



Leanne Scott <scottl@rochesterhills.org>

Agenda 2024-0376 - Marketplace Development

3 messages

Theresa Mungiolit <mungiolit@rochesterhills.org>

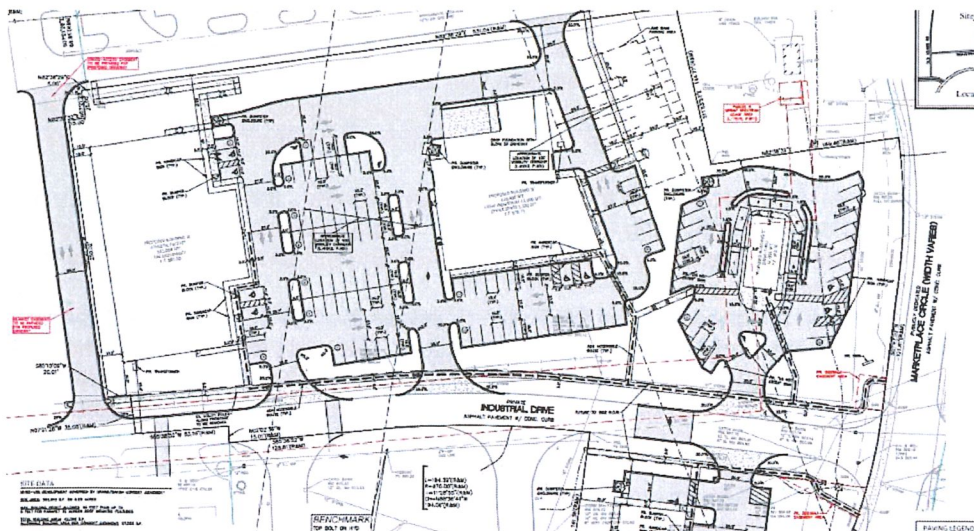
Sun, Aug 11, 2024 at 3:49 PM

To: Sara Roediger <roedigers@rochesterhills.org>, Chris McLeod <mcleodc@rochesterhills.org>, Bill Fritz <fritz@rochesterhills.org>, Leanne Scott <scottl@rochesterhills.org>

Sara,

Thank you for all the information provided regarding this new development in the consent agenda area. I have a few questions:

- Is there a business case to support the creation of an indoor volleyball facility? Will other sports be played in this facility? Is this something residents are asking for? What are the hours of operation for the volleyball facility? And the rest of the proposed buildings?
- What is the anticipated user level for these businesses? Volleyball =? Industrial =? New retail =? Drive thru =? How many cars/trucks does this include?
- Can the volleyball facility be used for something else if the business changes hands? I have seen what happened when RARA sold its second building and the new tenants failed. I want to be sure this building is not left vacant for a considerable amount of time.
- Drive thru - who is the expected tenant? If it is a high density drive thru - Chik-fil-a or Starbucks - is there enough circulating space for them?
- Why wasn't this brought to Council in a closed session first? We reviewed the VoRH request for Starbucks in closed session. Is the consent agreement different between the 2 sites. I would expect a tree permit or drive thru to come to Council, yet this request only specifies tree removal.
- Traffic study - On Adams Rd we now have a car wash opposite the Meijer gas station and a lot of traffic for Marketplace drive (bank, Meijer, Walmart, shopping center, hotels, existing industrial space, restaurants, etc.) which is close to the gas station/car wash. Currently exiting traffic gets backed up on Marketplace Drive. And add the new hawk light just down the road and we have a lot going on in a short space. What is the anticipated increase in traffic in this area? Have we done a traffic study in the area? Have we looked into additional traffic signals in the area?
- Who owns the property? Is this still owned by Grand Sakwa? Or is the developer renting the property from Grand Sakwa?
- Easements and driveways into the Meijer lot - will traffic be able to exit thru the Meijer lot or Meijer gas station? How will cut thru traffic be handled? It looks like they are adding 2 driveways into the Meijer lot and 5 onto Industrial Drive. Does anyone else (property owners/tenants) have to approve the drive thru easement - like Culvers with Carwash Express?



Thanks for your help in understanding these issues.

Theresa Mungoli

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Chris McLeod <mcleodc@rochesterhills.org>

Mon, Aug 12, 2024 at 12:57 PM

To: Theresa Mungoli <mungiolit@rochesterhills.org>, Bryan Barnett <barnettb@rochesterhills.org>

Cc: Sara Roediger <roedigers@rochesterhills.org>, Bill Fritz <fritzb@rochesterhills.org>, Leanne Scott <scottL@rochesterhills.org>

Good Afternoon Councilperson Mungoli

Hopefully the answers below provide some additional background for the Grenadier project. Mr. Grenadier will be at the meeting tonight to also answer or expand upon any of these questions. I think it is important to frame the conversation that this is not a typical review for us, but rather is being reviewed pursuant to a consent judgement that was originally approved over 20 years ago but still is binding on both parties.

If you have any further questions please let me know.

