



Rochester Hills Master Report

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File Number: 2006-0254

File Number: 2006-0254	File Type: Project	Status: To Council
Version: 1	Reference: 05-030.2	Controlling Body: City Council Regular Meeting
Requester: Planning/Development	Cost:	Introduced: 03/27/2006
File Name: Wal-Mart		Final Action:

Title: Request for Site Plan Approval Pursuant to May 26, 2005 Amended Consent Judgment - City File No. 05-030.2 - Wal-Mart, a proposed 203,819 square-foot building on approximately 22 acres, located at the southwest corner of Adams and M-59, zoned ORT - Office Research Technology, Parcel No. 15-30-276-003, Wal-Mart Stores, Inc., applicant

Notes: Wal-Mart Stores Inc.
2001 Southeast 10th St.
Beatonville, AR 72716
479-273-6254
479-273-8380

Suzanne Lindsey
Atwell-Hicks
500 Avis Drive
Suite 100
Ann Arbor, MI 48108

Code Sections:	Agenda Date:
Indexes:	Agenda Number:
Sponsors:	Enactment Date:
Attachments: Agenda Summary.pdf, Report Staff (3).pdf, TC Approvals.pdf, Letter AH 03-28-06.pdf, Letter Anzek 03-21-06.pdf, Directions to Site Plan Link.pdf, Site Plan - color.pdf, 0254 Resolution.pdf	Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2006-0254

..Title
Request for Site Plan Approval Pursuant to May 26, 2005 Amended Consent Judgment - City File No. 05-030.2 - Wal-Mart, a proposed 203,819 square-foot building on approximately 22 acres, located at the southwest corner of Adams and M-59, zoned ORT - Office Research Technology, Parcel No. 15-30-276-003, Wal-Mart Stores, Inc., applicant

..Body

TWO OPTIONS

OPTION ONE - 27 FOOT LIGHT POLES

Whereas, in accordance with Section 9 of the First Amendment to Consent Judgment entered May 26, 2005, in *Grand/Sakwa Acquisitions, LLC v City of Rochester Hills*, Oakland County Circuit Court Case No. 02-046199-AW, the City has processed and reviewed the site plan for a proposed Wal-Mart store to be located on the eastern portion of the Grand/Sakwa site located south of M-59 and east of the new M-59/Adams interchange; and

Whereas, through the First Amendment to Consent Judgment, a Wal-Mart store with building elevations and materials in substantial conformity with Exhibit 2 attached to the First Amendment was granted Conceptual Site Plan approval; and

Whereas, a 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 has reviewed the site plan for technical compliance with the provisions of the Consent Judgment, as amended, and applicable City Codes and Ordinances; and

Whereas, the Technical Review Committee has advised the Rochester Hills City Council that the Site Plan for Wal-Mart is in substantial technical compliance.

Resolved, that the Rochester Hills City Council hereby approves the Site Plan, dated received March 28, 2005, and grants a Buffer Modification to permit a retaining wall with guardrail to be built within the 25-foot buffer along the southeastern property line for Wal-Mart, a proposed 203,819 square-foot store located at Adams Road and M-59, in accordance with the provisions set forth in the First Amendment to Consent Judgment.

Further Be It Resolved, that the applicant shall pay into the City Tree Fund an amount of \$31,110.00 for those trees that are removed and not being replaced on site, and that a Landscape Performance and Maintenance Bond or Letter of Credit in the amount of \$191,436.00 be placed on file with the City. Both payments shall be made prior to the issuance of a Building Permit.

Further Be It Resolved, that the light poles shall be approved at a height of twenty-four feet (24') as measured from the top of a base measuring no greater than three feet in height for a maximum total height of twenty-seven feet (27') when measured from the grade to top of fixture.

OPTION TWO - 30 FOOT LIGHT POLES

Whereas, in accordance with Section 9 of the First Amendment to Consent Judgment entered May 26, 2005, in *Grand/Sakwa Acquisitions, LLC v City of Rochester Hills*, Oakland County Circuit Court Case No. 02-046199-AW, the City has processed and reviewed the site plan for a proposed Wal-Mart store to be located on the eastern portion of the Grand/Sakwa site located south of M-59 and east of

the new M-59/Adams interchange; and

Whereas, through the First Amendment to Consent Judgment, a Wal-Mart store with building elevations and materials in substantial conformity with Exhibit 2 attached to the First Amendment was granted Conceptual Site Plan approval; and

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Whereas, the Technical Review Committee has advised the Rochester Hills City Council that the Site Plan for Wal-Mart is in substantial technical compliance.

Resolved, that the Rochester Hills City Council hereby approves the Site Plan, dated received March 28, 2005, and grants a Buffer Modification to permit a retaining wall with guardrail to be built within the 25-foot buffer along the southeastern property line for Wal-Mart, a proposed 203,819 square-foot store located at Adams Road and M-59, in accordance with the provisions set forth in the First Amendment to Consent Judgment.

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Further Be It Resolved, that the light poles shall be approved at a height of twenty-seven feet (27') as measured from the top of a base measuring no greater than three feet in height for a maximum total height of thirty feet (30') when measured from the grade to top of fixture.