



# CITY of NOVI CITY COUNCIL

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**Agenda Item 3  
August 13, 2007**

**SUBJECT** Consideration of Zoning Map Amendment 18.674 of Amson Dembs Development, LLC to rezone property located in Section 9, east of West Park Drive and south of Dylan Drive, from I-2, General Industrial to OST, Planned Office Service Technology. The subject property is 13.54 acres.

**SUBMITTING DEPARTMENT:** Community Development - Planning *Barb Ford*

**CITY MANAGER APPROVAL:** *[Signature]*

**BACKGROUND INFORMATION:**

The petitioner, Amson Dembs Development, LLC, is requesting the rezoning of property in the southwest quarter of Section 9, north of Twelve Mile Road and east of West Park Drive located in the Novi Corporate Campus office/industrial development. The subject property is currently zoned I-2, General Industrial. The request, to rezone to OST, Planned Office Service Technology, is in general compliance with the Master Plan for Land Use. The Planning Commission reviewed the request and voted to recommend approval of the request on July 25, 2007. Staff is recommending approval of the request for the following reasons:

- The request is: consistent with previous Council actions along Dylan Drive;
- The request will provide consistent zoning along Dylan Drive;
- The request is in general conformance with the Master Plan since almost all uses permitted in the OST District are permitted in the I-2 District;
- The request promotes the Master Plan objective to *“Continue to promote and support development in Novi’s Office Service Technology (OST) District.”*

The Novi Corporate Campus road and utility plan was approved by the Planning Commission in 2005 and construction of the infrastructure is nearing completion. City Council recently approved rezoning portions of the development. In September of 2005 lot 3 was rezoned to I-1, in August 2006 lots 8 & 9 were rezoned to OST and in May of 2007 an addition to lot 3 was rezoned to I-1. At this time, the applicant is also petitioning to rezone most of the remaining property in this development to I-1, Light industrial (Zoning Map Amendment 18.675). If both rezoning requests are approved, all lots adjacent to Dylan Drive (most of the northern portion of the Novi Corporate Campus development) will be in the OST District and the southern parcels fronting on Twelve Mile Road will be in the I-1 District. Final Site Plans were approved for lots 3 (Toyota-Boshoku) and 9 (speculative office/research building). Construction is almost complete on lot 3 and it has begun on lot 9. Site plans are in process for lots 7 and 8. The Planning Department discussed the Planned Rezoning Overlay with the applicant, who chose not to utilize the option.

The draft Planning Commission minutes and the review letters of the City’s professional staff and consultants are attached.

**RECOMMENDED ACTION:** Approval of Zoning Map Amendment 18.674 of Amson Dembs Development, LLC to rezone property located in Section 9, east of West Park Drive and south of Dylan Drive, from I-2, General Industrial to OST, Planned Office Service Technology. The subject property is 13.54 acres.

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

	1	2	Y	N
Council Member Mutch				
Council Member Nagy				
Council Member Paul				

## PLANNING REVIEW



# PLAN REVIEW CENTER REPORT

July 9, 2007

## Planning Review

Amson Dembs Development - Novi Corporate Campus  
**Zoning Map Amendment 18.674**

### Petitioner

Amson Dembs Development

### Review Type

Rezoning Request from I-2 to OST

### Property Characteristics

- Site Location: North side of Twelve Mile Road, East of West Park Drive
- Site Zoning: I-2, General Industrial
- Adjoining Zoning: North: OST, Office Service Technology; East: I-2; South: I-2 (petitioned to be I-1 Light industrial) and I-1; West: I-2
- Current Site Use: Vacant
- Adjoining Uses: North: Vacant lots in Novi Corporate Campus and speculative office building under construction; East: Twelve West Properties (formerly Steelcrete) industrial and warehouse uses; South: Toyota Boshoku (Novi Corporate Campus No. 3) office, research and warehouse and vacant land in Corporate Campus; West: Great Oaks Landscaping
- School District: Novi Community School District
- Site Size: 13.54 acres to be rezoned

### Project Summary

The petitioner is requesting the rezoning of property north of Twelve Mile Road and east of West Park Drive in the Novi Corporate Campus office/research/industrial park. The 13.54 acres under review are currently zoned I-2, General Industrial. The applicant has requested a rezoning of the parcel to OST, Office Service Technology. The



requested rezoning will provide for uniform OST zoning on the lots located along Dylan Drive in the Novi Corporate Campus development. In 2006, the City rezoned lots 9 and 8 of the Campus (lots to the north of the subject property) to OST. The applicant has submitted a rezoning petition to change the remaining I-2 portion of the Campus south of this petition to the I-1, Light Industrial District. If both requests are approved, most of the north portion of the park will be zoned OST and the south portion facing on Twelve Mile will be zoned I-1. Only a 2.2 acres of the northwest corner of the park will remain in the I-2 District. The Planned Rezoning Overlay was discussed with the applicant but since the applicant has not developed specific site plans for the entire parcel they elected not to use this option. The Master Plan and Zoning Committee discussed this rezoning at their June 24, 2007 meeting and had no objections to the proposal.

