



CITY of NOVI CITY COUNCIL

Agenda Item ¹
September 8, 2008

SUBJECT: Consideration of the request of Titan Hotel Development, LLC, for approval of a Preliminary Site Plan, Wetland Permit, and Storm Water Management Plan for a proposed Hyatt Place Hotel at the Rock Financial Showplace. The applicant is proposing to construct a 5-story, 132-room hotel and parking lot expansion on 133.72 acres located on the north side of Grand River Avenue, west of Taft Road in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay.

SUBMITTING DEPARTMENT: Community Development Department - Planning ^{Bauh}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The applicant is proposing a 5-story 132-room Hyatt Place Hotel at the Rock Financial Showplace property, on the south side of the existing facility and west of the pond. The two buildings are proposed to be connected with a second story overhead walkway. A new parking lot is proposed east of the existing showplace facility for a net increase of 282 parking spaces. The parking lot is proposed as the first phase of the development plans, to insure adequate parking can be provided for the exposition activities while the hotel is under construction as the second phase of development. Hotels and motels are a permitted use in the EXO Overlay district with approval granted by the City Council, following review and recommendation by the Planning Commission.

The Planning review letter recommended approval of the proposed plans with an interpretation that the location of the loading zone meets the intent of the standard of the Zoning Ordinance to be located at the rear of the hotel building (although near the front of the exposition facility), and that adequate traffic circulation will be provided if the applicant modifies the plans for striping and traffic control islands as identified in the Traffic Engineering review letter. The applicant has agreed to make these modifications on the Final Site Plan. Additional information will be needed for Planning staff review at the time of Final Site Plan consideration including additional information regarding the general condominium proposed for the property, the staff and attorney's review of the Master Deed, and other details as noted in the review letter.

The applicant discussed with Community Development Department staff anticipated changes to the Rock Financial Showplace building for a mezzanine addition to accommodate the overhead pedestrian connection and to allow additional pre-function space for the exposition center. Details of these changes are not finalized at this time. When these plans are finalized it may be possible that the review of changes within the existing facility may be able to be approved administratively, under the recently modified ordinance which allows additions up to 10,000 square feet to be included as administrative review. There may be some minor modifications to the exterior of the exposition center façade to include a stairwell or elevator shaft to accommodate the changes inside the building.

The Wetland and Woodland review letters both recommended approval of the Preliminary Site Plan and necessary permits, contingent on additional information and modifications being made at the time of Final Site Plan review. The Planning Commission approved the Woodland Permit,

contingent on the City Council's approval of the Preliminary Site Plan. The Landscape Review letter recommended approval of the Site Plan.

The Traffic Engineering and the Civil Engineering review letters both recommended approval of the Preliminary Site Plan with additional items to be addressed on the Final Site Plan. The Fire Marshal recommended approval of the plan.

The Façade consultant's review letter indicates that the applicant has moved to bring the façade design into closer compliance with the Façade Chart, as discussed in a meeting with the applicant, the Façade Consultant and Community Development Department staff on August 12th. While the EIFS still exceeds the standards of the ordinance (47%-56% provided, maximum of 25% permitted), the percentage of stone has been increased on each building façade (37%-47% provided). Brick has not been provided as required in Region 1, but the consultant has indicated that the visual quality of the stone illustrated on the sample board is consistent with that of brick. The consultant has further indicated that the proportions of EIFS and stone are well balanced and the overall composition of these materials is consistent with the height and massing of the building. It is the consultant's opinion that the proposed back-lit sloping glass roof element also enhances the design and is consistent with the intent and purposes of the ordinance.

Parking Lot Landscaped Islands

The Planning Commission included a favorable recommendation to the City Council for a waiver of the parking lot landscaped island standard of one landscaped island to be placed every 15 parking spaces in the new parking lot. This recommendation was based on the finding that traffic circulation will be substantially improved without the landscaped parking lot islands. Staff supports the use of interior landscaped islands every 15 spaces in order to reduce the solid expanses of impervious surfaces, to decrease storm water runoff and to create aesthetically pleasing and environmentally enhanced parking areas. Staff cannot recommend a full waiver of the parking lot island standard for the new parking lot since the standard has been applied to other locations throughout Novi for new developments, and even for modifications or additions to existing parking lots, such as the new and redesigned parking lots at Providence Park.

The requirement for a landscaped island every 15 parking spaces is a new ordinance standard since the Rock Financial Showplace was built. At the initial approval of the exposition center, parking lot islands were added to the front (south) parking lot to address some of the concerns of the Planning Commission and the City Council and assist in breaking up the large expanse of pavement. Other areas of the Rock Financial Showplace have only end islands. Attached for reference are some photographs of the existing parking lots at the Rock Financial Showplace.

Staff prepared a graphic showing the proposed parking lot with additional parking lot islands to more closely meet the intent of the ordinance standards. This graphic shows the loss of 20 parking spaces in the new parking lot which is proposed to contain approximately 490 parking spaces. This allows one double parking space island for every 24 parking spaces. The plan continues to provide more parking spaces than required by ordinance for the uses on the site. Therefore, staff suggests that the City Council consider a compromise in the new parking lot by granting the waiver of the specific ordinance standards and approving the concept of adding parking lot islands through the center of the lot, comparable to the sketch proposed by staff.

The Planning Commission held the required public hearing on August 27th and forwarded a favorable recommendation to the City Council for the proposed Hyatt Place Hotel and parking lot expansion, subject to a number of conditions. The draft minutes are attached.

RECOMMENDED ACTION: Approval of the request of Titan Hotel Development, LLC, for approval of a Preliminary Site Plan, Wetland Permit, and Storm Water Management Plan for a proposed Hyatt Place Hotel at the Rock Financial Showplace, subject to approval of the following:

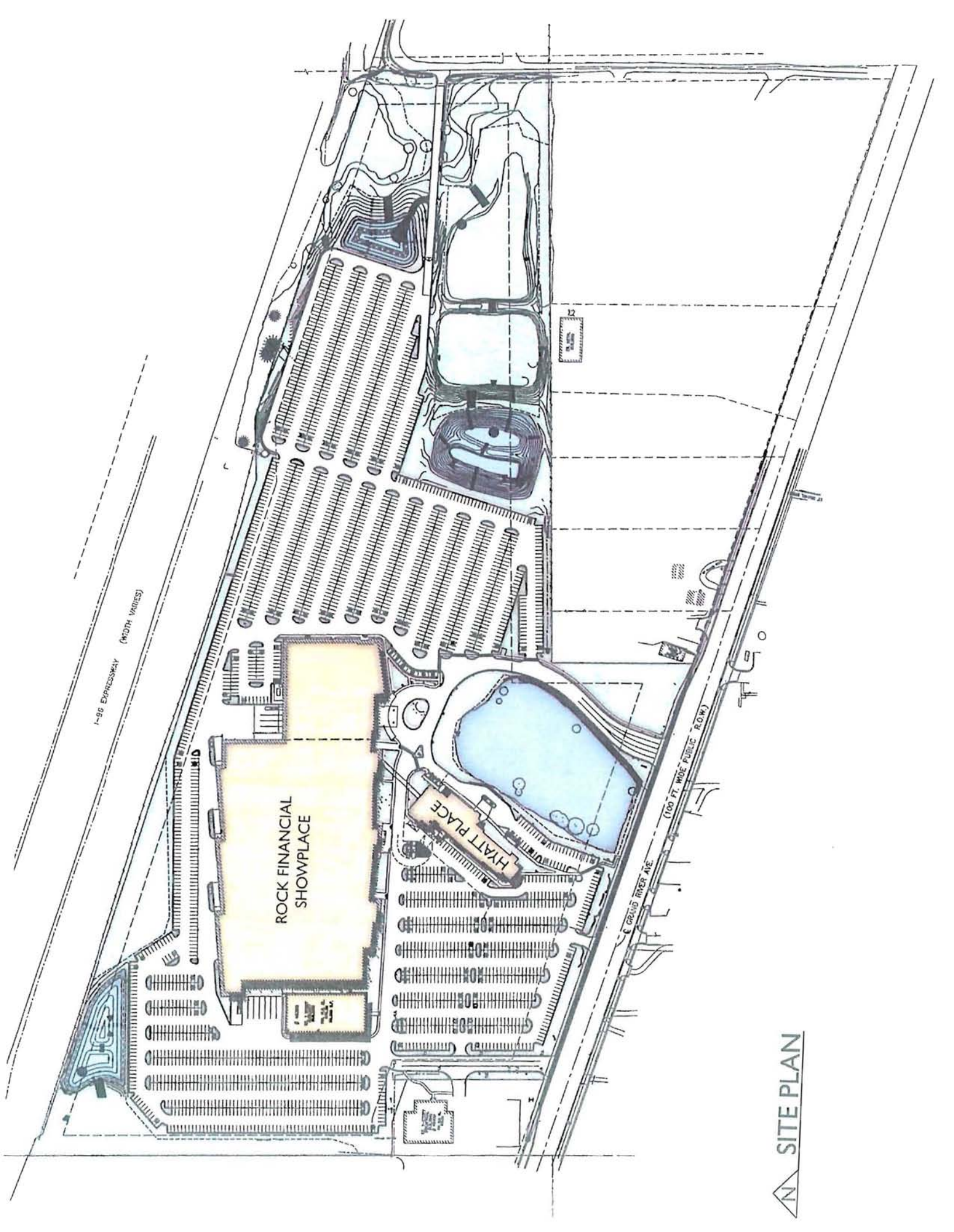
- a. City Council approval of the waiver of the parking lot landscaped island standard for the new parking lot with revisions on the Final Site Plan showing additional landscaped islands comparable to the sketch provided in this packet in order to meet the intent of the ordinance.
- b. City Council Section 9 waiver to permit the percentage of EIFS on all four facades to exceed the Zoning Ordinance maximum standard of 25 percent (47.4 to 56 percent provided), AND A Section 9 waiver of the Region 1 standard of a minimum of 30 percent brick on each elevation (no brick provided), for the reasons stated above and in the Façade Consultant's review letter.
- c. Acceptance of the interpretation that the location of the loading zone meets the intent of Section 2507 of the ordinance, which states that loading and unloading operations shall be conducted in the rear yard, since the loading zone is provided at the rear of the hotel building, and the applicant has indicated agreement to modify striping and end islands in this area per the recommendations of the Traffic Engineer.
- d. Subject to the additional conditions and items listed in the staff and consultant review letters being addressed prior to Stamping Sets.

For the following reasons: because the plans are otherwise in compliance with Article 10A, Article 23A, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**SMALL VERSION
COLORED SITE PLAN
AND
BUILDING ELEVATIONS**



I-90 EXPRESSWAY (WIDTH VARIES)

ROCK FINANCIAL
SHOWPLACE

HYATT PLACE

E GRAND RIVER AVE
(100 FT. WIDE PUBLIC R.O.W.)

N
SITE PLAN



NORTH ELEVATION



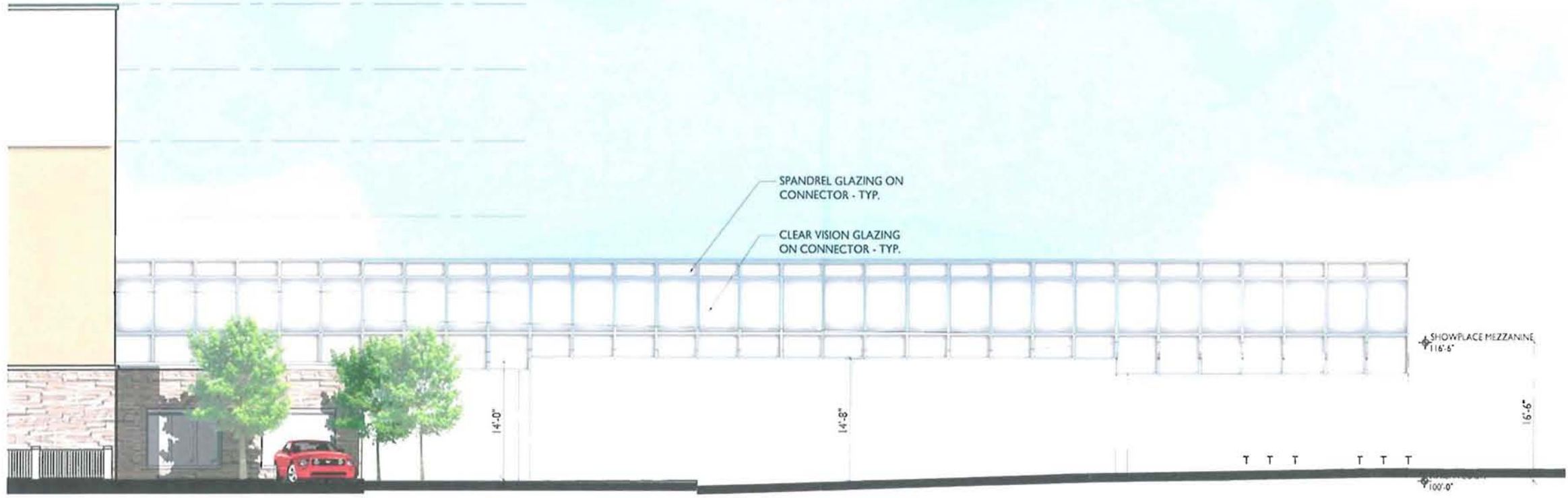
SOUTH ELEVATION



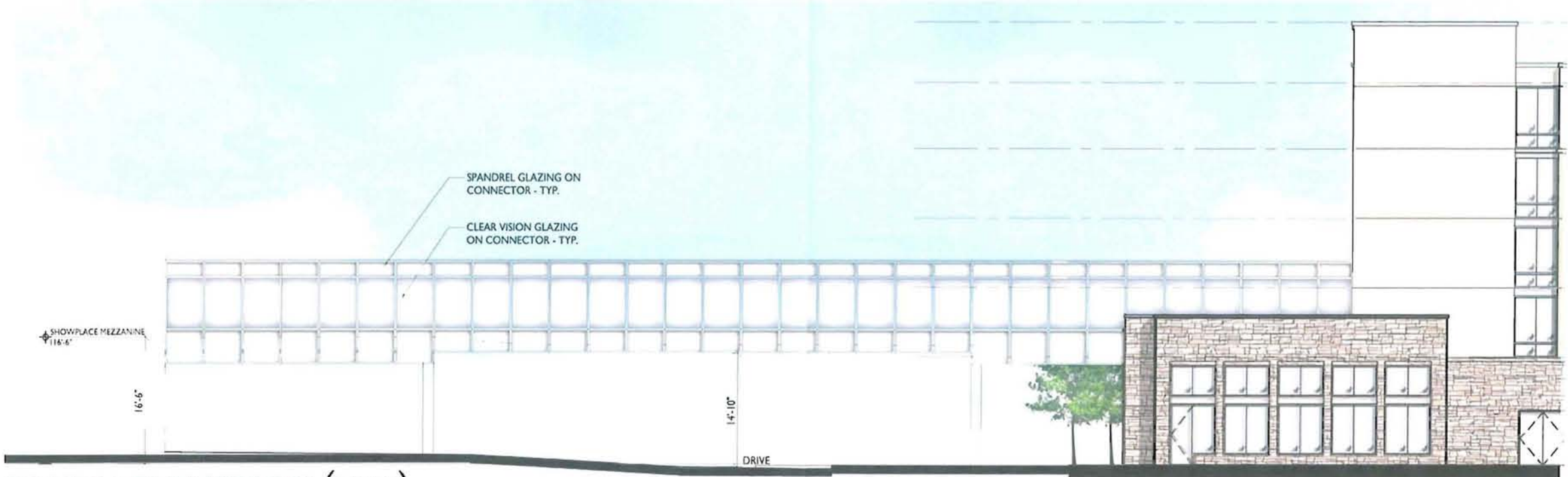
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION (LINK)



