



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

**1000 Rochester Hills Dr.
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Legislative File No: 2024-0376 V1

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: August 1, 2024

SUBJECT: Request for Site Plan Approval and a Tree Removal Permit for Grenadier AdamsMP, LLC, per the April 3, 2003 Consent Judgment and the May 26, 2005 Stipulation and Order to Reinstate Consent Judgment of April 3, 2003 and for Amendment of Consent Judgment, Case No. 02-046199-AW concerning the development and use of property located west of Marketplace Circle, north of S. Adams Rd.

REQUEST:

Approval of the proposed Site Plan and Tree Removal Permit for Grenadier AdamsMP, LLC per the April 3, 2003 Consent Judgment and the May 26, 2005 Stipulation and Order to Reinstate Consent Judgment of April 3, 2003 and for Amendment of Consent Judgment, Case No. 02-046199-AW concerning the development and use of property located west of Marketplace Circle, north of S. Adams Rd., Parcel No. 15-30-301-043 in the City of Rochester Hills, Oakland County, MI. The First Amendment stipulates a site plan approval process with the City to administratively review plans and to make a recommendation to City Council.

BACKGROUND:

Existing Consent Judgment. The subject parcel consists of approximately 6.033 acres which is currently zoned Highway Business District. The Marketplace shopping center was developed under a consent judgment originally approved in 2003 and amended in 2005. The consent judgment involved the realignment of Adams Rd., with a portion of land to be conveyed to the Road Commission for Oakland County; the City's installation of the Ring Road now known as Marketplace Circle; and the development of the Marketplace shopping center with a large format retail use for Walmart. The consent judgment further regulates dimensional standards including height and setbacks, parking, and site design standards including signs, lighting, and building design, and provides permitted and prohibited uses.

Request for Site Plan Approval and Tree Removal Permit. The current request for site plan approval does not require the amendment of the consent judgment. The use of the site for an athletic facility, light industrial use, drive through facility, and small retail center is permitted by the consent judgment. The site has been thoroughly reviewed by City staff for compliance with the City's ordinances and regulations along with the requirements of the consent judgment. The site alterations proposed are largely in compliance with both (an exception is described further below).

The proposed site plan includes the development of a 21,058 square foot athletic facility, a 15,400 square foot light industrial building, a 2,000 square foot drive through facility, and a 3,600 square foot retail center. The site plan shows parking, associated maneuvering lanes, and site landscaping

consistent with Zoning Ordinance requirements. Parking for the site is being provided consistent with the calculations provided for in the consent judgment with one exception. The consent judgment does not provide parking calculations for assembly type uses. The athletic facility’s parking requirements on the site plan, call for calculations based on assembly standards, which is the calculation method from the zoning ordinance that would be utilized outside of the consent judgement for a similar type use. The applicant meets the zoning ordinance parking requirement for assembly which is one (1) space for each three (3) persons allowed in for occupancy, and in the absence of a specific requirement in the consent judgment Staff feels this is appropriate.

The architecture for each of the four (4) proposed buildings will utilize similar building materials and design aesthetics. The athletic facility and industrial buildings will utilize metal paneling and glazing to provide variations in building materials. The remainder of those buildings and the proposed retail buildings utilize an architectural utility brick, ground face CMU block, “C” brick, case stone block, and burnished CMU, all of which are regularly used throughout the City for retail developments, in differing ways. The requested tree removal permit is for the removal of five (5) regulated trees and the planting of five (5) replacement trees. The development proposes the overall planting of 117 trees on the site.

Representatives from the property owner, City staff and the City’s attorney will be available at the meeting to discuss the proposed development.

RECOMMENDATION:

Staff recommends that City Council approve the requested Site Plan and Tree Removal Permit for Grenadier AdamsMP, LLC, as per the April 3, 2003 Consent Judgment and the May 26, 2005 Stipulation and Order to Reinstate Consent Judgment of April 3, 2003 and for Amendment of Consent Judgment pertaining to Grand/Sakwa Acquisitions, LLC vs the City of Rochester Hills, Case No. 02-046199-AW, Parcel No. 15-30-302-031 in the City of Rochester Hills, Oakland County, MI, to allow for the construction of an athletic building, a light industrial building, a drive through facility, and a small retail center as shown on the plans submitted.

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

Contract Reviewed by City Attorney Yes N/A