
CITY OF ROCHESTER HILLS

Planning and
Development

DATE: March 24, 2011

TO: City Council, Mayor Barnett

FROM: Ed Anzek, Director

RE: Grand Tavern Outdoor Seating

This memo is to advise the City Council that the Site Plans for the proposed patio and outdoor seating for the Grand Tavern restaurant on Marketplace Circle has been determined to be in substantial technical compliance. The site was formerly occupied by a Chili's restaurant, and is northwest of the Wal-Mart.

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 Grand Tavern Outdoor Seating Site Plan.

The Plans have gone through two submittals. The Technical Committee consisted of representatives from the Building, Engineering Fire and Planning and Economic Development Departments.

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 patio will have seating for 56. 138 parking spaces are provided with an additional 24 spaces as banked spaces to be built if needed. In accordance with the parking standards contained in the Consent Judgment there are 87 spaces required including the outdoor seating and 138 are provided.

The plans dated received March 16, 2011 are attached as part of this report. The plans 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.

The applicant will be required to secure all applicable Building Permits.