SOUTH ELEVATION (LINK)

MAPS

**Location/Air Photo
Zoning**

**Future Land Use
Wetlands and Regulated Woodlands**

SP08-27 Hyatt Place at Rock Financial Showplace

Location Map



CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48376-3024
(248) 347-0415

MAP AUTHOR: Karen F. Reinowski, AICP, PCP



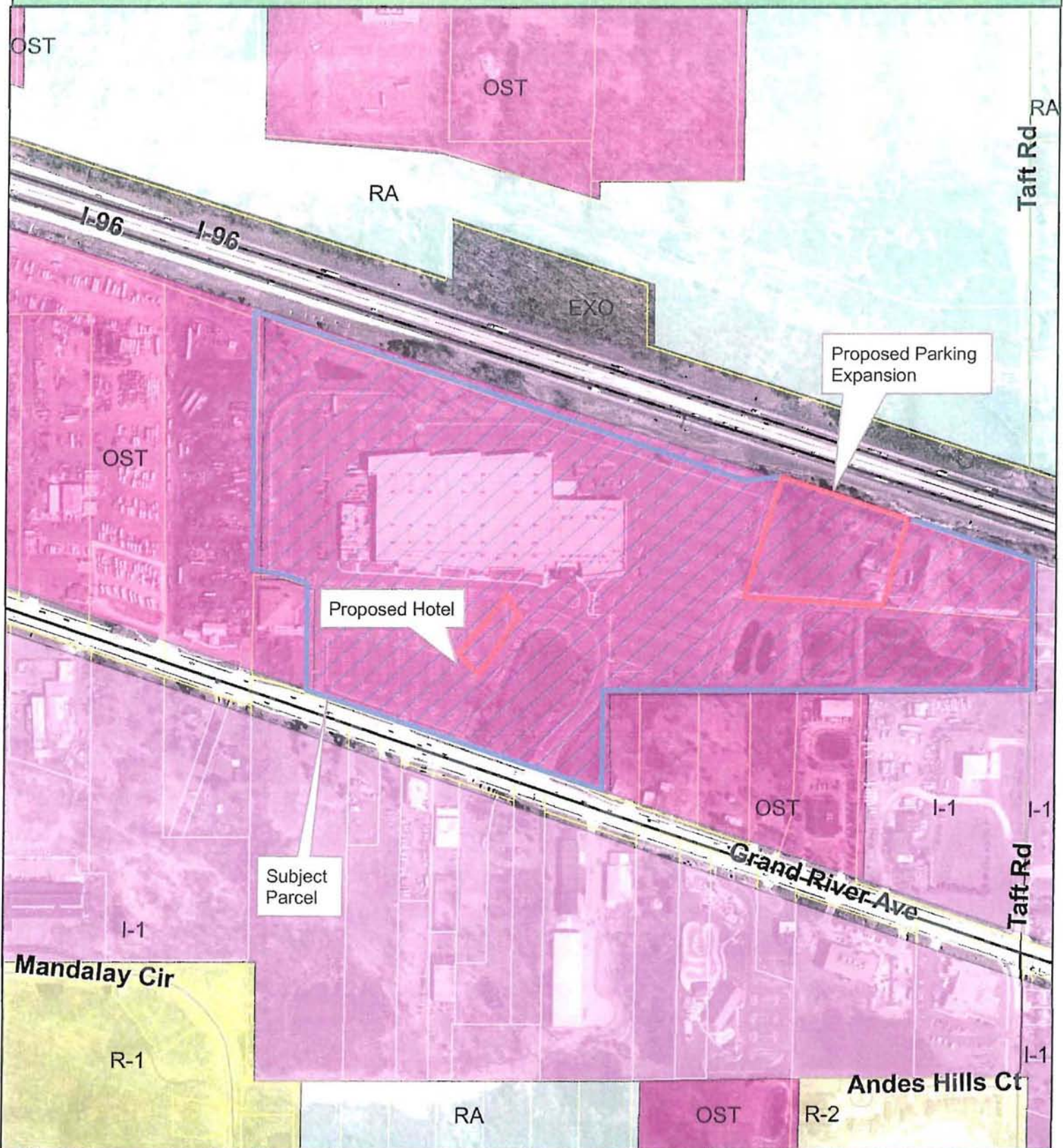
1 INCH EQUALS 454 FEET

MAP PRINT DATE: August 22, 2008

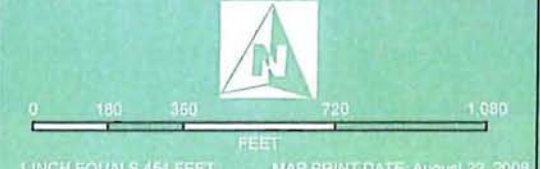
MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

SP08-27 Hyatt Place at Rock Financial Showplace Zoning Map

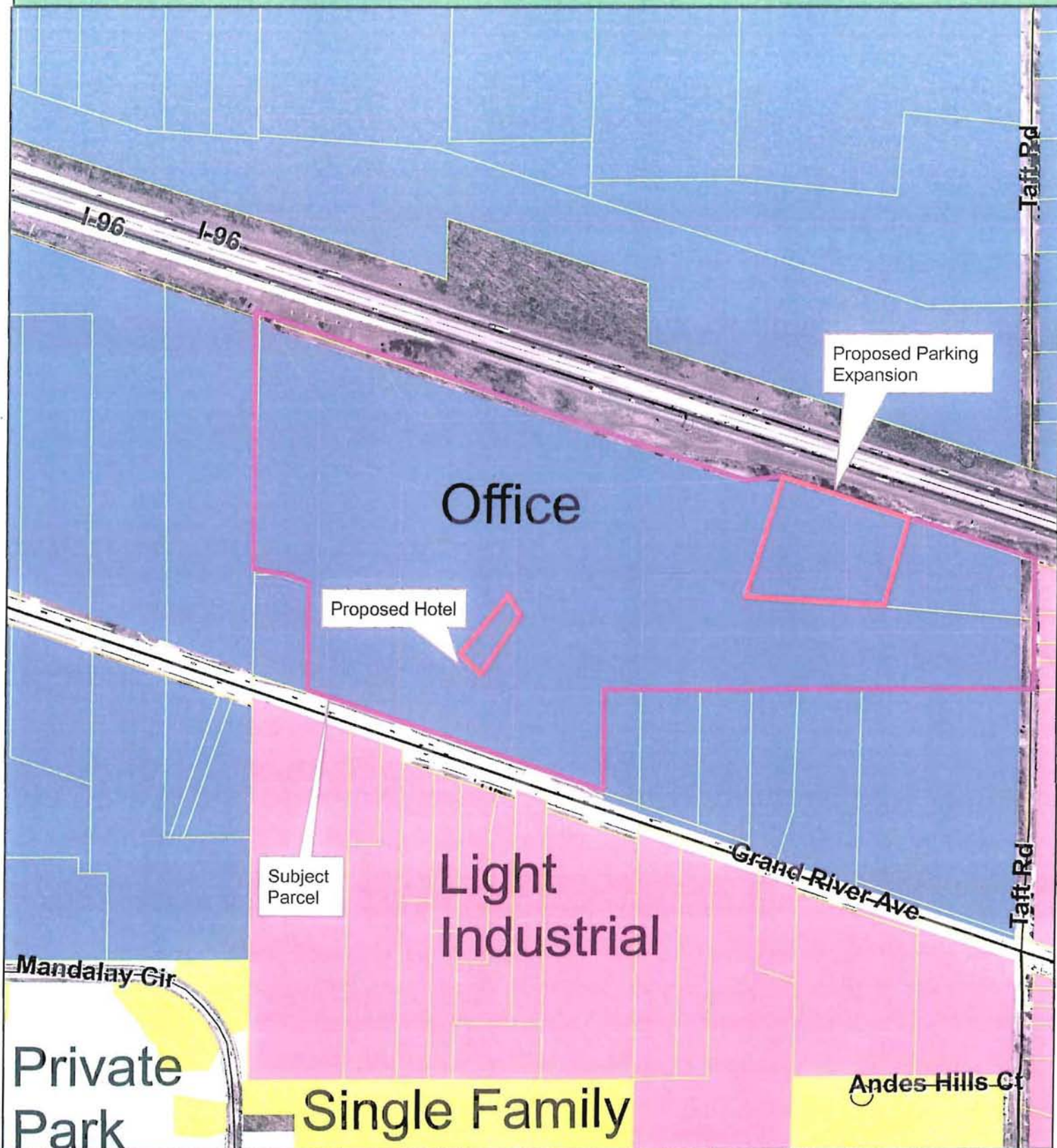


CITY OF NOVI
DEPARTMENT OF COMMUNITY DEVELOPMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415
MAP AUTHOR: Karen F. Reinowski, AICP, PCP



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SP08-27 Hyatt Place at Rock Financial Showplace
Future Land Use Map



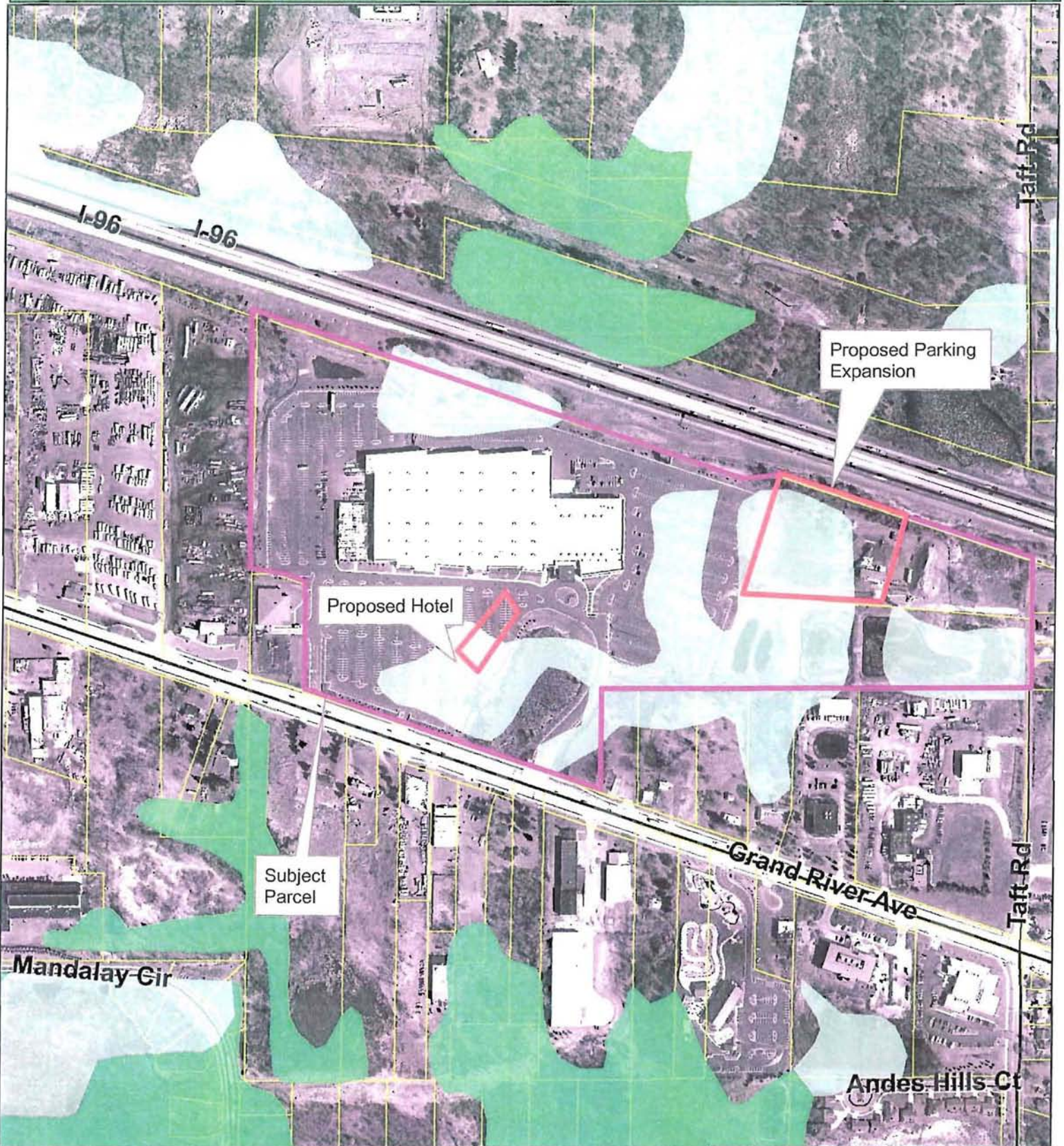
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SP08-27 Hyatt Place at Rock Financial Showplace