### **Recommendation**

Staff **recommends positive consideration** for the proposed Zoning Map Amendment, which would rezone the property from I-2, General Industrial, to OST, Planned Office Service Technology.

The Planning Department recommends approval of the request, for the following reasons:

- The requested zoning is consistent with previous City Council actions along Dylan Drive.
- The requested zoning will provide for consistent zoning of all of the parcels accessed from Dylan Drive.
- The request is partially consistent with the Master Plan for Land Use, which calls for light industrial land uses on the property since almost all uses permitted in the OST District are permitted in the I-1, Light Industrial District.
- The request to rezone the properties to OST promotes the Master Plan objective to "Continue to promote and support development in Novi's Office Service Technology (OST) District." (Page 119)

### **Planning Commission Options**

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the parcels to OST which is consistent with the other properties along Dylan Drive in the Novi Corporate Campus development, consistent with previous City Council actions, and partially consistent with the Master Plan for Land Use since almost all OST uses are permitted in the I-1, Light Industrial District.
2. Deny the request, with the zoning of the property remaining I-2, General Industrial.
3. Recommend rezoning of the parcels to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option would require the Planning Commission to hold and send notice for another public hearing with the

intention of recommending rezoning to the appropriate designation. At this time, Staff has only reviewed I-1 as a possible alternative.

- **Master Plan for Land Use**

The Master Plan for Land Use currently designates this property for light industrial uses. This designation was changed in the most recent update (2004) of the Master Plan, when the City decided to plan for lower intensity industrial uses on the north side of Twelve Mile Road, east of West Park Drive. Previously, the property, along with the majority of the Novi Corporate Campus, was master planned for general industrial uses, with only the Twelve Mile Road frontage being planned for light industrial.

- **Existing Zoning and Land Use**

Table 1 summarizes the zoning and land use status for the subject property and surrounding properties.

**Table 1  
 Land Use and Zoning  
 For Subject Property and Adjacent Properties**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
Subject Site	I-2, General Industrial	Vacant Land	Light Industrial
Northern Parcels	OST, Office Service Technology	Vacant land and proposed and under construction speculative office/research and development buildings north and east of Dylan Drive (Novi Corporate Campus No. 8 and No.9)	Light Industrial
Southern Parcels	I-2, General Industrial and further south I-1, Light Industrial - South of Twelve Mile Road OST, Office Service Technology	Vacant land (north and south of Twelve Mile Road)	Light Industrial and Office south of Twelve Mile Road
Eastern Parcels	I-2, General Industrial and I-1, Light Industrial	Twelve West Properties multi-tenant light industrial/warehouse uses (former Steelcrete Site)	Light Industrial
Western Parcels	I-1, Light Industrial	Novi Corporate Campus No. 3 (Toyota Boshoku) office/research/ warehouse	Light Industrial

- **Compatibility with Surrounding Land Use**

The development of the property under the OST zoning could result in a development similar to the Novi Corporate Campus, Lot 9, located directly to the north of the property under consideration for rezoning. Another OST development is proposed on lot No. 8.

The property directly to the **north** is currently vacant and is part of the Novi Corporate Campus. This property is in the OST District. Lot 9 has received Final Site Plan approval and lot 8 has received Preliminary Site Plan approval. Both buildings are speculative office/research buildings. The Master Plan for Land Use calls for light industrial uses on all the property in the Corporate Campus.

Directly to the **south** is vacant land in the Novi Corporate Campus zoned I-1 and I-2. Located in the I-1 portion is the new office/research Toyota Boshoku building. The applicant has submitted a petition to rezone this I-2 portion of the Corporate Campus to I-1. Further south, on the opposite side of Twelve Mile Road, the vacant land is zoned OST. The Master Plan for Land Use calls for light industrial uses on the north side of Twelve Mile Road and office uses on the south side of Twelve Mile Road.

