



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2012-0478

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: December 5, 2012
SUBJECT: Request for Site Plan Approval – Bank of America - City File No. 11-009, a one-story, 3,066 square-foot bank on 1.04 acres on Marketplace Circle, at the corner of Adams, land use governed by Consent Judgment, Parcel No. 15-30-301-040, Bank of America, Applicant.

REQUEST:

In accordance with the provisions of the Consent Judgment entered into between the City of Rochester Hills and Grand Sakwa Acquisitions, LLC, the applicant filed a request for Site Plan Approval for a Bank of America bank to be located on Marketplace Circle. The plans have been through four Technical Compliance Reviews and have been determined to be in substantial technical compliance.

BACKGROUND:

As with previous projects submitted at this location, the Consent Judgment establishes that the submitted project is a permitted use and that City Council shall approve the Site Plan within 21 days from the time the plan is deemed technically compliant (please refer to attached Technical Compliance Report dated December 5, 2012 for the specific details of the proposed project).

The recommendation to approve also includes a waiver to not install an irrigation system to support Bank of America’s pursuit of a LEED Silver Certificate. This waiver procedure is provided for in the Zoning Ordinance in Sec. 138-12.105 C.

RECOMMENDATION:

The Site Plans for Bank of America on Marketplace Circle have been reviewed by the Technical Review Committee, and it has been determined that they meet the requirements of the Consent Judgment and applicable Codes and Ordinances and are recommended for approval. The approval Resolution contains conditions that grant the irrigation waiver, provide for payment into the City Tree Fund, and requires some minor adjustments to the Site Lighting Plan (Photometric).

Thank You

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		

Mayor		
City Council Liaison		

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