



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

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Legislative File No: 2006-0254

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development

DATE: March 27, 2006

SUBJECT: **Site Plan Approval Request – Wal-Mart (City File No. 05-030.2), a proposed new store on 21.23 acres located at the southwest corner of the proposed relocated Adams Road and the new M-59 Interchange. Wal-Mart Stores, Inc. 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, Wal-Mart Stores, Inc. filed for site plan approval in September 2005. The plan has been through 5 complete Technical Reviews and is found to be in Substantial Technical Compliance. Please see attached report that summarizes the process.

BACKGROUND:

The Consent Judgment establishes that Wal-Mart is a permitted use and that the City Council shall approve the site plan at their next meeting and within 21 days from the time that the plan is deemed technically compliant. The technical committee, consisting of representatives from the Planning and Development, Building, Fire, Engineering, Forestry, the City's Landscape Architect and Engineering Consultant have conducted 5 complete technical reviews and have found the plans to meet all applicable provisions of the Consent Judgment and Ordinances and Codes. The Plan was deemed Technically Compliant on March 28, 2006.

The attached Resolution also identifies the approval of a buffer modification that enables Wal-Mart to construct a retaining wall within the 25-foot buffer. The wall is necessary to level the southeastern most corner of the site and more importantly, enables better placement of landscape trees and materials to provide better visual screening of the rear of the structure.

The applicant is requesting the City Council to permit an increase in the height of light poles on the site. The Consent Judgment limits the height to 24 feet on top of a base. It also provides for council to consider increasing the light fixtures to a height not greater than 30 feet. Please see attached letter from Atwell Hicks, the Engineer of Record. The Technical Review committee offers no recommendation regarding this request.

As a point of history there has been a concerted effort initiated by the Planning Commission about 10 years ago to lower light pole heights and to lower the lumens emitted. More of this history is contained in the report from the Technical Review Committee following this Agenda Summary.

As you review the Site Plan please note that those Sheets with an "A" following the page number are changes that would be made using the requested 27-foot high pole.

RECOMMENDATION:

The Technical Review Committee has reviewed the plans for the proposed Wal-Mart and has determined that the plans as submitted dated March 28, 2006 meet the requirements of the Consent Judgment and applicable Codes and Ordinances. In accordance with the requirements of the Consent Judgment the Technical Committee prepared the attached report, also dated March 28, 2006, recommending the approval along with a Buffer Modification, the appropriate payment into the tree fund, and the posting of landscape bonds.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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