To the **east** are two multi-tenant industrial/warehouse buildings (the former Steelcrete site) on a parcel that is in the I-2 and I-1 District, with the portion adjacent to this petition being in the I-2 District. These buildings have undergone a variety of changes over the years. The property is master planned for light industrial uses.

The properties to the **west** are Great Oaks Landscaping, Novi Oaks Sports Center, and Novi Crushed Concrete. Further west is the City of Wixom. Each of the three properties are zoned I-1, Light Industrial, along Twelve Mile Road, and I-2, General Industrial, further to the north. The properties are master planned in a similar fashion, with light industrial on the southern portion of the sites and general industrial on the northern portion. Great Oaks and Novi Oaks have been on their sites for numerous years and are considered non-conforming related to some ordinance requirements. Novi Crushed Concrete moved to its current location in the nineties.

- **Comparison of Zoning Districts:**

Table 2 provides a comparison of the current and proposed zoning classifications. In addition, I-1 has been included as an alternative.

**Table 2  
 Comparison of Zoning Districts**

	<b>I-2 Zoning (Existing)</b>	<b>I-1 Zoning (Alternate)</b>	<b>OST Zoning (Proposed)</b>
Principal Permitted Uses	Heating and power plants Outdoor storage yards, Sale of heavy equipment Indoor recreation Auto body & repair Lumber mill Freight terminal Concrete plant Uses permitted and subject to special conditions in the I-1 District (but not subject to special conditions in the I-2 District)	Office buildings	Office Buildings, Medical Office Buildings, Facilities for human care, Financial institutions, Indoor recreation, Day care centers, and Adult day care centers Data processing and computer centers Laboratories, Research, testing, design and development Technical training Accessory manufacturing, assembly, warehouse or storage Hotels
Special Land Uses	None	<b>SPECIAL LAND USE when adjacent to residential zoning:</b> Research and development Technical training and activities Data processing and computer centers Warehousing and wholesale establishments Manufacturing, compounding, processing, packaging, or treatment of products but not including tool, die, gauge and machine shops Repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment Industrial office sales, service and industrial office related uses when located within an existing office building portion of an industrial use Laboratories Experimental, film or testing Greenhouses Public utility buildings other than outside storage and service yards Public or private indoor recreational facilities and private outdoor recreational facilities Auto undercoating shops when completely enclosed Metal plating, buffing, polishing and molded rubber Uses which serve the limited needs of an industrial district, including: Banks, industrial trade schools or industrial clinics Industrial tool and equipment sales, service, storage and distribution	None

	<b>I-2 Zoning (Existing)</b>	<b>I-1 Zoning (Alternate)</b>	<b>OST Zoning (Proposed)</b>
		<b>SPECIAL LAND USES Everywhere</b> Eating and drinking establishments and motels Automobile service establishments and public garages for vehicle repair and servicing, but not including vehicle undercoating, body repair and collision work, painting, tire recapping, or auto dismantling operations Self-storage facilities Retail sales activities when ancillary to an otherwise permitted electrical or plumbing supply business or ancillary to otherwise permitted manufacturing Central dry cleaning plants or laundries Railroad yards Tool, die, gauge and machine shops Indoor storage facilities for building materials Storage of contractor's equipment and supplies Municipal uses	
Minimum Lot Size	Based on the amount of off-street parking, landscaping, and setbacks required	Based on the amount of off-street parking, landscaping, and setbacks required	Based on the amount of off-street parking, landscaping, and setbacks required
Building Height	60 feet	40 feet	65 feet
Building Setbacks	Front: 100 ft. Sides: 50 ft. Rear: 50 ft.	Front: 40 ft Sides: 20 ft Rear: 20 ft	Front: 50 ft. Sides: 50 ft. Rear: 50 ft.

- **Infrastructure Concerns**

See Engineering review letter for specific discussion of water and sewer capacities in the area serving the subject property. Water, sanitary sewer and storm sewer facilities were approved for the overall Corporate Campus and are in the process of being installed. Of the two roadways in the area, Twelve Mile Road has been recently improved as a result of the Beck Road interchange, and West Park Drive was constructed in the past ten years. This portion of the development is served by Dylan Drive a future public road.

- **Natural Features**

The City's Regulated Wetland and Watercourse Map does not indicate any regulated wetlands on the subject property. The Regulated Woodlands Map indicates that two small areas of medium cover woodlands exist on the site, running north and south. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these



natural features will be reviewed and discussed during the site plan submittal for any project on the property. The City's Natural Features map does not include any priority habitat areas on this site.

