% be surfaced with asphalt, all materials and final design to be approved by the City's Engineering and Parks Department, prior to issuance of a Land Improvement Permit.
3. That the developers provide and install weather resistant interruptive signage, similar to those presented on the plan documents, explaining the storm water management plan and its effect on the river. Proposed signage type and location to be approved by the City's Parks Department, prior to issuance of a Land Improvement Permit.
4. That the developers provide a maintenance bond in an amount sufficient, as determined by Staff, to insure successful establishment of the proposed native vegetation and for a length of not less than five years, prior to issuance of a Land Improvement Permit.
5. That the applicants, the City, and any other applicable agencies enter into an agreement, to be approved by City Council, for the long term maintenance and operation of the proposed improvements regarding the storm water/retention area proposed for the Park prior to issuance of a Land Improvement Permit.
6. That the applicants agree to participate in a public workshop identifying the proposed Park improvements and related material. The proposed workshop shall be held prior to issuance of Construction Plan Approval and coordinated with City Staff and the Clinton River Watershed Council.

7. That applicant must receive and provide the City with all applicable DEQ permits, if required, related to the proposed work prior to issuance of a Land Improvement Permit.

Trail Relocation

1. That detailed plans including all requirements of Section 5(h) of the Judgment for the relocation of the Clinton River Trail are provided by the applicant for review and approval of City Council prior to Final Site Plan Approval by Staff. Plans shall include details of all necessary Trail improvements including Trail surface and landscaping.
2. That all requirements identified in Section 5 (h) of the Consent related to the relocation of the Clinton River Trail including appraisals, legal descriptions, and any other requirements of the DNR be provided by the applicant for approval of City Council prior to issuance of a Land Improvement Permit.
3. That all required land divisions and combinations related to the relocation of the Clinton River Trail be submitted by the applicant for review and approval by Staff prior to issuance of a Land Improvement Permit.
4. That the DNR approve, if necessary, the relocated Trail and property exchange prior to issuance of a Land improvement Permit.
5. That the applicant demonstrates to the City Attorney the ability to transfer all of the property required for the proposed Trail relocation prior to Final Site Plan Approval by Staff.
6. That the proposed Trail relocation be moved to the north as much as possible to protect the exiting tree stand located at the southwest portion of the site prior to Final Site Plan Approval by Staff.
7. That the applicant and the City enter into a mutually agreeable Conservation Easement, to be approved by City Council, for the protection of the tree stand located at the southwest portion of the site prior to issuance of a Land Improvement Permit.