



Grenadier Adams Marketplace Site Plan

REQUEST	Site Plan Approval Tree Removal Permit
APPLICANT	Grenadier AdamsMP, LLC 24255 W. 13 Mile Road Bingham Farms, MI 48025
LOCATION	West of Marketplace Circle, north of S. Adams, 15-30-301-043
PROJECT NO.	JMU2021-0005 (PSP2023-0007, PTP2024-0003)
PARCEL NO.	70-15-30-301-043
ZONING	HB Highway Business District – Consent Judgement
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing 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 on an approximate 6-acre parcel on the west side of Marketplace Circle, north of S. Adams Road. The site is regulated by a consent judgement (Case No. 02-046199-AW) that was originally entered in 2003, therefore the zoning of the property is secondary to the specific provisions of consent judgment and the uses that are proposed are consistent with the permissible uses as defined within the consent judgement.

The site has access solely to Industrial Drive. The applicant is providing additional right-of-way along the parcel frontage(s) for the potential improvement of Industrial Drive in the future. The site will have three (3) access drives along the north side of the road and one on south side. A total of 4 buildings are proposed as noted above. The applicant has also provided extensive landscaping throughout the site consistent with the consent judgement and the City's zoning regulations.

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.



	Zoning	Existing Land Use	Future Land Use
Site	HB Highway Business District	Vacant	Regional Commercial/ Workplace
North	HB Highway Business District	Meijer	Regional Commercial/Workplace
South	Highway Business District	Meijer Gas Station, Bank of America	Regional Commercial/Workplace
East	Highway Business District	Tractor Supply/Vacant	Regional Commercial
West	I Industrial	Vacant/Kostal Property	Workplace

In regard to the Tree Removal Permit, the site plans have been reviewed by the Parks and Forestry Department for compliance with the City's Tree Conservation requirements and have been found to be acceptable. The site plan proposes the removal of five (5) regulated trees and proposes the replanting of five (5) replacement trees to comply with city regulations. The development proposes the overall planting of 117 trees on the site.

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 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.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning		Approval
Fire		Approval
Building		Approval
Assessing		Approval
Engineering	Land improvement permit will be necessary.	Approval
Engineering (Traffic)		Approval
Engineering (Legal)		Approval
Parks & NR		Approval
Fire	Provide cross access on parcel to the west.	Approval

The Tree Removal Permit has been noticed pursuant to the City's Tree Conservation Ordinance

Review Process

The applicant has been through a series of administrative reviews with City Staff, typical for any proposed site plan. Pursuant to the consent judgement which regulates the property, the City Council is the sole approving authority of the site plan upon recommendation from City Staff. If approved, a conditions review will be conducted by the Planning Department and full engineering and construction plans will also be reviewed administratively, by DPS and the Building Departments.

Staff Recommendation

City Staff recommends the request for site plan approval and the Tree Removal Permit be approved subject to the following:

1. The applicant must address all comments from City departmental reviews.
2. That a landscape bond must be provided by the applicant in the amount of \$88,030, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.