



Rochester Hills

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Home Page:
www.rochesterhills.org

Master

File Number: 2012-0355

File ID: 2012-0355

Type: Project

Status: To Council

Version: 1

Reference: 12-011

Controlling Body: City Council
Regular Meeting

File Created Date : 10/01/2012

File Name: Holiday Inn

Final Action:

Title label: Request for Site Plan Approval - Holiday Inn Express & Suites, a three-story, 45,981 square-foot hotel on 2.82 acres on Marketplace Circle, south of M-59 and west of Adams, zoned Consent Judgment, Starbest Construction, LLC, Applicant

Notes: Asad Malik, CEO & President
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Davison Land Surveying
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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Technical Compliance Memo.pdf, Site Plans.pdf, Exterior Daytime.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	11/12/2012					

Text of Legislative File 2012-0355

Title

Request for Site Plan Approval - Holiday Inn Express & Suites, a three-story, 45,981 square-foot hotel on 2.82 acres on Marketplace Circle, south of M-59 and west of Adams, zoned Consent Judgment, Starbest Construction, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Site Plan for Holiday Inn Express & Suites, City File No. 12-011, a 45,981 square-foot hotel located south of M-59 and west of Adams on Marketplace Circle, on Parcel No. 15-30-176-007, zoned by Consent Judgment, based on plans dated received by the Planning and Economic Development Department on October 29, 2012, with the following conditions:

Conditions:

1. That the 22 trees required as part of the Right-of-Way Landscaping (Sec. 138-12.304) shall be relocated to the Adams Road median to locations determined by City Staff to ensure no visual conflicts with turning movements and to maintain appropriate line of sight clearance.
2. Prior to issuing the Land Improvement Permit for this development, the Tree Protective Fencing (TPF) must be installed, inspected and approved by the City Staff. The TPF would be placed to protect the existing trees in the access drive on the eastern portion of the site.
3. Prior to issuing the Land Improvement Permit for this development, the Performance Bonds must be posted in the amount of \$72,900. This amount is the estimated costs for all trees (including ROW requirement met with Adams Road plantings), landscape materials and \$10,000 for irrigation.
4. That any signs shown as part of this site plan submittal not be considered part of the site plan approval. Signs are governed under the Consent Judgment and the City's Sign Ordinance and issued under separate permit.
5. Address comments from the Building Department regarding slope and ADA accessibility concerns at Building Plan submittal.