Regulated Woodlands and Wetlands



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DEPARTMENT OF COMMUNITY DEVELOPMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415
MAP AUTHOR: Karen F. Renowski, AICP, PCP

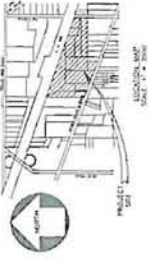


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REDUCED SITE PLAN

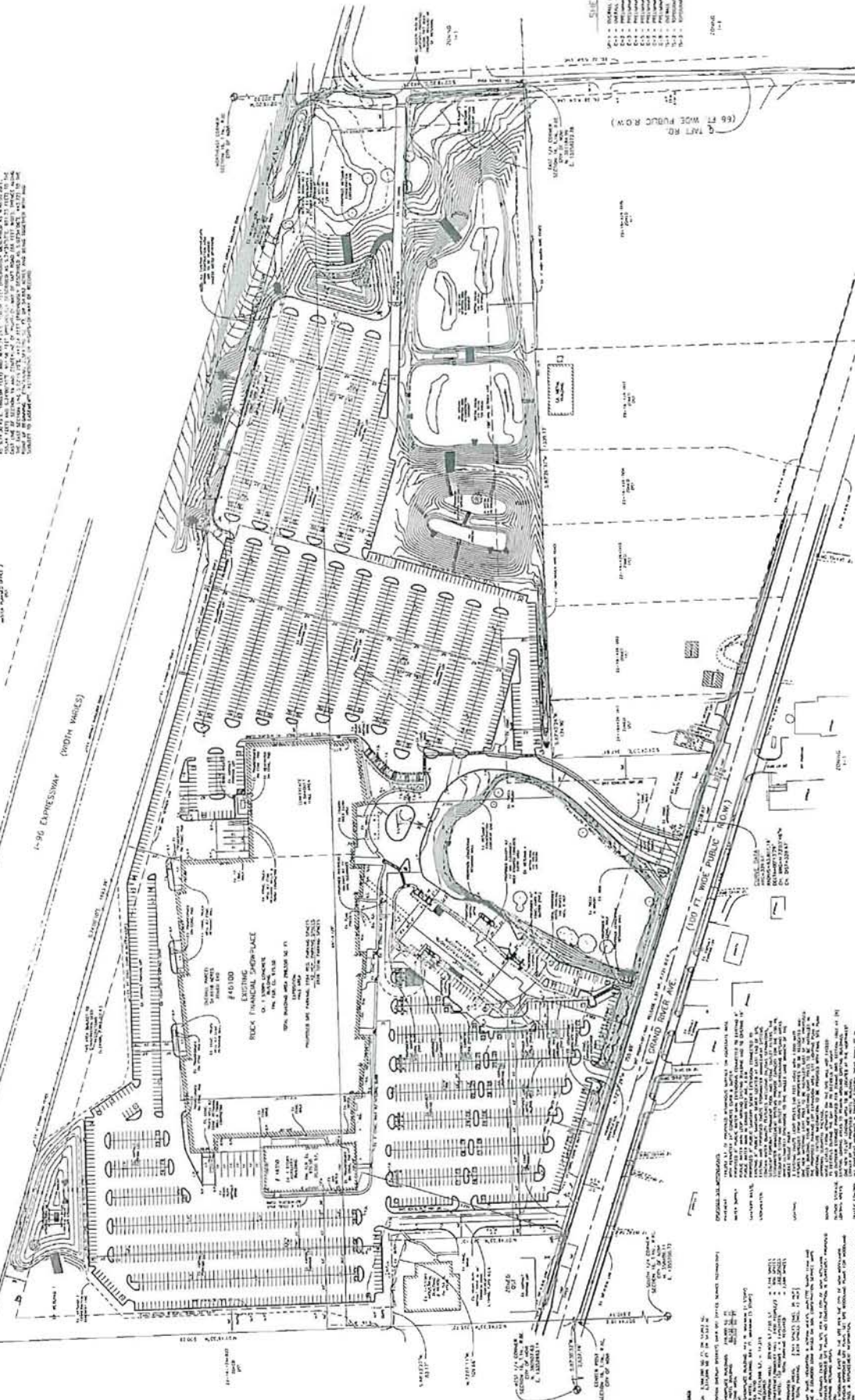
REMARKS:
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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GENERAL NOTES:
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



- LEGEND:**
- 1. EXISTING
 - 2. PROPOSED
 - 3. TO BE REMOVED
 - 4. TO BE ADDED
 - 5. TO BE MODIFIED
 - 6. TO BE PRESERVED
 - 7. TO BE RELOCATED
 - 8. TO BE ENLARGED
 - 9. TO BE REDUCED
 - 10. TO BE REPLACED
 - 11. TO BE RECONSTRUCTED
 - 12. TO BE REFINISHED
 - 13. TO BE REPAIRED
 - 14. TO BE RESTORED
 - 15. TO BE REINFORCED
 - 16. TO BE REWORKED
 - 17. TO BE REVISITED
 - 18. TO BE REVALUED
 - 19. TO BE REVERSED
 - 20. TO BE REVISED

- SHEET INDEX:**
- 1. SITE PLAN
 - 2. FLOOR PLAN
 - 3. SECTION
 - 4. DETAIL
 - 5. ELEVATION
 - 6. EXTERIOR
 - 7. INTERIOR
 - 8. MECHANICAL
 - 9. ELECTRICAL
 - 10. PLUMBING
 - 11. HEATING
 - 12. COOLING
 - 13. LIGHTING
 - 14. SOUNDING
 - 15. SAFETY
 - 16. SECURITY
 - 17. SIGNAGE
 - 18. LANDSCAPE
 - 19. UTILITIES
 - 20. TRANSPORTATION



ENVIRONMENTAL ENGINEERS, INC.
 12715 130th Ave. S.E.
 Bellevue, WA 98005
 PHONE: 206/465-1100 FAX: 206/465-1101

PROJECT: PROPOSED HOTEL PLACE HOTEL AT THE ROCK FINANCIAL SHOWPLACE IN SECTION 18, DANFORD COUNTY, CITY OF MARIETTA, GEORGIA

DATE: 12/15/03

SCALE: 1" = 100'

SHEET NO.: 50-1

PROJECT NO.: 03-001

CLIENT: SHAW HOTEL DEVELOPMENT, L.L.C.
 12715 130th Ave. S.E.
 Bellevue, WA 98005
 PHONE: 206/465-1100

PHOTOGRAPHS OF PARKING LOTS
ROCK FINANCIAL SHOWPLACE



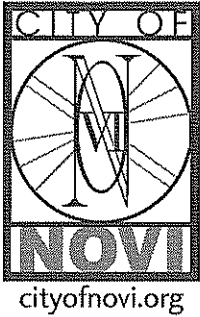
Rock Financial. No Central Islands per 15 Parking Spaces.



End and Central Parking Islands - 15 Space Maximum

**PROPOSED PARKING LOT
SHOWING POSSIBLE LOCATIONS
FOR LANDSCAPED ISLANDS**

**DRAFT EXCERPT MINUTES
PLANNING COMMISSION
AUGUST 27, 2008**



PLANNING COMMISSION

DRAFT COPY

CITY OF NOVI
Regular Meeting
Hyatt Place, SP08-27, Excerpt
Wednesday, August 27, 2008 | 7 PM
Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members Brian Burke, Victor Cassis, David Greco, Andrew Gutman, Brian Larson, Michael Lynch, Mark Pehrson, Wayne Wrobel

Absent: Member Michael Meyer (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Karen Reinowski, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; David Campbell, Traffic Consultant; Rod Arroyo, Traffic Consultant; Doug Necci, Façade Consultant; Tom Schultz, City Attorney

PUBLIC HEARINGS

1. HYATT PLACE HOTEL AT ROCK FINANCIAL SHOWPLACE, SP08-27

The Public Hearing of the request of Titan Hotel Development, LLC, was opened for a recommendation to City Council for Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 16, north of Grand River Avenue and west of Taft Road in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay. The subject property is approximately 54.86 acres and the Applicant is proposing to construct a five-story, 132-room Hyatt Place hotel and an expansion of the parking lot on the site of Rock Financial Showplace.

Planner Karen Reinowski described the project for the Planning Commission. The hotel will be at the front of the property and will be connected to Rock Financial by an elevated pedestrian walkway. The parking area will be to the east. The site is zoned EXO, which is the OST District with an Exposition Overlay, and master planned for Office. To the west and partially in the south the parcels are zoned OST and master planned for Office. The other southerly properties and the parcels in the east are zoned and master planned for Light Industrial. The Woodland Map shows that the site has light woodland cover; though the map is outdated, the Applicant still needs a Woodland Permit. The Applicant also needs a Wetland Permit.

Ms. Reinowski made the meeting attendees aware that at-home viewers were probably not able to see the overhead slides because a repair to the system was still underway.

Ms. Reinowski said the hotel is about 86,000 square feet, and the parking exceeds the City requirement. The first review of the plan was completed in July, and the Staff then met with Applicant and the Façade Consultant to address the proposed façade. The Applicant then stated that the submittal was a phased project with the parking being proposed first. The façade was also modified to come closer to the requirements of the Ordinance. The Planning Commission has purview of the Woodland Permit, though the other motions would be recommendations to City Council.

The Planning Review and the Traffic Review both noted issues with the loading zone and dumpster area. The loading zone is in the northwest corner of the hotel site. This is a high circulation area for pedestrians and vehicular traffic. The Zoning Ordinance requires the loading area to be in the rear yard; Staff believes the proposed loading area meets the intent of the Zoning Ordinance by being in the rear of the building. The area though, is the front yard of Rock Financial. The OST District is about 600 feet away and Grand River is about 500 feet away; this location will have little or no impact on the adjacent properties. Staff recommends that the Planning Commission recommend to City Council that the location meets the intent of the Zoning Ordinance, based on the site location and proximity to adjacent properties and rights-of-way. The Traffic Consultant notes that the design of the loading area should be refined to better direct traffic flow while separating the loading zone from the maneuvering lanes and improving overall sight distance. The Applicant's modifications were shown in green to the Planning Commission; an end island would be added adjacent to the loading zone. The other end island and barrier-free spaces would be redesigned. This

would assist in meeting the intent of the Zoning Ordinance standard by better separating the loading zone from other areas of vehicular and pedestrian circulation. Additional landscaped areas will also be added to the site.

The dumpster is in the same general location. The dumpster is next to two barrier-free spaces, with four others nearby. The current configuration does not show an end island; it's more of a strike-out area with a different configuration for the proposed parking spaces. This design kind of provides a better barrier. The Zoning Ordinance states that the dumpster enclosure needs to be located as far away as possible from the barrier-free spaces. Therefore, a physical separation such as an island should be provided as a minimum, or the two spaces need to be relocated in order to meet the standard of the Zoning Ordinance and avoid the Applicant's need to seek a ZBA Variance. The changes proposed by the Traffic Consultant will still maintain appropriate access to the dumpster while meeting the standards of separating the dumpster from the barrier-free spaces and eliminating the need for a ZBA Variance.

The Applicant responded that they do not intend to redesign the area as recommended. Rod Arroyo and Dave Campbell from Birchler Arroyo, the Traffic Consultants, were available at the meeting to discuss the Traffic Review.

The Planning Review also noted that review and approval of the amended Master Deed and associated exhibits is required, including verification that all outstanding matters in the Master Deed are satisfactorily addressed. The Deed Restriction for the sidewalk safety path on Taft Road, as provided in the City Council November 12, 2002 motion approving Rock Financial, must be addressed.

Ms. Reinowski said that the Zoning Ordinance has changed and adjacent parking spaces are now limited to no more than fifteen in a row without a landscaped island. The proposed parking lot must be redesigned, or the Planning Commission can make a recommendation to City Council that a Waiver be granted based on the finding that the traffic circulation would be substantially improved without the islands. The remaining traffic and planning issues can be addressed on the Final Site Plan.

The Façade Review from August notes that two Section 9 Waivers are necessary. One Waiver is to permit the percentage of EIFS to exceed the maximum percentage on all four façades, and the second Waiver would waive the Region One standard that requires a minimum 30% brick on each façade. The Planning Commission should make a recommendation to City Council regarding these two Waivers. The Façade Consultant supports the Waiver requests; Consultant Doug Necci was also in attendance at the meeting to discuss the façade. The Façade Review requires the dumpster enclosure to be constructed of 100% stone, matching the building.

The Woodland Review notes that Preliminary Site Plan approval is recommended contingent upon minor items to be addressed on the Final Site Plan. The Consultant also recommends that the Applicant consider the use of pervious pavement for the parking lot addition, and encourages the extension of the proposed Wetland Conservation Easement to the eastern portion of the property, where it would include the area where onsite woodland replacements are located.

The Landscape Review, Wetland Review and Engineering Review all noted minor items to be addressed at the time of Final Site Plan submittal. The Fire Department Review did not have any issues with the plan.

