



<b>ADCO Circuits Building Addition</b>	
<b>REQUEST</b>	Site Plan Approval
<b>APPLICANT</b>	Archie Damman Adco Circuits 2868 Bond Street Rochester Hills, MI 48309
<b>LOCATION</b>	North of Auburn, between Crooks and Adams
<b>FILE NO.</b>	85-525.4
<b>PARCEL NO.</b>	15-29-351-012
<b>ZONING</b>	I, Industrial
<b>STAFF</b>	Jim Breuckman, AICP, Manager of Planning

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**Summary**

ADCO Circuits is an electronic manufacturing company specializing in circuit board assembly for a variety of industries. The owners recently purchased the industrial building they had been leasing at 2868 Bond Street with the intention of expanding the building. They chose to pursue building expansion rather than seeking to buy a larger building. They propose to construct a 12,100 square-foot addition onto the 42,723 square-foot building.

Their site has an area of approximately 4.2 acres located on the west side of Bond in the Avon Tech Park. They have identified a need to expand the building’s stockroom, test facilities, document storage and employee lunchroom facilities. New offices will also be reconfigured in the existing building. The site and all surrounding lands are zoned I, Industrial. The use (light assembly) is permitted in the district.

## **Site Plan Review Considerations**

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### ***Landscaping/Tree Removal***

The Tree Conservation Ordinance does not regulate the development. Two trees are being removed and replaced, and interior landscaping will be supplemented, as shown on the attached landscape plans. There are no buffers required as the site is adjacent to Industrial zoning. The new parking lot islands will be curbed and planted.

The proposed landscaping is attractive and meets or exceeds all ordinance requirements.

The landscape plan must be revised to include an irrigation plan and cost estimates for all proposed plant materials. These may be a condition of approval and provided prior to final approval of the site plan by staff.

### ***Wetlands and Natural Features***

This proposal does not impact a wetland or natural feature setback.

### ***Parking***

Parking calculations are shown on the plans. 143 parking spaces are required and a total of 176 are proposed, so the site is in compliance with parking requirements.

### ***Lighting***

No new pole mounted lights are proposed for the site. The only new lighting that is proposed is wall mounted lights that are full cut-off fixtures.

### ***Storm Water Management***

The Department of Public Services has approved the utility and detention for the addition, and any engineering-related permits must be approved by DPS prior to Construction Plan Approval.

### ***Architecture***

The materials proposed for the addition match the existing materials. No windows are proposed on the addition's street facing façade due to the interior layout of the space, but the span of wall is short enough that it should not have a significant impact on the appearance of the façade.

### ***Summary***

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the addition will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 85-525.4 (ADCO Circuits Building Addition).

## Site Plan Approval Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 85-525.4 (ADCO Circuits Building Addition), the Planning Commission **approves** the **site plan** based on plans dated received by the Planning Department on December 22, 2011, with the following findings and subject to the following conditions.

### Findings

1. The revised site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed addition will be accessed by existing driveways, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Because of the design and landscaping, the proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development will not have an unreasonably detrimental nor an injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
5. The addition will allow a long-standing existing business to remain in and reinvest in Rochester Hills.

### Conditions

1. All engineering-related permits must be reviewed and approved by the Department of Public Services prior to construction plan approval.
2. The applicant shall obtain a Land Improvement Permit prior to commencing any work on the site.
3. The plans shall be revised to address comments from the Fire Department in their memo dated January 3, 2012 prior to final approval by Staff.
4. The plans shall be revised to address comments from the Building Department in their memo dated January 2, 2012 prior to the issuance of any building permits.
5. The square footage of the proposed addition shall be corrected on the plans. They currently note that the addition is 9,900 square feet, when it is actually 12,100 square feet.
6. The landscape plan shall be revised to include an irrigation plan and a cost estimate for plant materials.

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Attachments: Site Plans, dated received December 22, 2011, Sheets SP-1, SP-2, SP-3; Landscape Plans, Sheets L-1 and L-2, prepared by NF Engineers; Site Plan, Sheet SD-1 and Floor Plans, Sheets A-101 and A-201, prepared by GAV Associates; Assessing Department memo dated 12/27/11; Building Department memo dated 12/29/10; Fire Department memo dated 1/03/12; Public Services Department memo dated 01/6/12; and Environmental Impact Statement received 01/20/10.

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