
CITY OF ROCHESTER HILLS

Planning and
Development

Ed Anzek, Director, Planning and
Development

DATE: February 26, 2007

TO: City Council, Mayor Barnett

RE: Grand Sakwa "Retail A" Site Plan

This memo is being submitted to advise the City Council that the Site Plans for the proposed Retail Building "A" at the relocated Adams Road and Marketplace Circle (Ring Road) has been determined to be in **substantial technical compliance**.

In accordance with the directions as set by the Amended Consent Judgment, this memo is to be considered as the Technical Review Committee's written recommendation in regards to the Retail Building "A" Site Plan.

The Plans have gone through 3 complete submittals; and several partial submittals to address outdoor seating in association with a proposed Panera Bread operation. At the conclusion of the third review a representative of Panera Bread inquired about outdoor seating. In accordance with Section 1, Permitted Uses, (b) ..."restaurants. Any outdoor seating must be approved by the City Council as part of the site plan approval." This request prompted a new series of detailed drawings not previously provided. The City received the final sign-off by Engineering on February 14, 2007.

The Technical Committee consisted 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. In the first submittal (August 18, 2006) the plans were forwarded to outside agencies such as the Oakland County Drain Commission, Road Commission, DTE, Consumer's Energy, MDOT, and the like.

Each member of the Technical Review Committee evaluated the plans against the provisions of the Consent Judgment along with applicable codes and ordinances if they were not specifically accounted for in the Consent Judgment. The Consent Judgment also called for an expedited review that required the City to complete all reviews within 21 days upon receipt.

The proposed Retail Building "A" contains 18,440 square feet, 96 parking spaces (92 required), and all setbacks, loading areas and trash enclosures meet or exceed Ordinance standards. The site lighting fixtures are 27 feet in height from finished grade to top of fixture. The individual users of the building are not known with the exception of the Panera Bread shown to occupy the eastern portion of the building with their outdoor seating along Marketplace Circle (Ring Road).

The plans dated received February 22, 2007 are attached as part of this report. The plans as submitted are found to be in compliance with all applicable ordinances and provisions of the Consent Judgment and a recommendation to approve is in order as

contained within the Amended Consent Judgment, Section 9. Approvals/Additional Requirements: 4. 3.; subject to the following acknowledgment and conditions.

- 1) That with this site plan the City Council approves outdoor seating for only that area shown on the Site Plans, dated received February 22, 2007, and that any additional outdoor seating or expansion of that shown shall be subject to City Council approval in accordance with the Consent Judgment Section 1, Permitted Uses, (b).
- 2) That a Landscape and Island Tree Performance Bond in the amount of \$24,779.00 be posted with the City.
- 3) That a Tree Replacement Bond in the amount of \$28,900.00 be posted with the City.

The applicant has enhanced the rear portion of the elevations (North Elevation) with additional detail and elements to “break-up” the solid masonry wall that was shown in the first submittal.

All other conditions and concerns have been corrected.

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