Blair Bowman addressed the Planning Commission on behalf of Titan Hotel Development, LLC and TBON, LLC. He introduced his architect, Scott Bowers. He said they have been on a long road to reach this Planning Commission meeting with a hotel component for the Rock Financial Showplace site. This will result in a full-service convention, conference and exposition facility. He believed the Hyatt product was one of the highest quality approaches he could take. The product appeals to the upper-end of the business traveler among the many hotel programs. It fits very nicely into the overall business scheme of Mr. Bowman's Showplace project. From a façade standpoint, he felt the proposed hotel fits well with the existing facility.

Mr. Bowman said he had no problems with working with a redesign of the loading area. This would include a redesign of the islands and a relocation of the barrier-free spaces. He would like to move those spaces closer to the rear entrance of the facility, though the question becomes where to put them. Ultimately, after looking at eight or nine

potential locations for the hotel, the proposed location emerged as the best suited in terms of convenience, attachability, visibility and site circulation. In doing so, the hotel is in the front yard of the Showplace. There is no perfect solution for the loading zone. He felt this was the best area for the loading zone.

Mr. Bowman said a key component of this plan is the additional parking area. This is a great improvement over the former Expo Center, from a traffic management standpoint and a parking standpoint. There are occasions where more parking room is necessary, so this plan proposes to construct more parking than what is required by the hotel plan. He noted that when the Showplace was approved at a previous City Council meeting, then Council Member, now Mayor Landry, suggested that the number of landscape islands be increased in the front of the site, along with increasing the berming and the front side landscaping; this was done and Mr. Bowman was glad that it had been. It was still acknowledged that the site did need circulation and the capability of handling events that utilize the site for ride and drives and so forth. The maintenance of the parking lot was considered as well. Mr. Bowman compromised and for the outer lying parking areas, which are screened by natural vegetation along the expressway and highly non-visible from Grand River, he simply requested that this recommendation for a Waiver be made to City Council so that all those landscaped islands would not need to be designed. He was landscaping the perimeter and placing some islands, but not all the islands necessary have been proposed. He said this design is consistent with the look and feel of the existing parking lot.

Mr. Bowman offered to answer to any questions. He said that in this economy it is tough, but this hotel will give them the opportunity to draw in delegates for conventions and conferences, which really bring in the offsite spending and economic spin-off, for which he is pleased to accomplish as the only private-sector operation of this kind in the state of Michigan.

No one from the audience wished to speak. Member Gutman read the correspondence into the record:

- Jitendra Jagirdar, Grand River: Thought the area was overbuilt with hotels and this would bring crime to the area.
- Sheridan Anderson, Grand River: Objected to the five-story height.
- Richard DeMaria, Grand River: Approved because there is a need for a hotel and it will provide jobs and support local businesses.
- James Frankfurth, Grand River: Approved of the request as it represented a continuation of development and is good for the City.

Chair Pehrson closed the Public Hearing.

Member Wrobel thought the hotel was a good idea and he supported it in principle. He asked if the hotel parking was separate from the general parking. Mr. Bowman said that there will be dedicated parking and wayfinding signage on Grand River for this area. When the Showplace is busy, he expected that 90% of the hotel occupants would be participants in the events. They will continue to manage the parking via parking attendants. Member Wrobel did not want hotel guests to have a problem finding parking space. Mr. Bowman responded that the parking on the south and east sides of the site, along the wetland area, will be easily designated and controlled during the Showplace's busiest public events for just that purpose. From their due diligence, they know that the hotel will be occupied by the exhibitors. That said, their vehicles will already be on site for their show.

Member Wrobel thought the loading dock was not in the right place. Mr. Bowman said that they would be managing their deliveries, as this hotel is part of the whole Showplace operation. Deliveries would not be brought in during the course of major events. He would be able to control that. The loading zone is required as a part of the hotel. His greater preference would be to eliminate this loading area, and work with the existing loading facilities, but the hotel needs to maintain independence and it is a requirement of this process, Mr. Bowman felt that this location was the best he could offer.

Member Wrobel asked if the height of the passageway was sufficient. Civil Engineer Lindon Ivezaj responded that the only problem he could think of would be for fire trucks, and Fire Marshal Evans was not concerned.

Member Lynch asked for clarification of the parking and the loading dock. Mr. Bowman said that there is a diversity of areas for barrier-free parking. The original design clustered the barrier-free parking, and now the spaces have been

dispersed. Similarly, the requirements are met, but he understood that there are some spaces that need to be blocked off or relocated. Mr. Bowman thought they could be relocated closer to the rear entrance. This will be quite a bit different than a standard rear entrance, in light of its location. This will function much more like a true entrance. Member Lynch thought it was a good idea to spread the spaces around. Mr. Bowman said over the years he has had to provide hundreds of additional barrier-free spaces during his events. Member Lynch confirmed that Mr. Bowman was going to work with the City on this issue. Mr. Bowman agreed and said the original stance in the response letter was provided by his engineer who did not consult with Mr. Bowman first.

Member Burke thanked Mr. Bowman for completing the Showplace vision. He asked which hotel chains were under consideration. Mr. Bowman said he looked at most every chain. The whole industry is trending away from full-service hotels, and he provides meeting and convention space at the Showplace. The Hilton Garden Inn was considered and has since gone in north of I-96. Spring Hill Suites was also considered. Mr. Bowman was most excited about being in the first wave of this product style to be built. The hotel chain worked with Mr. Bowman to allow more "pre-function" space – serving areas, meeting space, larger pool, etc. This hotel will maintain a family environment.

Member Burke asked whether the chain had certain criteria that had to be met. Mr. Bowman said their branding is very important to them – as evidenced by the converted AmeriSuites. Mr. Bowman had to work with the chain on a palatable façade on which they could both agree.

Moved by Member Burke, seconded by Member Gutman:

In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Preliminary Site Plan subject to: 1) The Applicant clarifying the proposed phasing of the plan, with Phase 1 being the parking lot and Phase 2 being the hotel; 2) Construction of the dumpster enclosure with 100% stone, which is the same as the building going in in order to meet the standards of Section 2520 of the Zoning Ordinance; 3) City review and approval of the Master Deed and associated Exhibits, including verification that all outstanding Master Deed-related issues are satisfactorily addressed, including the deed restriction for the sidewalk/safety path on Taft Road, as provided in the City Council motion for approval of Rock Financial Showplace (formerly known as Novi Expo Center) on November 12, 2002; 4) A Planning Commission recommendation to City Council for a Waiver from the parking lot landscaped island standard, based on a finding that traffic circulation will be substantially improved without the landscaped parking lot islands, per the standard of Section 2509.3.c.4.c of the Zoning Ordinance; 5) The Applicant relocating the barrier-free spaces away from the dumpster, as per the standard of Section 2503.2.f.7 of the Zoning Ordinance, which may be accomplished by the redesign of the loading area as discussed in the Traffic Consultant's review letter; 5) City Council granting a Section 9 Waiver to permit the percentage of EIFS on all four façades to exceed the Zoning Ordinance standard per Section 2520 of the Zoning Ordinance, and not to exceed the percentages in the Façade Consultant's review of August 20, 2008; 6) City Council granting a Section 9 Waiver from the Region 1 standard to provide a minimum 30% brick on each façade; 7) A Planning Commission recommendation to the City Council that the location of the loading zone meets the intent of Section 2507 of the Zoning Ordinance; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; for the reasons that the plan is otherwise in compliance with Article 10A, Article 23A, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance.

DISCUSSION

Member Cassis wondered why Mr. Bowman would not have located the hotel on the expressway. Mr. Bowman responded that the key suggestion he received was to put the heads and beds over the meeting space. Being a truly-connected hotel (to the Showplace) then became important. Placing the hotel elsewhere on the site would have created circulation issues, topography issues, and exposure issues as they relate to the overall look of the facility. The connection to the Showplace became the determining factor. Signage will be a step in his planning process. The parking will be in excess of what he thinks he needs, and this will be an attractive hotel that is architecturally in concert with the Showplace. Mr. Bowman said he has a management company that will include this hotel in their portfolio of thirteen. They have already been acting in a consultant capacity.

Member Cassis asked about the façade. Façade Consultant Doug Necci recommended the Waivers because the Applicant has done the best with what materials he has. The stone is equivalent to brick in his opinion. There is a natural stone on the lower portion of the building. The bigger concern is that there will be an illuminated beacon, but the rendering shows that this will be very subtle when lit at night. It blends with the architecture. Member Cassis thought this was a good project. It will bring jobs and taxes. He supported Mr. Bowman and his project.

City Attorney Tom Schultz said that this project is a general condominium, though Mr. Bowman said to Member Wrobel that it was a site condominium. Mr. Bowman apologized for the mistake.

Chair Pehrson asked about the pervious surface request. Mr. Bowman said he has not considered the request. Although he knew that technology has come a long way, he said his clients are looking for standard pavement. From a maintenance standpoint, he'd prefer to use the traditional materials.

Chair Pehrson asked how the parking lot attendants would address the hotel parking lot. Mr. Bowman said that check-in times for hotel patrons are opposite of the peak parking times. He didn't expect a tremendous amount of interference. Even when past events created a lot of traffic, he still kept the traffic flowing and did not have back-ups. He really anticipated a sold-out hotel (by the participants) in conjunction with the big events. Patrons can use the main entrance where no fees are collected. If the patrons come in through the east or west and indicate that they are hotel guests, they will be marshaled to the hotel.

Traffic Consultant Rod Arroyo was asked to comment on whether the City could be more helpful in moving traffic during peak parking times at the Showplace. Mr. Arroyo responded to Chair Pehrson that the impact of this type of use is very, very low. Because the majority of hotel guests are going to the Showplace, this also reduces the impact. There are some intersections that function at a less than desirable rate according to the traffic impact analysis. There are some other things happening that will help address this issue. Most significantly, the Wixom Road interchange will help. The Beck Road/Grand River interchange is experiencing poor levels of service, but this should improve with the completion of Wixom Road. The Novi/Grand River interchange could improve with the addition of the ring road. This project will work just fine – the hotel's impact to traffic can be handled by the existing system.

ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:

In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Preliminary Site Plan subject to: 1) The Applicant clarifying the proposed phasing of the plan, with Phase 1 being the parking lot and Phase 2 being the hotel; 2) Construction of the dumpster enclosure with 100% stone, which is the same as the building going in in order to meet the standards of Section 2520 of the Zoning Ordinance; 3) City review and approval of the Master Deed and associated Exhibits, including verification that all outstanding Master Deed-related issues are satisfactorily addressed, including the deed restriction for the sidewalk/safety path on Taft Road, as provided in the City Council motion for approval of Rock Financial Showplace (formerly known as Novi Expo Center) on November 12, 2002; 4) A Planning Commission recommendation to City Council for a Waiver from the parking lot landscaped island standard, based on a finding that traffic circulation will be substantially improved without the landscaped parking lot islands, per the standard of Section 2509.3.c.4.c of the Zoning Ordinance; 5) The Applicant relocating the barrier-free spaces away from the dumpster, as per the standard of Section 2503.2.f.7 of the Zoning Ordinance, which may be accomplished by the redesign of the loading area as discussed in the Traffic Consultant's review letter; 5) City Council granting a Section 9 Waiver to permit the percentage of EIFS on all four façades to exceed the Zoning Ordinance standard per Section 2520 of the Zoning Ordinance, and not to exceed the percentages in the Façade Consultant's review of August 20, 2008; 6) City Council granting a Section 9 Waiver from the Region 1 standard to provide a minimum 30% brick on each façade; 7) A Planning Commission recommendation to the City Council that the location of the loading zone meets the intent of Section 2507 of the Zoning Ordinance; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; for the reasons that the plan is otherwise in compliance with Article 10A, Article 23A, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance. *Motion*

carried 8-0.

Moved by Member Burke, seconded by Member Gutman:

ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE WETLAND PERMIT MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:

In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Wetland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

Moved by Member Burke, seconded by Member Gutman:

In the matter of Hyatt Place, SP08-27, motion to approve the Woodland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

DISCUSSION

Deputy Director of Community Development Barbara McBeth asked that the motion also be made subject to, "City Council approval of the Preliminary Site Plan." Both the maker and seconder of the motion agreed.

ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE WOODLAND PERMIT MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:

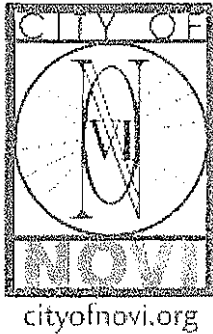
In the matter of Hyatt Place, SP08-27, motion to approve the Woodland Permit subject to: 1) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; and 2) City Council approval of the Preliminary Site Plan; for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

Moved by Member Burke, seconded by Member Gutman:

ROLL CALL VOTE ON HYATT PLACE, SP08-27, RECOMMENDATION FOR APPROVAL OF THE STORMWATER MANAGEMENT PERMIT MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:

In the matter of Hyatt Place, SP08-27, motion to recommend approval to the City Council of the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 18, 2008

(Revised from July 1, 2008)

Planning Review

Hyatt Place at Rock Financial Showplace

Petitioner

Titan Hotel Development, LLC

Review Type

Preliminary Site Plan (Phase I and II are noted on the plans, but it does not appear to be a phased plan).

Property Characteristics

- Site Location: North side of Grand River, west of Taft
- Site Zoning: EXO (Exposition Overlay) in the OST District
- Adjoining Zoning: North: I-96; West and portion of East: OST; South and portion of East: I-1
- Proposed Use(s): 132-room hotel with overhead walkway to the Rock Financial Showplace; parking lot expansion that results in a net increase of 282 spaces on site
- Site Size: Two existing parcels noted as two phases: Phase I = 48.23 acres (includes proposed 132-room, 85,132-sf hotel) and Phase II = 6.63 acres (parking lot expansion)
- Plan Date: June 5, 2008

Project Summary

The applicant is proposing to construct a 5-story, 132-room Hyatt Place hotel on the site of Rock Financial Showplace. The proposed hotel would connect to Rock Financial Showplace by an overhead walkway. Also, an additional parking area is proposed to the east of Rock Financial Showplace and the proposed hotel. The additional parking area, in conjunction with the modifications to the existing parking lot due to the construction of the proposed hotel, would result in 282 additional parking spaces on-site.

