



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
 Date: 1/11/2016
 Re: **Woodspring Suites (Adams Marketplace)**
Preliminary/Final Site Plan - Planning Review #2

The applicant is proposing to construct a 48,104 sq. ft. four story, 124 unit hotel on the 3.64 acres on the north side of Marketplace Circle, within the Adams Marketplace development. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and the *Grand/Sakwa Acquisitions, LLC v. City of Rochester Hills Consent Agreement* dated April 3, 2003 and the subsequent *First Amendment* dated May 26, 2005. All comments below and in other review letters have been addressed and staff recommends this item be forwarded to the City Council per the consent judgment for consideration.

1. **Zoning and Use** (Section 138-4.300). The site is zoned ORT Office, Research and Technology however the consent judgment dictates the permitted uses for the property. Hotels and conference centers are permitted.
2. **Site Layout** (Section 138-5.100-101). The proposed project is in compliance with the dimensional requirements of the consent judgment as indicated in the table below.

Requirement	Proposed	Staff Comments
Max. Height Hotels: 6 stories	4 stories	In compliance
Min. Front Setback (Marketplace) 30 ft.	241+ ft.	
Min. Side Setback (east/west) 25 ft./25 ft.	63+ ft (east)/111+ ft. (west)	
Min. Rear Setback (M-59) 50 ft.	71+ ft.	

- a. The site has four internal cross access connections, two to the site to the east and two to the west. Appropriate cross access easements must be provided.
- b. In an effort to improve pedestrian access, a sidewalk into the site has been provided to connect to the sidewalk along Marketplace Circle, along with crosswalk striping when crossing the parking lot.

3. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
Shielding/Glare Lighting shall be fully shielded & directed downward at a 90° angle Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	12 building mounted & 4 pole mounted fixtures with full cut offs & flat lenses	In compliance
Max. Intensity (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	4.9 on-site, less than 0.5 at ROW & property lines	In compliance
Lamps Max. wattage of 250 watts per fixture LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	LED fixtures, 139 watts	In compliance
Max. Height 24 ft.	24 ft.	In compliance

4. **Parking and Loading (138-11.100-308)**, Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
Min. # Parking Spaces Hotel: 1.1 space per room = 137 spaces	137	In compliance
Max. # Parking Spaces 125% of Min. = 171 spaces		
Min. Parking Space Dimensions 75° to 90° = 10 ft. x 18 ft. w/ 24 ft. aisle, width may be reduced to 9 ft. for employee parking	10 ft. x 18 ft. w/ 24 ft. aisle	
Min. Barrier Free Spaces 2 + 3.33% of total spaces = 7 BF spaces 11 ft. in width w/ 5 ft. aisle	7 BF spaces 11 ft. in width w/ 5 ft. aisle	
Setbacks 10 ft. from internal drives	10+ ft.	
Loading Space No requirements in the ORT districts; however, sites shall be designed such that trucks & delivery vehicles may be accommodated on the site	10 x 40 ft. loading area at the northeast corner of the building	

5. **Dumpster Enclosure (Section 138-10.311)**. A dumpster enclosure is depicted on the northwest corner of the building screened with a metal gate and masonry material that matches the building.
6. **Landscaping (Section 132-12.100-308)**. A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Buffer D (M-59: 430 ft.) 25 ft. width + 2.5 deciduous + 1.5 ornamental + 5 evergreen + 8 shrubs per 100 ft. = 11 deciduous + 7 ornamental + 22 evergreen + 34 shrubs	10 deciduous 1 deciduous (existing) 7 ornamental 22 evergreen 34 shrubs	In compliance
Parking Lot: Interior 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 3,100 sq. ft. + 21 deciduous	3,100 sq. ft. 21 deciduous	
Parking Lot: Perimeter (280 ft.) 1 deciduous per 25 ft. (of parking lot facing Marketplace Circle) + 1 ornamental per 35 ft. + continuous shrub hedge = 12 deciduous + 8 ornamental + 93 shrubs	12 deciduous 8 ornamental 93 shrubs	
Right of Way (Marketplace Circle: 230 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 7 deciduous + 4 ornamental	7 deciduous 4 ornamental	
Stormwater (640 ft.) 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = 10 deciduous + 7 evergreen + 26 shrubs	10 deciduous 7 evergreen 26 shrubs	
TOTAL	60 deciduous 1 deciduous (existing) 19 ornamental 7 evergreen 153 shrubs	The proposed landscape plan meets all required plantings on-site

