



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek
To: City Council, Mayor Bryan Barnett
Date: 11/2/2012
Re: Holiday Inn Express, Adams Marketplace and Consent Judgment Requirements

This memo is being submitted to advise the City Council that the Site Plans for the proposed Holiday Inn Express at the development known as Adams Marketplace has been found to be in **substantial technical compliance**. In accordance with the directions 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 Holiday Inn Express Site Plan.

As a point of order, the Consent Judgment establishes the City Council as the authority to approve site plans and grant any variances that may be necessary. In this case there are no variances involved in this project. Hotels are a permitted use and the height is limited to 6 stories per the Consent Judgment.

The project consists of an 83 room, 3 story hotel located on Marketplace Circle between the Meijer's store and the Grand Tavern restaurant. The site is 2.82 acres. The plan has been designed to accommodate vehicular and pedestrian access to the undeveloped adjacent site to the west. Ordinance requires 91 parking spaces and 92 are provided.

The Plans have gone through 2 complete Technical Reviews. The first was filed on September 7, 2012 and the second was filed on October 29, 2012. All reviewing Departments and agencies have approved the plans. It should be noted that most of the details of the site plan to meet code requirements were worked out in numerous concept meetings with the Fire Department, Engineering, and Planning Department prior to their first submittal on September 7, 2012.

The Technical Committee consisted of representatives from the Building, Engineering, Traffic Engineering, Fire/EMS, Planning and Economic Development, Parks and Forestry, and Assessing Departments. In the first submittal (September 7, 2012) the plans were forwarded to outside agencies such as the Oakland County Drain Commission, Road Commission, DTE, Consumer's Energy, MDOT, and the like. Only the Water Resource Commission responded by advising that Soil Erosion fencing was required. Their comments were forwarded on to the applicant for incorporation in the plans. All other outside agencies had no comments.

Each member of the Technical Review Committee evaluated the plans against the provisions of the Consent Judgment along with applicable codes, development standards 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 proposed facility is designed with typical provisions for the business traveler. Such amenities include a fitness center and an indoor swimming pool. The developer/owner is a Rochester Hills based Company; Amerilodge Group located on Hamlin Road.

In reviewing the Landscape Plans it was determined that the 6 foot wide grass area between back of curb and sidewalk is too narrow for the planting of trees. Both the Traffic Engineer and Forestry Manager advise that a

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minimum of 10 feet is necessary. Staff has asked and the applicant has agreed to plant the 22 trees in the Adams Road median in locations determined by the City. A condition to this affect is provided in the approval Resolution

The electronic copy of the plans provided as part of this report are the same as those received on October 29, 2012 and reviewed by the various Departments. The plans as submitted are found to be in compliance with all applicable ordinances and provisions of the Consent Judgment and a recommendation to approve is in order as contained within the Amended Consent Judgment, Section 9. Approvals/Additional Requirements: 4. 3.; subject to the following conditions. All conditions are made part of the Resolution.

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 \$62,900. This amount is the estimated costs for all trees (including ROW requirement met with Adams Road plantings), landscape materials and 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.

Thank You.