



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2012-0355 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: June 27, 2014

SUBJECT: Request for Revised Site Plan Elevations - Holiday Inn Express & Suites - City File No. 12-011, a three-story, 45,981 square-foot hotel on 2.82 acres on Marketplace Circle, north of Adams, land use governed by Consent Judgment, part of Parcel No. 15-30-176-007, Starbest Construction, LLC, Applicant.

REQUEST:

The owner/developer is requesting a Site Plan Amendment Approval to the elevations for the Holiday Inn Express and Suites previously approved by City Council.

BACKGROUND:

The Consent Judgment entered into between the City of Rochester Hills and Grand Sakwa Acquisitions, LLC, places site plan approvals with the City Council. The plans were approved by City Council on November 12, 2012. The Holiday Inn Corporate offices are now changing the elevations of all their Express Holiday Inns, and the applicant has submitted revised elevations showing the new corporate design.

Since this proposed change was aesthetic only there was no basis to take the proposed elevation changes through the Technical Compliance Review process. However, staff is of the opinion that this change is significant enough to warrant a Site Plan Amendment Approval by the City Council rather than an administrative modification available for minor adjustments in accordance with the Consent Judgment.

Attached is a letter from the developer/owner that provides the details for the change, a photo of what was approved being the standard at that time, the new proposed corporate renderings of the elevation, and a materials list. The materials proposed are in line with the materials approved for use within the Consent Judgment. In initial discussions the proposed elevations were grey and red and white. After suggesting that it looked "industrial" the applicant has changed the Exterior Finish Insulation System (E.F.I.S) to earth tone brick to be more in keeping with the other structures within this development. There are no changes in height, number of rooms, or "footprint". In fact, the structure would be slightly lower due to the change to a flat roof from a peak roof.

RECOMMENDATION:

Staff suggests that with the change to the earth tone bricks from the grey, red and white E.F.I.S. the design is in keeping with the general style of the Adams Marketplace and recommends approval.

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

i:\pla\development reviews\2012\12-011 holiday inn\cc\agenda summary[2].doc