Since the proposed hotel is an EXO Overlay project in the OST District, the Planning Commission reviews the plan and makes a recommendation to the City Council, who either approves, approves with conditions, or denies the plan. For reference purposes, Rock Financial Showplace received approval of its Stamping Sets on July 6, 2004. During the review process for Rock Financial Showplace, the development of a hotel on the site was discussed and anticipated to occur in the future.

On August 12, 2008, staff and the façade consultant met with the applicant to discuss unresolved issues from the initial review letters that were completed in July. These issues included the materials used on the proposed building façade and pedestrian connector, the necessary changes to the exposition center to allow the construction of a mezzanine, the timing for the hotel and parking lot improvements, and additional information related to the proposed general condominium form of ownership.

At the August 12th meeting, the applicant indicated that the façade plans would be revised prior to the plans going to the Planning Commission for the public hearing in order for the proposed building façade to more closely match the ordinance standards. Plans were submitted on August 18, 2008 with the façade changes that were discussed, along with information on the proposed condominium form of ownership. Changes are being made to this Planning letter and the Façade letter; all of the other letters remain unchanged.

Recommendation

Approval of the Preliminary Site Plan is recommended, subject to:

1. A Planning Commission recommendation to the City Council that the loading zone location meets the intent of the Zoning Ordinance standard; and
2. The remaining issues in the Planning Review Letter, Planning Review Chart, and staff and consultant reviews to be addressed on the Final Site Plan.

Comments:

The Preliminary Site Plan was reviewed per the standards of Article 10A, Exposition Overlay District; Article 23A, Planned Office Service Technology District; Section 2400, the Schedule of Regulations; and Article 25, General Provisions of the Zoning Ordinance, and other sections of the Zoning Ordinance, as noted. Items underlined below need to be addressed by the applicant on a revised submittal or by the Planning Commission:

1. **EXO OVERLAY DISTRICT:** The proposed hotel, located in the EXO Overlay District, is an overlay use permitted subject to required conditions. Therefore, the hotel is subject to the OST District standards (Article 23A) and the Supplemental Required Conditions for Overlay Uses (Section 1003A of the EXO Overlay District). In the event of a conflict between the two standards, the supplemental conditions govern. Please see the Planning Summary Chart for details.
2. **CHANGES TO THE EXISTING BUILDING:** The hotel is proposed to connect to the Rock Financial Showplace via an overhead walkway. Since the exposition center is one story, it is our expectation, based on a discussion at the preapplication meeting, that a modification to the Showplace's façade, as well as internal modifications, would be necessary in order to accommodate the walkway.

This matter was further discussed at the August 12th meeting and it appears that the applicant will make subsequent changes to the interior of the existing exposition center to accommodate a mezzanine and connection to the walkway. Minor changes may be made to the exterior of the exposition center to allow an elevator shaft, stairwell or other changes to the façade. The applicant has indicated that these changes are still being prepared and will be submitted to the Community Development Department at a later time for review for possible administrative review and approval.

3. **NOTES ON WOODLAND PLAN:** Sheet WP-1 (Conceptual Woodland Preservation Plan) has a note on the "Proposed Parking Lot" stating it's a "Future Development Site". Details should either be provided for the "Future Development Site" as a phased part of the plan, or the note should be removed. We note that while there are two phases shown on the plans (Phase I – hotel, Phase II – parking lot expansion), it is our understanding that the parking lot is intended as Phase I and the hotel is proposed as Phase II. The applicant is asked to verify this on a response letter, and make the modifications to the Plan at the time of Final Site Plan, as appropriate.
4. **REMOVAL OF FACILITIES:** We note the expansion of the parking lot would result in the removal of a one-story masonry building, salt storage structure, 6' high chain-link fence, an earth stockpile, and a vegetative stockpile.
5. **CONDOMINIUM:** It is our understanding the hotel may be proposed as a condominium within the overall Rock Financial Showplace development. On August 18th the applicant provided the draft condominium and Master Deed documents for review by city staff and the attorney's office. We note these items were not reviewed as part of this submittal; they will be reviewed in conjunction with a revised site plan. The applicant is asked to contact the Assessing Department for additional information regarding the process of developing the hotel site as a condominium and to continue to work with the Building Division, to determine the Building Code standards that will apply to the hotel's review. Staff will follow up on any required conservation easements with the condominium documents required as a part of this site plan review, or prior reviews and approvals.
6. **PARKING:** In order to meet the parking standard of Section 2505.14.c.(15), the proposed hotel would require an additional 140 parking spaces to be added to the site, including 5 barrier-free spaces. The proposed plan would add 282 total parking spaces to the site, which appears to include nearly 500 parking spaces in the proposed expansion area to the east, with a net loss of over 200 parking spaces near the hotel. The Final Site Plan should detail the net change in the number of spaces in front of Rock Financial Showplace, due to the construction of the proposed hotel site. Also, the total number of spaces proposed for the parking lot expansion area must be detailed in the "General Site Data". In summary, the additional proposed parking spaces will exceed the minimum necessary to accommodate the proposed hotel. We note the previously-approved plans show a total of 404 parking

spaces in the parking addition, with a 71' setback from I-96. The proposed plan provides a 50' setback from I-96, which meets the Zoning Ordinance standard.

7. **DUMPSTER ENCLOSURE:** The trash enclosure is attached to the rear of the proposed hotel, but it faces toward the front of Rock Financial Showplace. From an aesthetic standpoint, this is not an ideal location for a dumpster enclosure, as it is in a highly-visible location for on-site visitors. Also, per Section 2503.2.F.7 of the Zoning Ordinance, the refuse bin screening enclosure shall be located as far away as possible from barrier-free parking spaces. The proposed dumpster location is directly adjacent to two proposed barrier-free spaces, and there are four additional barrier-free spaces nearby. Therefore, a physical separation, such as an island, should be provided between the dumpster enclosure and the two adjacent barrier-free spaces or the barrier-free spaces should be relocated. It appears modifications to the loading zone design, recommended by the traffic consultant, would maintain appropriate access to the dumpster. Please include an autoturn radius on the Final Site Plan to verify access can be appropriately provided, without negatively impacting the four barrier-free spaces near the dumpster.
8. **LOADING ZONE:** One new loading zone is proposed near the northwest corner of the proposed hotel. The proposed loading area is in a high circulation area for both pedestrians and vehicles, which could result in safety issues and poor circulation. Per Section 2507 of the Zoning Ordinance, all loading and unloading areas within the EXO District shall be provided in the rear yard, except when the interior side yard is adjacent to I or EXO zoning, and the loading zone is located near the rear of the building. The proposed loading zone meets the intent of the Zoning Ordinance by being appropriately located at the rear of the building, although the placement of buildings on-site means it is in the front yard of Rock Financial Showplace. The proximity to the adjacent OST District is a minimum of 600', (and over 500' from Grand River), so there would be little to no impact on adjacent properties.

The addition of an end island adjacent to the loading zone, as recommended by the traffic consultant, can assist in meeting the intent of the Zoning Ordinance standard by better separating the loading zone from other areas of vehicular and pedestrian circulation, as well as provide additional landscaped areas for the site. Based on the site location and proximity to adjacent properties and rights-of-way, **it is staff's opinion the Planning Commission could make a recommendation to the City Council that the proposed design meets the intent of the Zoning Ordinance standard, and a variance would not be necessary for the loading zone location.**

9. **HEIGHT OF HOTEL:** The hotel is 5 stories and approximately 60.5' in height, which would meet the standards of Section 1003A.4 of the Zoning Ordinance. However, information was not provided regarding whether or not any rooftop appurtenances would be provided on the building. This information must be provided and detailed on a revised plan in order to verify the hotel's height would meet the standard.

10. **LIGHTING:** Lighting plans will be required for the Final Site Plan, meeting the standards of Section 2511 of the Zoning Ordinance. The plan notes that 3 – 40' poles (1000W each) will be relocated and one matching pole will be installed east of the hotel. Also, 4 new poles will be added to the parking expansion, in order to match the existing parking lot lighting.
11. **NEW BUILDING CODE STANDARDS:** Effective August 1st for new building plan submittals, revised standards will be in place that may affect the barrier-free parking spaces for this project. For your reference, a summary of the new standards is attached. Please refer to pages 5 and 22 for the applicable standards.
12. **PLANNING SUMMARY CHART:** The applicant is asked to review other items in the attached Summary Charts and make corrections as noted.
13. **RESPONSE LETTERS:** The applicant is asked to provide a response letter to the Planning Division, responding to all issues raised in each review letter, prior to the site plan being heard by the Planning Commission. After the Planning Commission's review, the plans will need to be revised and submitted for Final Site Plan review, addressing all of the comments in the review letters and those comments made by the Planning Commission.
14. **ADDRESS:** An address must be assigned before a building permit is issued. While the applicant has submitted the Address Request Form, after the Preliminary Site Plan is approved, the applicant must submit one copy of a full-scale site plan showing the distance of the centerline of the road to mile roads and major intersections.

Karen F. Reinowski

Karen F. Reinowski, AICP, PCP at 248-347-0484 or kreinowski@cityofnovi.org
City of Novi

Attachments: Planning Review Chart
Revised Building Standards

PLANNING REVIEW SUMMARY CHART

Review Date: 7.1.08
Project Name: Hyatt Place @ Rock Financial Showplace
Project Number: 08-27
Plan Date: 6.5.08

Items in **Bold** need to be addressed before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required	Proposed	Meets Requirements ?	Comments
Master Plan	Office	No change proposed	Yes	
Zoning (Section 1002A.3.e)	EXO (Exposition Overlay) in OST District	No change proposed	Yes	
Overlay Uses Permitted Subject to Required Conditions (Section 1002A)	Hotels permitted when part of a development that includes an exposition, conference and convention facility, (min. 250k sf), subject to OST District standards and supplemental conditions and regulations of Section 1003A (supplemental conditions govern if there is a conflict)	132-room hotel with overhead walkway to Rock Financial Showplace; Expansion of parking lot	Yes	
Supplemental Required Conditions for Overlay Uses (Section 1003A)	3. Max floor area density of 0.5 FAR 5. Sidewalks to permit safe and convenient access from parking lots and adjacent properties and to public rights-of-way adjacent to the facility 11. covenants and restrictions, with terms agreeable to attorneys for owners & the city	.1431 FAR (339,753/2,374,998)	Yes Yes City Attorney input to be provided	<u>We note the area proposed for the parking lot expansion has two existing easements – 20' ingress/egress easement and 50' sign easement; The City Council motion for approval of RFS included a deed restriction for the sidewalk/safety path on Taft Road</u>
OST District, Required Conditions (Section 2302A)	Off-street parking & loading/ unloading per Sec. 2505, 2506, & 2507		Yes	<u>See traffic consultant comments regarding design modification of the loading area.</u>

Item	Required	Proposed	Meets Requirements ?	Comments
Building Height - Supplemental Required Conditions for Overlay Uses (Section 1003A.4)	Not to exceed 5 stories or 65', whichever less, including rooftop appurtenances (1 hotel permitted at 9 stories or 100', whichever less)	5 stories; structure approximately 60.5', however rooftop appurtenances not included	Unknown	<u>Rooftop appurtenances must be provided on the elevations, or a note should be provided explaining where they are located</u>
Building Setback				
Front (1003A.6)	100'	Exceeds minimum setback	Yes	
Side (east, exterior and west, interior) and Rear (1003A.6)	Min. setback is at least equal to the height of the highest part of the building mass nearest to said perimeter boundary	Exceeds minimum setback	Yes	No new property lines are shown on the plans
Parking and Vehicular Use Area Setback				
Front (1003A)	100 feet	Exceeds minimum setback	Yes	
Side east interior (1003A)	20 feet	Exceeds minimum setback	Yes	
Side west interior (1003A)	20 feet	Exceeds minimum setback	Yes	
Rear (1003A)	20 feet	Exceeds minimum setback	Yes	
Number of Parking Spaces (2505.14.c(15))	1 space per unit and employee = 132 + 8 = <u>140 spaces for hotel</u> <u>RFS = 2,548 spaces</u> (1,748 spaces for expo center, 800 spaces for conference/ banquet hall), however the use of the auxiliary building is not indicated, nor is a parking calculation provided for the use <u>TOTAL=2,688 spaces</u> (excludes auxiliary building with unknown parking standard)	2,544 spaces existing on site; An additional 282 parking spaces will be provided on-site to accommodate the entire development <u>TOTAL = 2,826 spaces</u>	Appears to meet standard – see "Comments"	<u>Clearly indicate how much parking is provided in the new parking lot, and how the construction of the hotel will change the net number of parking spaces provided in that area; Clarify use of auxiliary building to verify parking standard is met</u>