- **Intent**

The existing I-2 District is intended to be primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.

While the OST district allows uses that are permitted within the OS-2 district, it also allows a number of additional uses, and provides a different statement of intent. The intent of the OST district is "to encourage and allow development of high tech, multi-use office/laboratory/production uses. The District is designed to permit the application of high tech, multi-use activities having accessory, warehousing, assembly, production and manufacturing activities." Section 2300A of the Zoning Ordinance specifies the goals of the OST District and includes the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of research, office, high tech and related uses, including, but not limited to, experimental, demonstration and display laboratories whereby users can produce, display, demonstrate, test, sell, repair and service the user's products.
2. To protect abutting residential districts by separating them from permitted OST uses by building height and location limitations, by setbacks and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planting/berm/wall screening within the OST District.
3. To promote research, laboratory, office, high tech and related development which minimizes the danger of fires, explosions, toxic and noxious matter, radiation, offensive noise, vibration, smoke, odor and other objectionable influences or hazards.
4. To protect the most desirable use of land in accordance with a well considered plan, to protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.

- **Development Potential**

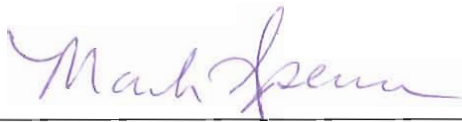
Development under the current I-2 zoning or the proposed OST zoning could result in the construction of several office or light industrial buildings of 100,000 to 150,000 square feet in total floor area. The site has a minimal amount of natural features, which would likely be disturbed with any development proposal. Rezoning

to I-1 or OST would allow for development similar to the existing and proposed buildings located in the Corporate Campus site.

• **Submittal Requirements**

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- The rezoning sign must be erected on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request.
- A traffic impact statement is not required for the property, as the applicant is asking to rezone the property to a district that permits almost the same intensity of development.

Report prepared by:



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Mark Spencer, AICP, Planner - tel. (248) 735-5607 - email [mspencer@cityofnovi.org](mailto:mspencer@cityofnovi.org)

# ENGINEERING REVIEW



**CITY OF NOVI**  
**Engineering Division**

**MEMORANDUM**

**To:** Barbara McBeth, AICP  
Planning Director

**From:** Brian T. Coburn, P.E. *BTC*  
Civil Engineer

**Date:** July 3, 2007

**Re:** Rezoning Request 18.674  
Amson Dembs/ Novi Corporate (South of Dylan Drive)

In response to your request, we have reviewed the proposed rezoning of a parcel located north of Twelve Mile and east of West Park Drive in Section 9 for availability and potential impacts to public utilities. It is our understanding that the applicant is requesting that approximately 13.54 acres be rezoned from I-2 to OST.

Water service and sanitary sewer service is available from utilities that were constructed along the Dylan Drive as part of the development of the Novi Corporate Campus.

In reviewing the information provided, we have determined that the rezoning would result in a slight decrease in the water and sanitary sewer demands for these parcels. Therefore, we have no utility related concerns with the rezoning application as presented.

**cc:** Rob Hayes, P.E.; City Engineer  
Ben Croy, P.E.; Plan Review Engineer  
Benny McCusker, Public Works Director

## TRAFFIC REVIEW

June 29, 2007

Ms. Barbara E. McBeth  
Deputy Director Community Development  
45175 West Ten Mile Road  
Novi, MI 48375-3024



Re: Rezoning 18.674 – 1<sup>st</sup> Review  
SP No. N/A  
OHM Job No. 163-07-0301

As requested, we have reviewed the rezoning application, dated June 11, 2007, submitted by Ryan Dembs. We offer the following comments:

**OHM RECOMMENDATION**

At this time, we recommend approval of the zoning change for this development. We recognize that the rezoning request does not conform to the Master Plan. Further, as is noted below, the rezoning may yield an increase of traffic on the adjacent roadways. While the percent increase is very large, the absolute magnitude of the traffic change is well within the fluctuation in traffic one would see daily on 12 Mile Rd and would not unduly impact West Park Rd.

**DEVELOPMENT BACKGROUND**

The site to be rezoned is located on the north side of 12 Mile Road, east of West Park Road. This location is surrounded by I-1, I-2, and OST land uses. The site is 13.54 acres in size, currently zoned I-2 (General Industrial). The applicant is requesting that this site be rezoned from I-2 to OST, for unspecified development. The current Master Plan for Land Use calls for this area to be used for Light Industrial use. Therefore, if granted, the rezoning would not be in accordance with the current City of Novi Master Plan.