Chris

- Is there a business case to support the creation of an indoor volleyball facility? Will other sports be played in this facility? Is this something residents are asking for? What are the hours of operation for the volleyball facility? And the rest of the proposed buildings? **The applicant is building the recreational building for several specific league groups that he and his family belong to. They will be bringing those leagues here from other cities. It is our understanding the 2 main sports that will be played here are volleyball and basketball. The application material indicates that the intended hours for the athletic facility would be 9a-9p. The three other buildings are speculative, without a defined user and therefore hours are unknown at this time. It is noted that the use is surrounded by other commercial and industrial users, including meijer, meijer gas, hotels and the main shopping center and restaurants which have extended hours.**
- What is the anticipated user level for these businesses? Volleyball =? Industrial =? New retail =? Drive thru =? How many cars/trucks does this include? **The three (3) additional buildings, the industrial/tech building, the drive through and the retail use are being built as speculative, without a defined user (at least to the knowledge of the planning department, the applicant can provide any additional user discussions that have been had from their perspective), therefore the use levels cannot truly be defined. These uses are allowable through the originally approved consent judgement and its subsequent amendments. The consent judgement allows for drive through facilities. Based on conversations with the applicant, the intended industrial user will likely be a user that is not highly truck dependent.**
- Can the volleyball facility be used for something else if the business changes hands? I have seen what happened when RARA sold its second building and the new tenants failed. I want to be sure this building is not left vacant for a considerable amount of time. **Obviously as a recreational type building the initial design is relatively specific. However, given the number of inquiries we get regarding recreational type uses within the City, I would not foresee this building remaining vacant due to a demand issue, even if it would require several different users locating within the building to fully occupy it. In addition, the building will have a relatively open design so it could be repurposed with interior walls for a different user if that was the direction the market at the time.**
- Drive thru - who is the expected tenant? **At this time there is no specified tenant.** If it is a high density drive thru - Chik-fil-a or Starbucks - is there enough circulating space for them? **The site plan provides the required number of stacking spaces required by the recently amended ordinance and the drive through facility is permissible by the consent judgement.**
- Why wasn't this brought to Council in a closed session first? We reviewed the VoRH request for Starbucks in closed session. Is the consent agreement different between the 2 sites. **The main difference between the 2 processes is that the Starbucks at Von Muer required an amendment to the consent judgement. This particular application for the former Grand Sakwa property is in compliance with the current consent judgement and is being processed as a site plan. If this proposal required an amendment, it too, would likely be brought before council as a closed session item for discussion prior to any potential amendment. I would expect a tree permit or drive thru to come to Council, yet this request only specifies tree removal. As a consent judgement the entire process is handled by the City Council. The resolution included includes both the site plan and tree removal permit.**
- Traffic study - On Adams Rd we now have a car wash opposite the Meijer gas station and a lot of traffic for Marketplace drive (bank, Meijer, Walmart, shopping center, hotels, existing industrial space, restaurants, etc.)

which is close to the gas station/car wash. Currently exiting traffic gets backed up on Marketplace Drive. And add the new hawk light just down the road and we have a lot going on in a short space. What is the anticipated increase in traffic in this area? Have we done a traffic study in the area? Have we looked into additional traffic signals in the area? A traffic study was discussed during the development process. However, the proposed uses do fall within the allowable uses that were originally permitted by the consent judgement and its subsequent amendments. Therefore, it was ultimately determined that a traffic study would not be required. If this request represented an increase in the amount of development allowed or originally anticipated by the Consent Judgment then a traffic study could have been more easily supported. But again, this is within the original parameters of overall development intensity of the consent judgement.

- Who owns the property? Is this still owned by Grand Sakwa? Or is the developer renting the property from Grand Sakwa? The property is owned by the applicant, Mr. Grenadier. It was purchased in August of 2021.
- Easements and driveways into the Meijer lot - will traffic be able to exit thru the Meijer lot or Meijer gas station? Traffic will be able to traverse the site(s) through the parking lots and cross connections. Cross connections are promoted as a part of the process. This ultimately reduces traffic flows on all means of access by decipating the traffic across multiple routes. How will cut thru traffic be handled? It looks like they are adding 2 driveways into the Meijer lot and 5 onto Industrial Drive. Does anyone else (property owners/tenants) have to approve the drive thru easement - like Culvers with Carwash Express? The easement to the west side of the site will need to be secured from Kostal. Those conversations have been ongoing during the site plan review process.

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Chris McLeod

Planning Manager
Planning & Economic Development

248-841-2572
rochesterhills.org

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Leanne Scott <scottl@rochesterhills.org>

Mon, Aug 12, 2024 at 4:32 PM

To: "Ryan (City Cell) Deel" <deelr@rochesterhills.org>, "David (Personal) Walker" <walkerd@rochesterhills.org>, "David (Personal) Blair" <blaird@rochesterhills.org>, Jason Carlock <carlockj@rochesterhills.org>, Carol Morlan <morlanc@rochesterhills.org>, Marvie Neubauer <neubauerm@rochesterhills.org>

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Leanne Scott

City Clerk
City Clerk's Office
MiPMC/MMC

248-841-2460
rochesterhills.org