Item	Required	Proposed	Meets Requirements ?	Comments
Parking Space Dimensions and Maneuvering Lanes (2506)	9' X 19' 90 deg parking spaces with 24'-wide aisles; Spaces may be reduced to 17' deep from face of curb (4" height) where vehicles overhang landscaping or 7' sidewalk	9'x19' 90 degree parking with 24'-wide aisles	Yes	
Landscaped Islands in Parking Areas (Section 2509.3.c.(2)(i))	Landscaped islands must be provided in parking areas so each bay of parking does not exceed 15 spaces in length	None provided within the proposed parking lot expansion area	No	<u>Provide landscaped islands in proposed expansion area and behind the hotel - each bay of parking may not exceed 15 spaces</u>
End Islands (Section 2506.13)	End islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. They shall generally be at least 8' wide, have an outside radius of 15', and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance.	Islands proposed	Yes – see comments	<u>The parking in front of the proposed hotel has a 'kink' in it, which results in a couple of end islands with dimensions not meeting the standard</u>
Loading Spaces (Section 2507)	Required on all premises where receipt or distribution of materials or merchandise occurs and shall be separate from parking areas	360 sq. ft. loading area provided	Yes	<u>See traffic consultant comments regarding design modification of the loading area.</u>
Barrier Free Spaces (Barrier Free Code)	Exposition Hall and Conference/Banquet Hall: 36 barrier-free; Hotel: 5 barrier-free spaces required: 4 standard & 1 van accessible TOTAL: 41 required	36 barrier-free existing; PROPOSED: 42 barrier-free	Yes	<u>Please see the "Dumpster Enclosure" comments in the Planning Review to provide additional separation between the barrier-free spaces and the adjacent dumpster enclosure, per Section 2503.2.F.7</u>
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with 5' wide access aisle for standard spaces, and 8' wide with 8' wide access aisle for van accessible spaces	Meets current standards	Yes	<u>Site plan meets current standards, however we note projects whose building plans are submitted after August 1st may be subject to revised standards affecting the</u>

Item	Required	Proposed	Meets Requirements ?	Comments
				quantity and dimensions of barrier-free spaces. See attached document for information.
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	None	No	Details of the signs (meeting the MMUTCD standards) and proposed locations must be provided on site plan
Dumpster (Chapter II, Section 21-145 and Section 2503.2.F)	Screen wall/fence required for all dumpsters, must be at least five feet in height, and provided on three sides. Enclosure to match building materials – Include protective bollards or similar features	Detail not provided	No	Elevations and details of the proposed dumpster screening must be clearly indicated to verify it meets the standards
Dumpster Enclosure (Sections 2503.2.F and 2520.1)	Located in rear yard, set back from property line a distance equivalent to the parking lot setback - located as far from barrier-free spaces as possible.	Located in rear of hotel, but facing toward prime parking spaces, including barrier-free ones, for Rock Financial Showplace	Yes	Screening must be provided to meet the standards, and fully shield the dumpsters from the view of the site's patrons. It is imperative for the gates to remain closed when the dumpster is not being unloaded.
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan	Relocate 3 poles, add 1 pole by hotel; Add 4 poles in parking lot	Unknown	Photometric plan and catalog details to be provided with the Final Site Plan
Sidewalks (City Code Section 11-276(b))	An 8' wide sidewalk shall be constructed along all major thoroughfares as required by the City of Novi's Pedestrian and Bicycle Master Plan.	Existing 8' pathway on Grand River; The City Council motion for approval of RFS included a deed restriction for the sidewalk/safety path on Taft Road	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	Building exits connect to sidewalk/ overhead walkway to Rock Financial provided	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Pedestrian Connectivity [Section 2516.2.b (3)]	The PC shall consider the following factors in exercising its discretion over site plan approval ... Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.	5 ft. sidewalk between building and Grand River pathway	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel)	Provided	Yes	<u>Two parcels comprising the EXO District are on the site plan (Phase 1 – hotel and Phase 2 – parking); If the plan is to be phased, a phasing plan must be provided, otherwise the phasing references should be removed if the hotel and parking are to be developed in conjunction with one another</u>
Development Sign	Permits required for signage.			<u>Contact Alan Amolsch at 248-347-0463 for permit information</u>

Prepared by Karen F. Reinowski, AICP, PCP (248) 347-0484 or kreinowski@cityofnovi.org

WETLANDS REVIEW



Environmental Consulting & Technology, Inc.

July 2, 2008

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Hyatt Place Hotel
Wetland Review of the Preliminary Site Plan (SP#08-27)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Hyatt Place Hotel project preliminary site plan (Plan) prepared by Environmental Engineers, Inc. dated June 6, 2008. The plan and supporting documentation were reviewed for conformance with the City of Novi Wetland Ordinance and the Natural Features Setback provisions found in the Novi Zoning Ordinance.

The site is located in Section 16 on the north side of Grand River Avenue west of Taft Road. The 86,399 square foot project appears to consist of a proposed 5-story, 132-room, Hyatt Place Hotel with associated parking and a stormwater detention basin.

Existing Conditions

ECT has reviewed the City of Novi Wetland Map and completed an onsite Wetland Boundary Determination on Friday, June 27, 2008. The site of proposed project activities is focused on the northeast corner of the Rock Financial Expo property. The site is currently disturbed uplands consisting of graded uplands and fairly low-quality wetland. The wetland (Wetland 6) is dominated by cattails (*Typha angustifolia*), Reed canary grass (*Phalaris arundinacea*), and Phragmites (*Phragmites australis*). The wetland appears to have valuable function for stormwater retention and sediment/erosion control. Wetland 6 appears to be MDEQ regulated due to its close proximity to a tributary of the Walled Lake Branch of the Rouge.

Proposed Impacts

The Plan would create a stormwater detention pond with a discharge to Wetland 6. The stormwater discharge to regulated wetland requires permits from both the City of Novi and the MDEQ. The discharge includes a piped primary outlet to the wetland and a surface overflow. Both of these structures would cross the regulated 25-foot Natural Features Setback.

Permits

The proposed project would, in ECT's opinion, require a City Wetland Permit, an MDEQ wetland permit, and an *Authorization to Encroach into the 25-foot Natural Features Setback*...

Comments

1. Impacts, both permanent and temporary, to the Natural Features Setback need to be clearly labeled and quantified on the Plan.
2. The Plan mentions an appropriate native "wet meadow" seed mix for the detention pond, however the temporarily disturbed upland wetland buffer needs to be seeded with an appropriate seed mix as well. Please identify a proposed upland native seed mix and cost estimate for setback restoration.
3. The grading plan needs to clearly show all silt fence location, including areas adjacent to wetlands and wetland setbacks.

Hyatt Place Hotel SP# 08-27
Wetland Review
July 2, 2008
Page 2

4. A Conservation Easement is proposed for the remaining wetlands on site. The Conservation Easement needs to be executed and recorded within 660-days of issuance of the City Wetland Permit.

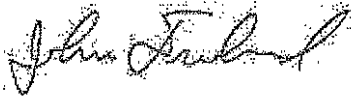
Recommendation

ECT recommends approval of the Preliminary Site Plan, provided the above comments are addressed satisfactorily on the Final Site Plan.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



John A. Freeland, Ph.D., PWS
Environmental Scientist

cc: Angela Pawlowski
Karen Reinowski

WOODLANDS REVIEW



Environmental Consulting & Technology, Inc.

July 2, 2008

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Hyatt Place Hotel
Woodland Review of the Preliminary Site Plan (SP#08-27)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Hyatt Place Hotel project preliminary site plan (Plan) prepared by Environmental Engineers, Inc. dated June 6, 2008. The plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The site is located in Section 16 on the north side of Grand River Avenue west of Taft Road. The 86,399 square foot project appears to consist of a proposed 5-story, 132-room, Hyatt Place Hotel with associated parking and a stormwater detention basin.

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Friday, June 27, 2008. In general, the tree diameters provided in the *Existing Tree Inventory and Woodland Notes Plan* (Sheet WP-2) appeared to underestimate actual diameter at breast height (dbh) by an inch or two. However, corrections to dbh will not shift the existing trees into the next highest replacement category. Therefore, ECT is not requesting that the trees be resurveyed at this time. The surveyed trees have been marked with string and metal tree tags with the survey numbers, but some of the tree tags have fallen to the ground.

The Plan proposes the removal of 31 trees with dbh greater than or equal to 8 inches. This represents removal of 76% of the total number of regulated trees reported for the site (41). The Plan thus proposes to preserve 24% of the regulated trees onsite. Per the *Existing Tree Inventory and Woodland Notes Plan* (Sheet WP-2), *Conceptual Landscape Addition Plan* (Sheet L-1), and *Conceptual Parking Lot Additional Landscape Detail* (L-4), 40, 2.5-inch caliper replacement trees are required, and 41 replacements will be provided between the proposed detention basin and existing wetland on the far east side of the property. It appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance and tree replacement requirements but has not calculated the number of replacement credits correctly. The following corrections must be made:

1. Tree # 507 is designated for removal and replacement on Sheet WP-2, and, therefore, should be labeled as being removed in the plan drawing on Sheet WP-1.
2. Only one stem of tree # 508 is of regulation size, so this tree requires only one replacement.
3. Tree # 514 has a dbh of 10" and only requires one replacement.
4. Evergreen trees greater than or equal to 7' in height represent only one half of a tree replacement credit. Therefore, only 32.5 replacements credits are provided onsite, not 41. Please see the *Revised Woodland Impacts* listed below:

Revised Woodland Impacts

According to the *Existing Tree Inventory and Woodland Notes Plan* (Sheet WP-2), *Conceptual Landscape Addition Plan* (Sheet L-1), and *Conceptual Parking Lot Additional Landscape Detail* (L-4), ECT suggests that the proposed Plan calls for the following impacts to onsite regulated trees:

- 30 total regulated, live stems with 8-inch dbh or greater to be removed/impacted
- 40 replacement tree credits required
- 32.5 replacement credits shown onsite
- 7.5 replacement credits still needed onsite or paid into the City of Novi Tree Fund

Site Plan Compliance with Ordinance Chapter 37 Standards

The Plan appears to lack a couple of items necessary for compliance with the Site Plan standards. The following information must be provided in the Plan:

- Full scientific (genus and species) and common names of the trees surveyed.
- Plan and cost estimate for replacement of regulated trees to be removed, including the additional 7.5 replacement credits mentioned above to be paid into the City's Tree Fund at \$400 per credit or placed onsite.

Tree Replacement Plan

The *Conceptual Parking Lot Additional Landscape Detail* (L-4) provides the proposed replacement locations onsite for 41 replacements. The Plan calls for 5 London plane trees (*Platanus xacerifolia*), 8 blackgums (*Nyssa sylvatica*), 6 common hackberries (*Celtis occidentalis*), 5 white oaks (*Quercus alba*), 6 white spruces (*Picea glauca*), 5 Colorado blue spruces (*Picea pungens*), and 6 Austrian pines (*Pinus nigra*). These trees are proposed along the northern and eastern edges of the proposed detention basin west of the existing wetland. *Platanus xacerifolia*, *Picea pungens*, and *Pinus nigra* are not native to Michigan and are not on the approved tree replacement list of species. Two native counterparts, sycamore (*Platanus occidentalis*) and eastern white pine (*Pinus strobus*) are acceptable and on the tree replacement species list. Considering the relatively sandy soils of the site, replacement with native oak species such as northern red (*Quercus rubra*), black (*Q. velutina*), scarlet (*Q. coccinea*), upland pin (*Q. ellipsoidalis*), and shingle oaks (*Q. imbricaria*) and native hickory species such as shagbark (*Carya ovata*) and pignut hickories (*C. glabra*) are encouraged.

The other replacement species proposed for the site are appropriate. However, replacement tree location and spacing will require revision. The 5 white oaks proposed south of the riprap overflow located between the proposed detention basin and existing wetland are located less than five feet from overflow and are spaced only 15' apart. To prevent root zone disturbance during overflow maintenance and crowding, these large trees should be set back at least 10 ft from the edge of the riprap overflow and spaced at least 35' apart. With the long-term viability of the trees in mind, woodland replacements should not be planted within 10 ft of overhead or belowground utilities or their associated easements that might be disturbed during maintenance. In general, the plan proposes replacement trees planted too close together (10'-15'), not allowing room for maturation of the plant material. Large deciduous trees species should be located a minimum of 35' apart, medium deciduous trees should be a minimum of 30' apart, and evergreen trees should be a minimum of 20' apart.

The Plan states that 41 replacement trees will be located onsite. However, it is ECT's opinion that all of these replacements are located and/or spaced in such a manner that the long-term survivorship of the trees would be compromised. ECT suggests that the Applicant adjust replacement tree locations and spacing. Given the limited space available onsite, the Applicant might also consider paying tree credits into the City's Tree Fund and planting fewer replacement trees onsite or pursuing a parking lot design that provides a larger planting area for woodland replacements.

Recommendation

ECT recommends approval of the Preliminary Site Plan, contingent upon the Applicant addressing the missing information and corrections stated above in the Final Site Plan. Although the Applicant appears to be prepared to meet the requirements of the City of Novi Woodland Ordinance and the associated tree replacement requirements, revisions are needed to the tree replacement locations and species and possibly the total replacement cost to be paid into the City of Novi Tree Fund. Full scientific and common name information and revised replacement tree and Tree Fund cost estimates should be included. In consideration of the success of their establishment and long-term viability and limited space onsite, replacement trees should not be planted onsite closer than the above-mentioned minimum spacing distances and not within 10' of structures or utilities and their easements. ECT recommends that the quantity to be paid to the City of Novi Tree Fund, if applicable, be included on the Final Site Plan.

Given the sandy soils conducive to water infiltration and the need for additional space for planting woodland replacement trees onsite, ECT suggests that the Applicant considers the use of pervious pavement for the parking lot addition. Pervious pavement is a design option that could mitigate the loss of important woodland functions such as stormwater infiltration and ground water recharge, while negating the need for a detention basin and freeing additional space for planting woodland replacements onsite. Lastly, ECT also encourages the Applicant to extend the proposed conservation easement for the wetland on the eastern portion of the property to include the area where onsite woodland replacements are to be located.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully,

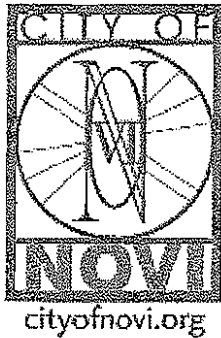
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Martha Holzheuer, Certified Arborist
Landscape Ecologist

cc: Angela Pawlowski
Karen Reinowski

LANDSCAPING REVIEW



PLAN REVIEW CENTER REPORT

July 3, 2008

Preliminary Landscape Review

Hyatt Place Hotel

Petitioner

Titan Hotel Development, LLC

Property Characteristics

- Site Location: Grand River Avenue
- Site Zoning: EXO
- Site Use(s): Hotel
- Plan Date: 6/05/08

Recommendation

Approval of the Preliminary Site Plan for SP#08-27 Hyatt Place Hotel is recommended. The Applicant should address the following issues upon subsequent submittals.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. A 20' wide greenbelt along the right-of-way is required and has been previously provided.
2. Required greenbelt Canopy/ Large Evergreen at 1 per 35 LF have been previously provided.
3. Required Sub-canopy Trees at 1 per 20 LF have been previously provided.
4. Twenty five foot clear vision areas have been provided as required.

