



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek
To: City Council, Mayor Bryan Barnett
Date: 1/13/2016
Re: Woodspring Suites, Adams Marketplace and Consent Judgment Requirements.

Technical Compliance Report.

The Process

This memo is being submitted to advise the City Council that the Site Plans for the proposed Woodspring Suites Hotel at the development known as Adams Marketplace has been found to be in **substantial technical compliance**.

In accordance with the requirements 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 Woodspring Suites Hotel Site Plan. The Technical Review Committee is comprised of representatives of each department that review the plans and use the development standards contained in the Consent Judgment. Where the Consent Judgment does not provide standards the reviewers use the appropriate Codes (Fire Code, Engineering Standards, Building Code, and Zoning Code). The Consent Judgment also provides that the City Council serve as the approving body for all city approvals. This would include site plans and variances unusually done by the Planning Commission and Zoning Board of Appeals, respectively.

The Plans have gone through 2 complete submittals. The first was on November 6, 2015 and the most recent submittal was December 22, 2015. All reviewing Departments and agencies have approved the plans.

In the first submittal (November 6, 2015) the plans were forwarded to outside agencies such as the Water Resource Commission, Road Commission, DTE, Consumer's Energy, MDOT, and the like. Their comments were forwarded on to the applicant for incorporation in the plans.

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 City met this timeframe.

The Project

The proposed hotel contains 48,104 sq. ft., 4 stories (6 stories permitted by the Consent Judgment), 123 units on 3.64 acres. The base (1st) floor comprises a footprint of 12,087 sq. ft. with the structure being about 240 feet long by 54 feet wide. The Hotel is designed as an extended stay providing guest laundry facilities but no amenities such as a pool or fitness center. The plan proposes 137 parking spaces which meets the required number of 137 by ordinance.

The exterior is predominantly brick and stone with some fiber cement siding (aka Hardie Board). Elevations are provided along with the site plan drawings.

The final review comments provided by those Departments are included for your review.

The recommendation

With all Departments recommending approval it is requested that the City Council approve the Woodspring Suites Hotel with the following conditions:

1. That at the time of Building Permit submittals the drawings contain:
 - a. the Section references are based on the Michigan Building Code 2012
 - b. That spot elevations are provided around all accessible parking spaces (7)
 - c. That the architect shall confirm that the proposed Use Group Classifications per Section 302 will be R-1 with Use Group B as an Accessory Use
 - d. That the area analysis is corrected using the equation in Section 506.1.
2. That easement agreements in recordable form be provided to create and vacate water main easements as shown on the plans.
3. Provide storm water maintenance agreements, in recordable form, or revise existing as necessary to reflect site improvements .
4. That the Fire Department Connection (FDC) as shown on Sheet SP-2 be relocated to the southeast corner of the building.
5. That a Landscape Improvement Bond be posted prior to the issuance of a Land Improvement Permit (LIP) in the amount of \$68,004 (Sixty-Eight Thousand and Four Dollars).

In summary all other standards of the Consent Judgment, Zoning Ordinance, Engineering standards, and Fire Code requirements are shown to be met on the plans provided.

The Technical Review Committee recommends approval.

Thank You.