7. **Architectural Design** (*Architectural Design Standards*). The proposed building consists of ledge stone veneer and hardiboard panels in neutral colors. The proposed building has been designed to generally meet the intent of the Architectural Design Standards and is compliance with the consent judgment which states that:
- a. Buildings shall provide varied architectural features.
 - b. Building materials shall be brick, masonry, natural stone or similar materials, wood, metal and glass EIFS and pre-cast concrete panels.
 - c. Sides and rear of building not facing Adams or M-59 may be of a similar appearance but may be of a different material which in is harmony with the other materials.
 - d. Building entrances shall utilize windows, canopies and/or awnings.
 - e. Building facades visible from Adams or M-59 shall be similar in appearance to the front façade.



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Michael Taunt Survey Technician
To: Sara Roediger, Manager of Planning
Date: January 11, 2016
Re: Woodspring Suites, City File #15-020, Section #30, Legal Plan Review #2

I have reviewed the site plan received by the Department of Public Services on December 23, 2016, for the above referenced project. I recommend approval.

The applicant is reminded that, in due course, the following will be required.

Provide easements agreements, in recordable form, to create and vacate water main easements as shown on plans.

Provide storm water maintenance agreement, in recordable form, or revise existing agreement as necessary to reflect site improvements.

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FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: January 5, 2016
Re: Woodspring Suites Review

SITE PLAN REVIEW

FILE NO: 15-020

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above referenced site plan contingent upon the following condition being met.

1. On sheet SP-2 relocate the Fire Department Connection to the Southeast corner of the building as discussed with Andy Wozniak of Zeimet, Wozniak & Associates on January 3, 2016 via phone and subsequent email and attachment dated January 4, 2016.

Lt. James L. Bradford
Fire Inspector



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC *JRB*
To: Sara Roediger, Manager of Planning
Date: January 4, 2016
Re: Woodspring Suites, City File #15-020, Section #30
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on December 23, 2015, for the above referenced project. Engineering Services does recommend site plan approval.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/bd

c: Allan E. Schneck, P.E. Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Sheryl McIsaac, Office Coordinator; DPS
Paul Shumejko, P.E., PTOE, Transportation Eng.; DPS

Paul Davis, P.E., City Engineer/Deputy Director; DPS
Keith Depp, Staff Engineer; DPS
Sandi DiSipio; Planning & Development
File



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CPH*
To: Sara Roediger, Planning Department
Date: December 29, 2015
Re: Woodspring Suites
Sidwell: 15-30-176-010
City File: 15-020

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: SP-1 thru SP-5, T-1, L 101, 102, 501, 502, ES-1, A1.1, A1.2, A2.1 and A2.2

Approval recommended base on the following being addressed on building permit documents:

Section references are based on the Michigan Building Code 2012.

Civil Drawings

1. Provide spot elevations around all accessible parking spots. Slopes cannot exceed 2% in any directions. Please check the slopes on the easterly accessible space in the front of the building.

Architectural Drawings

1. 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.
2. Correct the area analysis using the equation in Section 506.1.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



To: Sara Roediger
From: Gerald Lee
Date: January 11, 2016
Re: Woodspring Suites
Review #2
File No. 15-020

Forestry review pertains to public right-of-way tree issues only.

Site Planting Plan, Sheet L101

The 15' corner clearance/sight distance triangle, shown at the intersection of the asphalt pavement (driveway) and Marketplace Circle, is acceptable. It is preferred that a 25' triangle be shown at this intersection.

No additional comment at this time.

GL/cf

cc: Maureen Gentry, Planning Assistant