



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2008-0685

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: December 28, 2008

SUBJECT: Site Plan Approval Request – City File No. 08-005 – Meijer at Adams Marketplace, a proposed 175,212 square-foot store and garden center and a 2,544 square-foot gas station and convenience store at Marketplace Circle and Adams Road, Rochester Hills Marketplace, LLC, applicant.

REQUEST:

In accordance with the provisions of the Consent Judgment entered into between the City of Rochester Hills and Grand Sakwa Acquisitions, L.L.C., the applicant filed a request for Site Plan Approval for a Meijer retail store and garden center accessed from Marketplace Circle and a gas station that fronts on Adams Road. The Plan has been through three complete technical compliance reviews and has been determined to be in **substantial technical compliance**. Please see the attached memo dated December 29, 2008.

BACKGROUND:

The Consent Judgment establishes that the submitted project is a permitted use and that City Council shall approve the Site Plan once the Plan is deemed technically compliant and a report is prepared. The applicant is also requesting an approval for a garden center as part of the Meijer's store that is a Permitted Use as prescribed in the Consent Judgment (Sec. 1, Permitted Uses, (h)). The Tree Conservation regulates the site; however, all trees from the existing Meijer portion were previously removed as part of the overall site preparation by Grand Sakwa and Meijer is not responsible for tree replacement. Sixty-six replacement trees owed by Grand Sakwa are being planted on the Meijer portion, which meets the requirements of the Zoning Ordinance. All parking island planters and trees are in compliance, and no Buffer Modifications are being requested.

RECOMMENDATION:

The Site Plans for Adams Marketplace Meijer have been reviewed for compliance by the Technical Review Committee, comprised 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, and it has been determined that they meet the provisions of the Consent Judgment and applicable Codes and Ordinances of the City and are recommended for approval.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

Document2