**DISCUSSION**

The applicant has not included any information regarding the trip generation of the proposed rezoning. We have provided a preliminary trip generation comparison, shown below, that indicates that there may be an adverse affect on the traffic in the vicinity of the site. The total trips generated by proposed land use may be more than twice as compared to the trips generated by existing land use for both AM and PM peak hour. The existing trip generation estimate assumes that a development built in conformance with the current zoning would be comparatively sized to the proposed development. We have computed that building will cover approximately 25% of the total acreage for both I-2 and OST land uses, and therefore a 148,000 SFT (3.38 acres) building was used.

**Trip Generation Comparison Table**

Zoning	Land Use <sup>1</sup>	ITE Land Use Code	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing (I-2)	Light Industrial 148,000 SFT	110	75	13	86	6	43	49
Proposed (OST)	Research & Development Center 148,000 SFT	760	167	29	196	28	155	183

<sup>1</sup> Trip Generation – 7<sup>th</sup> Edition, Institute of Transportation Engineers, 2003

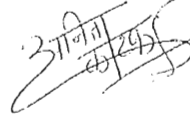
If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,  
Orchard, Hiltz & McCliment, Inc.



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Stephen B. Dearing, P.E., PTOE.  
Manager of Traffic Engineering

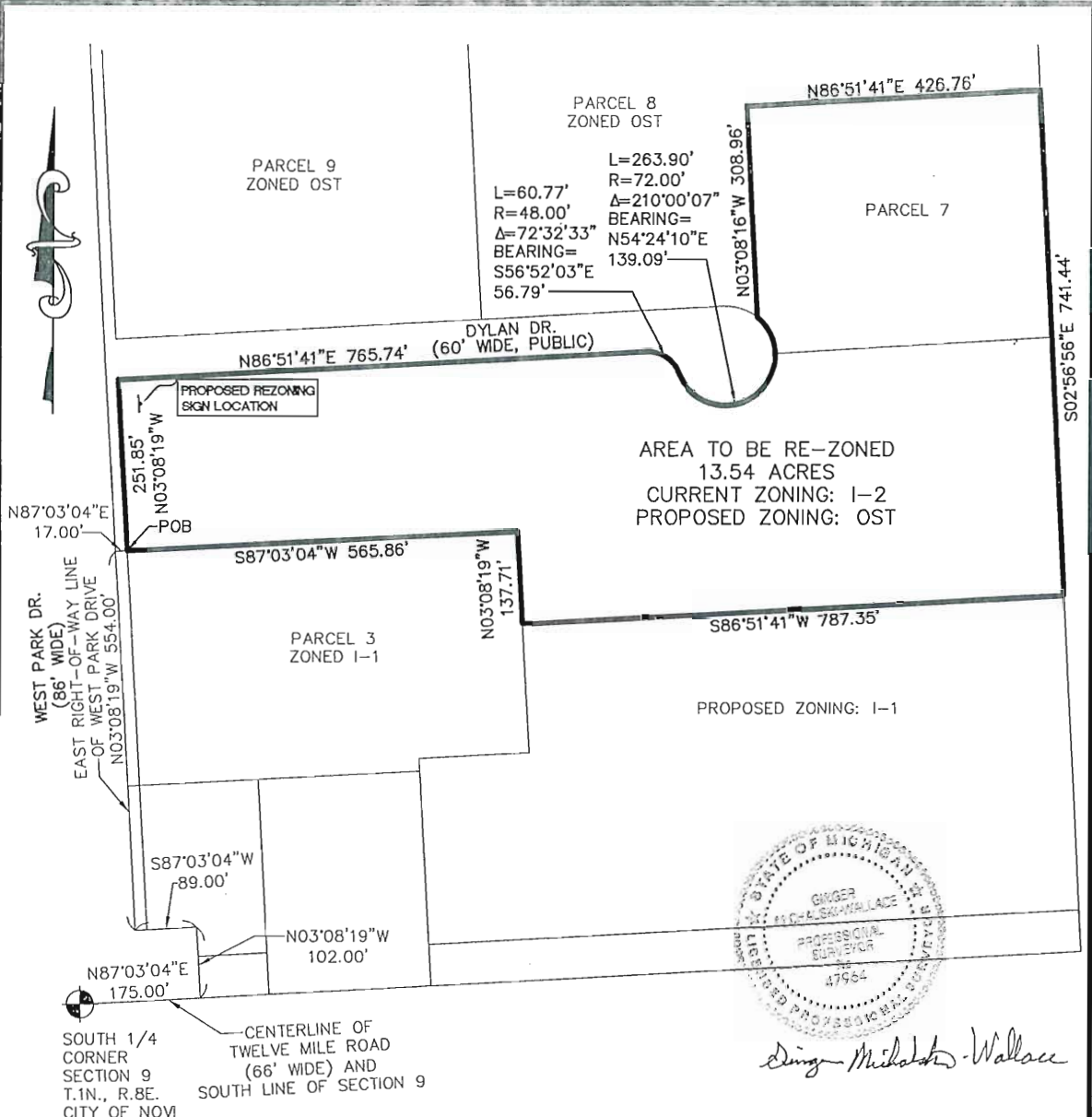


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Anita S. Katkar, P.E.  
Traffic Project Engineer

**PROPERTY SURVEY**





AREA TO BE RE-ZONED  
13.54 ACRES  
CURRENT ZONING: I-2  
PROPOSED ZONING: OST

PROPOSED ZONING: I-1

**DESCRIPTION OF AREA TO BE RE-ZONED:**

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE N87°03'04"E 175.00 FEET ALONG THE CENTERLINE OF 12 MILE ROAD (66 FEET WIDE) AND THE SOUTH LINE OF SAID SECTION 9; THENCE N03°08'19"W 102.00 FEET; THENCE S87°03'04"W 89.00 FEET; THENCE N03°08'19"W 554.