Street Tree Requirements (Sec. 2509.3.b.)

1. No Street Trees will be permitted at this location per the agency of right of way jurisdiction, the Road Commission for Oakland County.

Parking Landscape (Sec. 2509.3.c.)

1. A total of 38,230 SF of interior parking landscape area is required. The Applicant has met this requirement.
2. A total of 564 Parking Lot Canopy Trees are required. The Applicant has met this requirement.
3. Snow storage areas have been shown on the plans.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. The Applicant has met this requirement.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required at the entire building foundation with the exception of access areas. The Applicant has met this requirement.
2. A total of 6,256 SF of building foundation landscape is required. The Applicant has met this requirement.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

Landscape Notes (LDM)

1. Landscape Notations meet the requirements of the Ordinance and Landscape Design Manual.

Planting Details (LDM)

1. The Planting Details meet the requirements of the Ordinance and Landscape Design Manual.

Irrigation (Sec. 2509 3.f.(6)(b))

1. Please submit an Irrigation Plan and Cost Estimate with subsequent submittals.

General Comments

1. Dumpster enclosures have been located to the rear of the building and properly screened.
2. Loading zones have been appropriately located to the rear of the building. Please see the Traffic and Planning Reviews for comments regarding loading zone configurations.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

Reviewed by: David R. Beschke, RLA

Landscape Review Summary Chart

Date: July 3, 2008

Project Name: Hyatt Place Hotel
 Project Location: Grand River Avenue
 Sp #: 08-27
 Plan Date: 6/05/08
 Review Type: Preliminary Landscape Plan
 Status: **Approval recommended.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	Yes	Yes	
Consistent Plans throughout set.	Yes	Yes	Yes	All plan sheets much match.
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes	Yes	Provide proposed contours at 2' interval for the entire site.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	
Zoning (LDM 2.f.)	Yes	Yes	Yes	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Requires original signature.
Plant List (LDM 2.h.) – Include all cost estimates.				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.

Item	Required	Proposed	Meets Requirement	Comments
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	Max. 20% Genus, 15% Species.
Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	Show locations and provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	NA			Provide all proposed dimensions.
ROW Plantings (LDM 1)	Yes	Yes	Yes	Include required calculations.
Walls (LDM 2.k.)	NA			Clarification and Planning Commission waiver required.
Landscape Notations – Utilize City of Novi Standard Notes.				
Installation date (LDM 2.l.)	Yes	Yes	Yes	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	Yes	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	Yes	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires.	Yes	Yes	Yes	No wire, hose or plastic.
Maintenance	Yes	Yes	Yes	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	Yes	Yes	
Parking Area Landscape Calculations (LDM 2.0.)				
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			$A = x 10\% = sf$
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			$B = 50,000 \times 5\% = 2,500 sf$
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special	Yes			$C = 557,029 \times 1\% = 5,570 sf$

Item	Required	Proposed	Meets Requirement	Comments
Land Use or non-residential use in any R district				
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	NA			A = 7% x = SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			B = 2% x = SF
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			C = 0.5% x = SF
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	Yes	38,230 SF required. 38,744 SF provided.
Parking lot tree requirement	Yes	Yes	Yes	
Perimeter greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
Parking Lot Plants				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	No	No	Provide irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	Include final estimate of irrigation system at Final Site Plan submittal.
Residential Adjacent to Non-residential				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			
Adjacent to Public Rights-of-Way				
Berm requirements met (2509.3.b.)	Yes	Yes	Yes	
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes	
Street tree requirements met (2509.3.b)	Yes	Yes	Yes	
Detention Basin Plantings (LDM 1.d.(3))	Yes	Yes	Yes	
Subdivision requirements				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			

Item	Required	Proposed	Meets Requirement	Comments
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	Yes	Yes	Yes	Located to rear of building.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 62,410			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 936.15			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

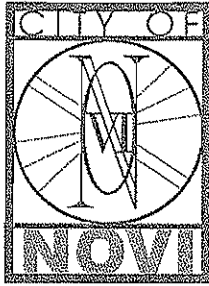
Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 69,910		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 104,865 (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 4,194.60		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 629.19		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting
Transformer Financial Guarantee	YES	\$ 500 (To be verified)		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 0		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$ 0		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$ 0		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 6,991		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.
2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.
5. For any further questions, please contact:

David R. Beschke, RLA
City of Novi Landscape Architect
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5621
(248) 735-5600 fax
dbeschke@cityofnovi.org

ENGINEERING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

July 3, 2008

Engineering Review

Hyatt Place Hotel

SP #08-27

Petitioner

Titan Hotel Development, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Rock Financial Showplace Outlot
- Site Size: 10 acres
- Plan Date: 12/17/2008

Project Summary

- Construction of a 5-story, 132 room hotel and associated parking. Site access would be provided by the existing approaches from the Rock Financial Showplace off of Grand River Avenue.
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the north side of Grand River Avenue. A 4-inch domestic lead and a 8-inch fire lead will be provided to serve the building, along with two additional hydrants
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer from the Rock Financial Showplace site.
- Storm water would be collected by a single storm sewer collection system and be detained onsite prior to discharging to a wetland on the northeast corner of the Rock Financial Showplace site and later into the Walled Lake Branch of the Middle Rouge.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
4. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
5. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
7. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

Sanitary Sewer

8. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
9. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
10. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
11. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the last sanitary structure proposed prior to connection to the existing sewer, and provide a watertight bulkhead in the downstream side of this structure.

Storm Sewer

12. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

13. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
14. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
15. An oil/gas separator shall be required prior to discharging storm water into the proposed basin.
16. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns).

Paving & Grading

17. Detectable warning surfaces are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the MDOT standard detail (R-28-F) for detectable surfaces.
18. Label specific ramp locations on the plans where the detectible warning surface is to be installed.
19. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants. Note on the plan any location where the 3-foot separation cannot be provided.
20. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards given in Section 2506 of Appendix A of the Zoning ordinance. Show dimensions on the plan.
21. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.
22. Provide the standard Type 'M' approach at the Emergency Drive driveway/intersection.

The following must be submitted at the time of Final Site Plan submittal:

23. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
24. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The cost estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

25. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
26. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
27. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.

28. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

29. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
30. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
31. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
32. A permit for work within the right-of-way of Grand River Avenue must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
33. A permit for work within the right-of-way of Grand River Avenue must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
34. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
35. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
36. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
37. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
38. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
39. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

40. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Lindon Ivezaj at (248) 735-5694 with any questions.



cc: Rob Hayes, City Engineer
Karen Reinowski, Planner
Tina Glenn, Water & Sewer Dept.

TRAFFIC REVIEW



BIRCHLER ARROYO
ASSOCIATES, INC.

June 30, 2008

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

SUBJECT: Hyatt Hotel Preliminary Site Plan, SP#08-27, Traffic Review

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments. Items to be resolved are highlighted in **bold** font.

Recommendation

We recommend approval of both the preliminary site plan and the corresponding traffic impact study, subject to the issues highlighted in **bold** below being satisfactorily addressed on the final site plan.

Project Description

What is the applicant proposing?

1. The applicant, Titan Hotel Development, L.L.C., proposes to construct a five-story, 132-room hotel on the site of Rock Financial Showplace (henceforth RFS). In addition to the hotel construction, the applicant proposes expanding the existing parking lot to include 492 new spaces on the northeast side of the RFS site. Total site parking will increase by 282 spaces, so we assume that 210 existing RFS spaces will be eliminated for construction of the hotel.

Traffic Study

Was a study submitted and is it acceptable?

2. A traffic impact study conducted by Tetra Tech (dated February 2008) was submitted with the preliminary site plan. After our cursory review, that study was revised and dated June 2008. It is the June 2008 version that was reviewed by our office and is referenced in this letter.
3. The requirement of a traffic impact study was met not due to forecasted peak-hour directional trips, but due to the fact that forecasted daily trips were greater than 750. The peak-hour traffic impacts of the proposed hotel's site traffic on the existing RFS driveways and on nearby intersections will be marginal. Given the respective designs of the RFS driveways, Grand River Avenue, and Grand River's intersections with Beck, Taft, and Novi Roads, the hotel's impacts relative to peak-hour traffic volumes in and out of RFS and along Grand River will be minimal.

4. Since a traffic study was required, we will state that we have some issues with the methodology of the study as submitted. Particularly, we feel the impacts of the hotel should have been evaluated assuming an event at RFS of a large enough scale that the traffic signal at the main driveway is operational. The traffic counts conducted for this study at the existing RFS driveways were done during the peak commuter hours of Tuesday, May 8, 2007. Based on our conversation with management at RFS, the events held on that day generated "typical" weekday traffic. Figure 2 of the traffic impact study shows relatively small volumes of peak-hour traffic entering or exiting the site. We assume that the large-scale events at RFS that generate high traffic volumes occur on weekends, most likely with mid-day Saturday being the peak hour of RFS traffic. If the impacts of hotel traffic on the site driveways and off-site intersections were to be evaluated most usefully, counts would have been conducted during an event Saturday, and a peak-hour analysis on an event Saturday would have been included in the study. Particularly, the study may have shown the need to adjust the timing of the traffic signal at Grand River and the main RFS driveway, a signal that only operates during large RFS events.
5. The traffic impact study shows very minimal impacts on weekday levels of service and/or average delays at either the RFS driveways or off-site intersections that can be attributed to the addition of hotel traffic. The study confirms what previous studies have shown – there are significant peak-hour delays at the intersections of Grand River and Novi Road as well as Grand River and Beck Road. The study does not recommend any improvements to either of those intersections or to any of the three RFS driveways.
6. The City should be aware that one of the most apparent peak-hour problem movements (both current and future) is eastbound Grand River traffic turning left onto northbound Beck Road. Improvements to the Wixom Road interchange (under construction) may lead to improved levels of service at the intersection of Beck and Grand River.

Trip Generation
 How much traffic would the proposed development generate?

7. The study assumes a 141-room hotel, and includes trip generation based on that assumption. As shown in Table 1 below, a hotel of that size can be expected to generate 889 daily trips, 63 morning peak-hour trips, and 83 evening peak-hour trips. These forecasts are based on rates published by the Institute of Transportation Engineers (ITE). A trip is a one-directional vehicle movement into or out of the site.

Table 1. Trip Generation Forecast (141 Rooms)

Land Use	ITE Code	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Hotel	310	141 rooms	889	38	25	63	44	39	83

It is worth noting that the site plan shows the hotel including 132 rooms, slightly lower than the 141 assumed in the traffic study. The trip generation forecast therefore overstates the number of trips that can be anticipated. This slight discrepancy does not warrant revising the study. Table 2 below shows the number of trips forecast for a 132-room hotel:

Table 2. Trip Generation Forecast (132 Rooms)

Land Use	ITE Code	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Hotel	310	132 rooms	808	35	23	58	41	37	78

Vehicular Access Locations
Do the proposed driveway locations meet City spacing standards?

8. Access to the proposed hotel will be via the existing RFS driveways. No new driveways are proposed. Applicant is proposing no improvements to the existing driveways that could effect their spacing from one another or from off-site driveways and intersections. We are comfortable with the existing driveway locations.

Vehicular Access Improvements
Will there be any improvements to the public road(s) at the proposed driveway(s)?

9. No improvements to any of the three existing RFS driveways or to any public roadway are proposed. The emergency access gate on the Taft Road driveway will be relocated to accommodate the expanded parking lot, but this driveway will remain closed to the public and accessible only to emergency vehicles. We concur that no access improvements are warranted.

Driveway Design and Control
Are the driveways acceptably designed and signed?

10. As stated above, we do not note any need to improve the existing RFS driveways, and no improvements are proposed by the applicant. The RFS driveways were designed to accommodate maximum event traffic, and projected hotel traffic is minimal relative to event traffic.

Pedestrian Access
Are pedestrians safely and reasonably accommodated?

11. An overhead walkway is proposed to connect the hotel with the RFS building. We assume this will serve a large percentage of the pedestrian traffic between the two facilities, which will minimize the potential for conflicts between vehicular traffic along the front of RFS and pedestrians walking between the two buildings.
12. The site plan proposes pedestrian connections between the proposed hotel and the existing non-motorized pathway along Grand River, as well as an at-grade connection to the main RFS entrance. A concrete sidewalk is proposed to encircle the perimeter of the hotel site.

Circulation
Can vehicles safely and conveniently maneuver through the site?

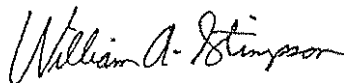
- 13. We have provided a rendering of our proposed layout for the loading zone near the northwest corner of the site. We believe that this design better directs traffic flow while separating the loading zone from the maneuvering lane. It also improves sight distance while the loading zone is in use. The design would allow front-loading refuse vehicles to access the trash enclosure on the west side of the proposed building. **This design should be incorporated into the final site plan.** We would be willing to conduct an advance informal review of the applicant's inclusion of our design into their site plan should they desire.