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF WEST PARK DRIVE (86 FEET WIDE); THENCE N87°03'04"E 17.00 FEET TO THE **POINT OF BEGINNING**; THENCE N03°08'19"W 251.85 FEET; THENCE THE FOLLOWING THREE COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF DYLAN DRIVE (60' WIDE, PUBLIC): N86°51'41"E 765.74 FEET, 60.77 FEET ALONG THE ARC OF A 48.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 72°32'33", CHORD BEARING S56°52'03"E 56.79 FEET AND 263.90 FEET ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 210°00'07", CHORD BEARING N54°24'10"E 139.09 FEET; THENCE N03°08'16"W 308.96 FEET; THENCE N86°51'41"E 426.76 FEET; THENCE S02°56'56"E 741.44 FEET; THENCE S86°51'41"W 787.35 FEET; THENCE N03°08'19"W 137.71 FEET; THENCE S87°03'04"W 565.86 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9, CONTAINING 13.54 ACRES OF LAND, MORE OR LESS.

18.674

**ALPINE**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)

CLIENT: <b>AMSON-DEMBS DEVELOPMENT</b>		DATE: 5-18-07
<b>RE-ZONING SKETCH</b>		DRAWN BY: JPP
		CHECKED BY: GLM
NOVI CORPORATE PARKWAY		SCALE: HOR 1"=200 FT. VER 1"=--- FT.
SECTION: 9	TOWNSHIP: 1 N	RANGE: 8 E
CITY OF NOVI		FBK: --
OAKLAND COUNTY		CHF: --
MICHIGAN		04-203

**MASTER PLAN & ZONING COMMITTEE MINUTES  
JUNE 26, 2007**



**MASTER PLAN AND ZONING COMMITTEE**  
City of Novi Planning Commission

**EXCERPTS**

June 26, 2007 at 7:00 PM

Novi Civic Center – Mayor’s Conference Room  
45175 W. Ten Mile, Novi, MI 48375  
(248) 347-0475

**ROLL CALL**

**Present:** Members Victor Cassis, Michael Lynch, Wayne Wrobel

**Absent:** Member John Avdoulos (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Tom Schultz, City Attorney

**MATTERS FOR DISCUSSION**

1. **Rezoning 18.674 in Novi Corporate Campus**

Request for discussion to provide comments, suggestions and questions. Rezoning a 13.54 acre portion of a parcel located on the north side of Twelve Mile, east of West Park Drive, in Section 9 from General industrial, I-2, to Office Service Technology, OST.

2. **Rezoning 18.675 in Novi Corporate Campus**

Request for discussion to provide comments, suggestions and questions. Rezoning a 1.67 acre portion of a parcel located on the north side of Twelve Mile Road and east of West Park Drive in Section 9 from General industrial, I-2 to Light industrial, I-1.

Planner Mark Spencer said Items 1 and 2 were related and suggested that they could be addressed jointly. The Committee agreed.

Mr. Spencer described the site using a map. The Planning Commission previously approved Lot 3 (Toyota Boshoku) and its lot expansion, which was rezoned to I-1. There are plans under review for Lots 8 and 7. The requests do provide for reasonably-sized lots. The north will basically become OST and the south will become Light Industrial.

City Attorney Tom Schultz arrived at 7:10 PM.

The land to the west is zoned I-2. Further south is I-1. Across Twelve Mile is OST. To the east is I-2 and further south the land is I-1. The Master Plan for the area north of Twelve Mile is Light Industrial and Office south of Twelve Mile. To the west is Heavy Industrial, with Light Industrial to the south. Across the railroad tracks is the Public Park designation. The woodland and wetland issues were addressed with the Road and Utility plans. The wetland mitigation is built.

Mr. Spencer asked the Committee to provide their discussion on these requests. Afterward, the Planning Commission can recommend approval or denial of the requests, or suggest yet another designation, to City Council.

I-2 has the most severe setbacks, then I-1. For example, the front yard of I-2 is a 100-foot setback and the I-2 setback rear and side setback is fifty feet. OST has better parking setbacks – only twenty feet.

The Committee discussed I-2 properties, and Applicant Ryan Dembs commented that with the changes in Michigan’s economy and the realization that its labor force is not full of skilled workers, the need for Heavy Industrial is less attractive. They did discuss the various areas of I-2 throughout the City.

Mr. Dembs said there was a prospect for the last rezoned piece – Lot 9. The prospect ended up moving to Lot 3. Now Lot 9 is lined up for someone else. They are coming down through the development to keep the projects coming. There is a natural I-1 line, so Mr. Dembs laid out his sites accordingly. They do have to be flexible, though. The lines submitted for these rezonings work best for them. That little remaining 1.67-acre sliver was tied into the balance of the park. Now, what remains is I-1 and OST. They haven't gone through all of the rezoning requests because they don't know what exact uses will come forward in the future. There are some high-scale uses that still require I-1.

Mr. Dembs said that they were going to rezone the whole park, but they've decided to just wait and see how these prospects pan out. They continue to have plans come forward for the OST land. The prospect that might come to the I-1 property will complement the area and its tenants. Mr. Dembs noted that his buildings have the similar look. The Ordinance requires that the office portion of the I-1 buildings must house employees and work directly related to the shop portion of the building. In this case, there was a question as to whether the shop portion corresponded with the office building portion. Mr. Dembs said that the trend in Michigan is to move toward Light Industrial.

Member Wrobel had no problems with the OST request. He understood the rationale behind the Applicant's other request, but wondered about the timing if there wasn't an applicant on the horizon.

Deputy Director of Community Development Barbara McBeth responded that previously concerns were voiced about the various zoning districts abutting each other. The City prefers that this be cleaned up. It's a practical move.

Member Lynch had no problems because he thought the City's trend was more toward Office. He agreed that the second request should move forward at this time too.

Chair Cassis was assured by Mr. Dembs' comments, that his requests will not result in a radical change for the area.

Ms. McBeth asked whether the Committee thought Mr. Dembs should address another parcel. He explained that he didn't know what to do with it. It has a lot of trees and looks very nice. It may be an acre or so; Mr. Spencer said it was 2.2 acres. Mr. Spencer thought that it provided a nice entrance to the park. He may make it a park. He planned on leaving the zoning as is at this time.

**PLANNING COMMISSION MINUTES**

**JULY 25, 2007**



## PLANNING COMMISSION

REGULAR MEETING  
ZONING TEXT AMENDMENTS 18.674 AND 18.675 EXCERPT  
WEDNESDAY, JULY 25, 2007 7:00 PM  
COUNCIL CHAMBERS - NOVI CIVIC CENTER  
45175 W. TEN MILE, NOVI, MI 48375  
(248) 347-0475

### CALL TO ORDER

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

### ROLL CALL

**Present:** Members John Avdoulos, Victor Cassis, Andrew Gutman, Michael Lynch (7:08 PM), Michael Meyer, Mark Pehrson, Wayne Wrobel

**Absent:** Member Brian Burke (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, Civil Engineer; Alan Hall, Façade Consultant; Dr. John Freeland, Wetland Consultant; Kristin Kolb, City Attorney

### PUBLIC HEARINGS

#### 1. ZONING MAP AMENDMENT 18.674

The Public Hearing was opened on the request of Amson Dembs Development, LLC, for possible recommendation to City Council for rezoning property in Section 9, East of West Park Drive, south of Dylan Drive, from I-2, General Industrial, to OST, Planned Office Service Technology District. The subject property is 13.54 acres.