- 14. A detailed signing and striping plan for any new signage or pavement markings should be submitted with the final site plan. At a minimum, the loading zone should be marked with 4-inch yellow crosshatching 4 feet on-center and back-to-back NO PARKING LOADING ZONE signs (R7-6, placed on the landscape island). Standard signing for the barrier-free parking spaces is also required.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E., PTOE
Director of Traffic Engineering



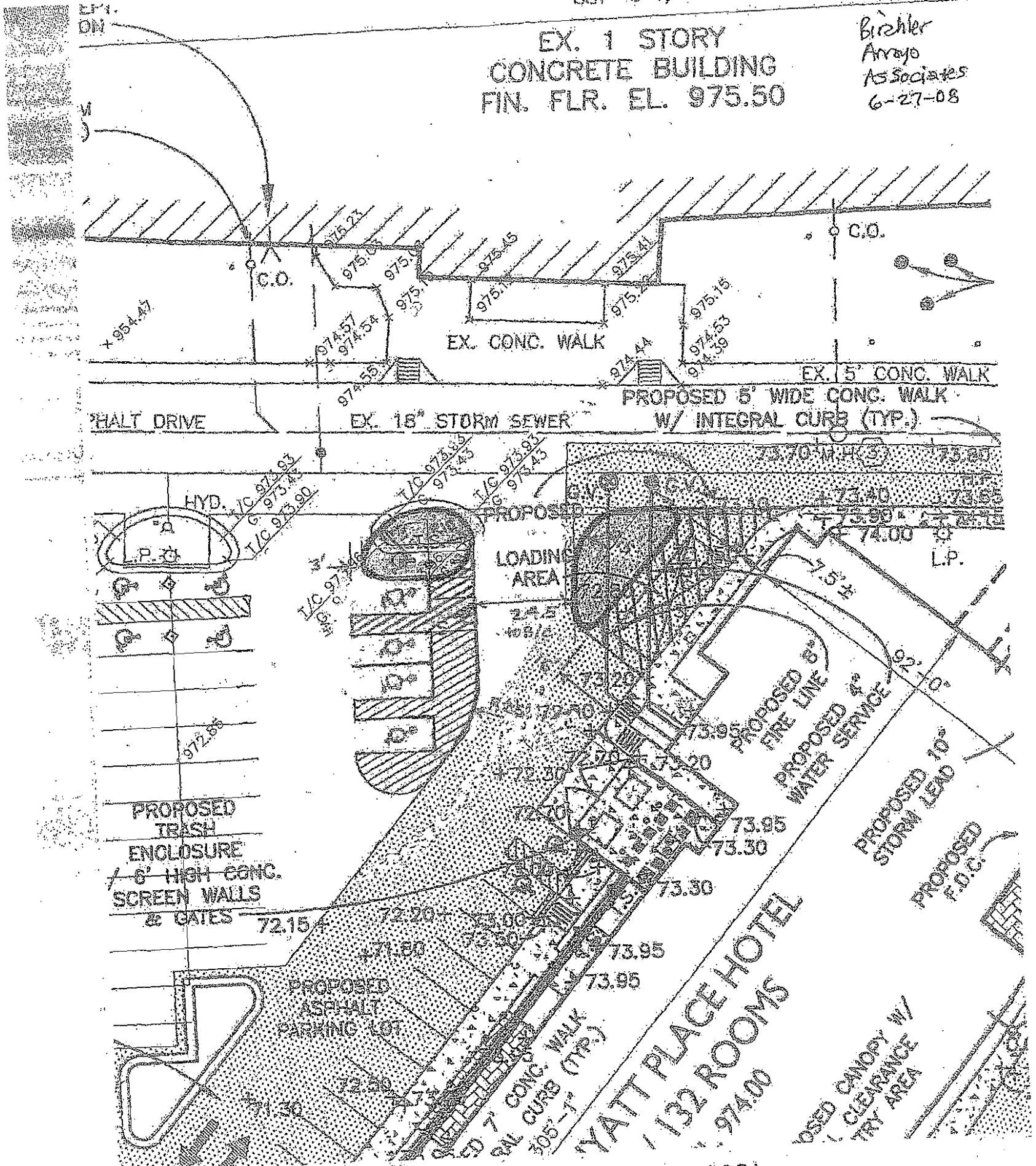
David R. Campbell
Senior Associate

Attachment:
Revised conceptual layout for loading zone area

851'-6 1/2"

EX. 1 STORY CONCRETE BUILDING FIN. FLR. EL. 975.50

Biehler
Arroyo
Associates
6-27-08



PROPOSED REDESIGN OF LOADING AREA
to Improve Visibility and Better Control Movements

YATT PLACE HOTEL
132 ROOMS
974.00

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

August 20, 2008

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Revised Preliminary Site Plan Review

Hyatt Place Hotel

SP08-27

Facade Region: 1 (Grand River Ave.)

Zoning District: OST/EXO

Project Size: 86,399 Sq. Ft. Addition (Proposed total building: 159,680 Sq. Ft.)

Dear Ms. McBeth:

The following is the Facade Review for preliminary site plan application. The design was revised in response to our first review letter dated 7/1/08, and a meeting with the applicant held on 8/12/08 specifically to discuss the facade. During that meeting various options for bringing the design into closer compliance with the Façade Chart were discussed. The architect, Bowers + Rein Associates, Inc., then made revisions consisting primarily of increasing the percentage of stone in exchange for reducing the percentage of E.I.F.S.. The revised percentages of materials proposed for each facade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. An "X" indicates that the proposed material exceeds the maximum percentage.

Drawings Dated 8-12-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
E.I.F.S.	56.0% X	48.3% X	47.4% X	49.0% X	25%
STONE	40.0% ✓	37.5% ✓	44.5% ✓	47.0% ✓	50%
SPANDREL GLASS	0.0% ✓	8.5% ✓	2.6% ✓	1.0% ✓	50%
CAST STONE (Limestone)	2.0% ✓	2.7% ✓	1.2% ✓	1.0% ✓	50%
METAL COPING / PANELS	2.0% ✓	3.0% ✓	4.3% ✓	2.0% ✓	15%

Comments:

1. The percentage of E.I.F.S. exceeds the ordinance maximum on all facades.
2. The requirement in paragraph 2520, footnote 9 of the Schedule Regulating Façade Materials that buildings in Region 1 have a minimum of 30% brick, has not been met.

3. We understand the sloping glass roof element, located between column lines 3 and 6.5, is intended to be back-lit. A CADD generated rendering of a similar facility was provided by the applicant as requested in our first review. This illustration indicates that this element, while acting somewhat as a beacon, is well integrated into design and is consistent with adjacent materials (spandrel glass). From the rendering, the proposed illumination level appears to be consistent with levels of illumination that would be expected from normal interior illumination through windows. Based on this we would recommend the back-lit roof element enhances the design and is consistent with the intent and purpose of the ordinance.

Recommendations:

1. The proportions of E.I.F.S. and Stone are well balanced and the overall composition of these materials are consistent with the height and massing of the building. In this case, further revisions to the relative percentages of these materials, for the sake of meeting the precise percentages prescribed in the Façade Chart, would not significantly enhance the design. With respect to the requirement for 30% brick, the visual quality of STONE illustrated on the sample board is consistent with that of brick. Therefore, a Section 9 Waiver is recommended for items 1 and 2, above.
2. The applicant has indicated that the back-lit roof element will not incorporate logos, text, or colors that could be construed as a sign. Based on this along with the above comments, approval of this element is also recommended.
3. The drawings indicate that the trash dumpster enclosure is "concrete." The ordinance requires the enclosure to be constructed of materials matching the building. **This positive recommendation is contingent upon the dumpster being 100% STONE, matching that of the building.**

Notes to the Applicant:

1. Roof Appurtenances - The applicant has indicated that no roof top equipment is proposed. If mechanical equipment is used, then screening matching building materials (E.I.F.S.) will be required.
2. Revisions after Approval – The Novi Planning Commission's approval under the Façade Ordinance are based upon the façade design, materials and colors indicated on the sample board, and drawing referenced herein. Revisions and modifications to any of these items after approval will require reapplication.
3. Façade Inspections - The City of Novi requires Façade Inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department's Automated Inspection Hotline at (248) 347-0482 to request the Façade inspection.

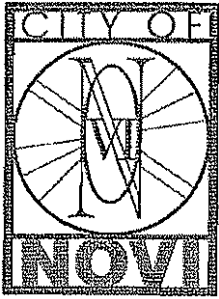
If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,
METCO Services, Inc.



Douglas R. Necci AIA

FIRE REVIEW



June 26, 2008

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: Hyatt Place Hotel @ Rock Financial Showplace

SP#: 08-27, Preliminary Site Plan

Project Description:

5 Story, 86,399 S.F., 132 Room Hotel

Comments:

Access is good and hydrant placement is good.

Recommendation:

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

APPLICANT RESPONSE LETTER(S)

Ms. Angela Pawlowski
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Hyatt Place Hotel at Rock Financial Show Place
Preliminary Site Plan Submittal
SP #08-27

Dear Ms. Pawlowski,

Per your request this is a comprehensive response letter to the comments in the review letters:

City of Novi – Plan Review Center Report
SP #08-27

Planning Review (revised dated August 18th, 2008)

It is the intent of the applicant to address issues as requested in this report at the time of Final Site Plan approval, except for the following Cpmments:

1. EXO Overlay District: no issue
2. Changes to Existing Rock Financial Showplace: façade and floor plan, due to the proposed installation of an overhead walkway between the hotel and the Showplace.
 - a. *The intent for the modifications to the existing building will be less than 10,000 sf. A request for administrative approval will be sought.*
3. Notes on Woodland Plan:
 - a. *Parking lot is intended as phase I and Hotel as Phase II, modifications will be made at the time of Final Site Plan.*
4. Removal of Facilities: no issue
5. Condominium:
 - a. *Construction to be set in two phases, easterly parking first and hotel and surroundings second. Condominium documents will be submitted with final site plan approval documents.*
6. Parking:
 - a. *Information requested as part of number of parking spaces will be provided at Final Site Plan.*
7. Dumpster Enclosure:
 - a. *the layout will remain as drawn. Autoturn Radius will be included in Final Site Plan submittal.*

8. Loading Zone:
 - a. *the layout will remain as drawn.*
9. Height of Hotel: Clarify the building height by providing information on proposed rooftop appurtenances, if any:
 - a. *No Roof appurtenances are planned*
10. Lighting: plans will be submitted for Final Site Plan
11. New Building Code Standards: will review
12. Planning Summary Chart: will review
13. Response Letter: enclosed
14. Address: address will be applied for.

Engineering Review(dated July 3, 2008)

It is the intent of the applicant to address all issues(items 1 thru 40) as requested in this report at the time of Final Site Plan approval.

Preliminary Landscape Review (dated July 3, 2008)

Per Mr. Beschke's review letter we have prepared the following written response.

Irrigation (Sec. 2509 3.f. (6) (b))

A detailed irrigation plan and cost estimate will be submitted with final site plan

Façade Ordinance (Metco Services dated August 20, 2008)

Drawings have been revised per meeting with Metco Services on August 12, 2008. The applicant is seeking Section 9 Waiver. Dumpster enclosure will be stone to match the stone of the building.

Woodland Review (ECT dated July 2, 2008)

Per ECT's review letter we have prepared the following written response and made the necessary revisions to our plans.

1. It is our intention to save tree #507. The "Existing Tree Inventory List" on sheet WP-2 will be revised to show this change.
2. It is our intention to remove tree #508. However; only one of the stems is of regulation size and therefore only one, not the previous two, replacement trees are required. The "Existing Tree Inventory List" will be revised to show this change.
3. It is our intention to remove tree #514. However; this tree has a DBH of 10" and therefore only one, not the previous two, replacement trees are required. The "Existing Tree Inventory List" will be revised to show this change.
4. A Replacement Value Column will be added to the "Replacement Plant Material List" on Sheet L-4, as well as a note stating "Evergreen Trees greater than or equal to 7' Ht. represent only 1/2 of a tree replacement

credit". This is to clarify that the required 38 replacement tree values will be provided.

Revised Woodland Impacts

- 28 total regulated, live stems with 8-inch dbh or greater are to be removed/impacted.
- 38 replacement tree credits required
- 32.5 replacement tree credits shown onsite.
- 5.5 replacement tree credits will be provided onsite or paid to the City of Novi Tree Fund.

Site Plan Compliance with Ordinance Chapter 37 Standards

- The full scientific (genus and species) and common name of the trees survey will be added to the plans.
- Plan and cost estimate for replacement of regulated trees to be removed, including the additional 5.5 replacement credits mentioned above to be paid into the City of Novi Tree Fund at \$400.00 per credit or provided onsite, will be noted on the plans.

Tree Replacement Plan

The *Conceptual Parking Lot Landscape Detail* (L-4) provides the proposed locations onsite for the 32.5 tree replacement credits.

We will replace the *Platanus x. acerfolia*, *Picea pungens*, and *Pinus nigra* with native counterparts as recommended.

The plant spacing will be revisited prior to resubmittal. Since this is a woodland replacement it is intended that the trees would be placed closer than recommended. The plants will be spaced as far apart as site conditions allow.

Wetland Review (ECT dated July 2, 2008)

It is the intent of the applicant to address issues as requested in this report at the time of Final Site Plan approval.

Traffic Review (Birchler Arroyo dated June 30, 2008)

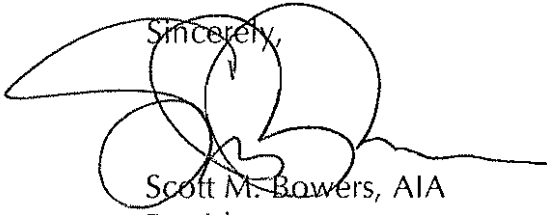
The loading zone will not change as requested. The applicant believes this layout will better serve the required function. Detailed signing and striping plan for any new signage or pavement markings will be submitted with the final site plan.

Fire Marshal (dated June 26, 2008)

No issues to be addressed.

If you have any questions please contact Bowers + Rein.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Bowers", with a long horizontal flourish extending to the right.

Scott M. Bowers, AIA
President

Cc: File