#### 2. ZONING MAP AMENDMENT 18.675

The Public Hearing was opened on the request of Amson Dembs Development, LLC, for possible recommendation to City Council for rezoning property in Section 9, East of West Park Drive, south of Dylan Drive, from I-2, General Industrial, to I-1, Light Industrial District. The subject property is approximately 1.67 acres.

Planner Mark Spencer explained that Items 1 and 2 on the Public Hearing Agenda are related, so he proceeded with his review by discussing both properties simultaneously. Both parcels are part of the Novi Corporate Campus. Already approved in this campus are Lots 3 (Toyota Boshoku) and 9 (Office/Warehouse). There is vacant property in the campus to the south and north, except Lot 9. The south sites are zoned for Light Industrial and the north sites are zoned for Office and the Master Plan calls for Light Industrial uses for the campus. Further north is land designated on the Master Plan as Public Park, and is zoned Single Family Residential. To the west is Great Oaks Landscaping, zoned and master planned for Light Industrial. To the east is the former Steelcrete property, now known as Twelve West Properties, currently zoned both Light and Heavy Industrial. Keystone Medical is south across Twelve Mile and is zoned OST, alongside some vacant Single Family Residential property, of which all are master planned for Office.

This rezoning request would provide uniform OST zoning on the lots located along Dylan Drive. The Twelve Mile properties would then be uniformly zoned I-1. The Applicant believes these zoning district boundaries improve his campus.

There are some pockets of wetlands on these sites. They have been mitigated already on Lot 9. There are regulated woodland strips on the site. They will remain until the lots are developed. Any removal of trees will also be mitigated.

The Planning Commission can recommend or deny these requests, or if it so chooses, can recommend other zoning districts for the City Council to consider. Staff recommends these requests. They are consistent with previous actions along Dylan Drive. It is partially consistent with the Master Plan – most uses of the OST are allowed in I-1. This request also promotes the expansion of the OST District in Novi. The Light Industrial request is consistent with the Master Plan. The request will result in similar development to what already exists in the area – Office, research, warehouse, etc.

Utilities are in place. There is no concern regarding public services associated with these requests.

Ryan Dembs, 26105 Lanny's Road, Novi, addressed the Planning Commission. He is developing this campus and offered to answer any questions the Planning Commission may have.

No one from the audience wished to speak and no correspondence was received so Chair Cassis closed the Public Hearings on both requests.

Member Avdoulos said the Planning Commission has been working well with this Applicant on this development over the years. This is a positive change.

Moved by Member Avdoulos, seconded by Member Gutman:

**In the matter of Zoning Map Amendment 18.674 for Amson Dembs Development, motion to recommend approval to City Council to rezone the property from I-2, General Industrial, to OST, Office Service Technology, for the reason that it is in compliance with the Master Plan.**

#### **DISCUSSION**

Member Meyer ensured from the Applicant that these changes will not result in a radical change to the area. Chair Cassis confirmed that the actual buildings will continue to complement the others in the area as well.

#### **ROLL CALL VOTE ON ZONING MAP AMENDMENT 18.674 POSITIVE RECOMMENDATION MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GUTMAN:**

**In the matter of Zoning Map Amendment 18.674 for Amson Dembs Development, motion to recommend approval to City Council to rezone the property from I-2, General Industrial, to OST, Office Service Technology, for the reason that it is in compliance with the Master Plan. *Motion carried 7-0.***

Moved by Member Avdoulos, seconded by Member Gutman:

#### **ROLL CALL VOTE ON ZONING MAP AMENDMENT 18.675 POSITIVE RECOMMENDATION MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GUTMAN:**

**In the matter of Zoning Map Amendment 18.675, motion to recommend approval to City Council for the reason that it is in compliance with the Master Plan. *Motion carried 7-0.***

## **MAPS**

**Location**

**Future Land Use**

**Zoning**

**Wetlands and Floodplains**

**Woodlands and Natural Features**



# Novi Corporate Campus Rezoning 18.674 & 18.675

## Location Map



**Legend**

- City Boundary
- Tax Parcels



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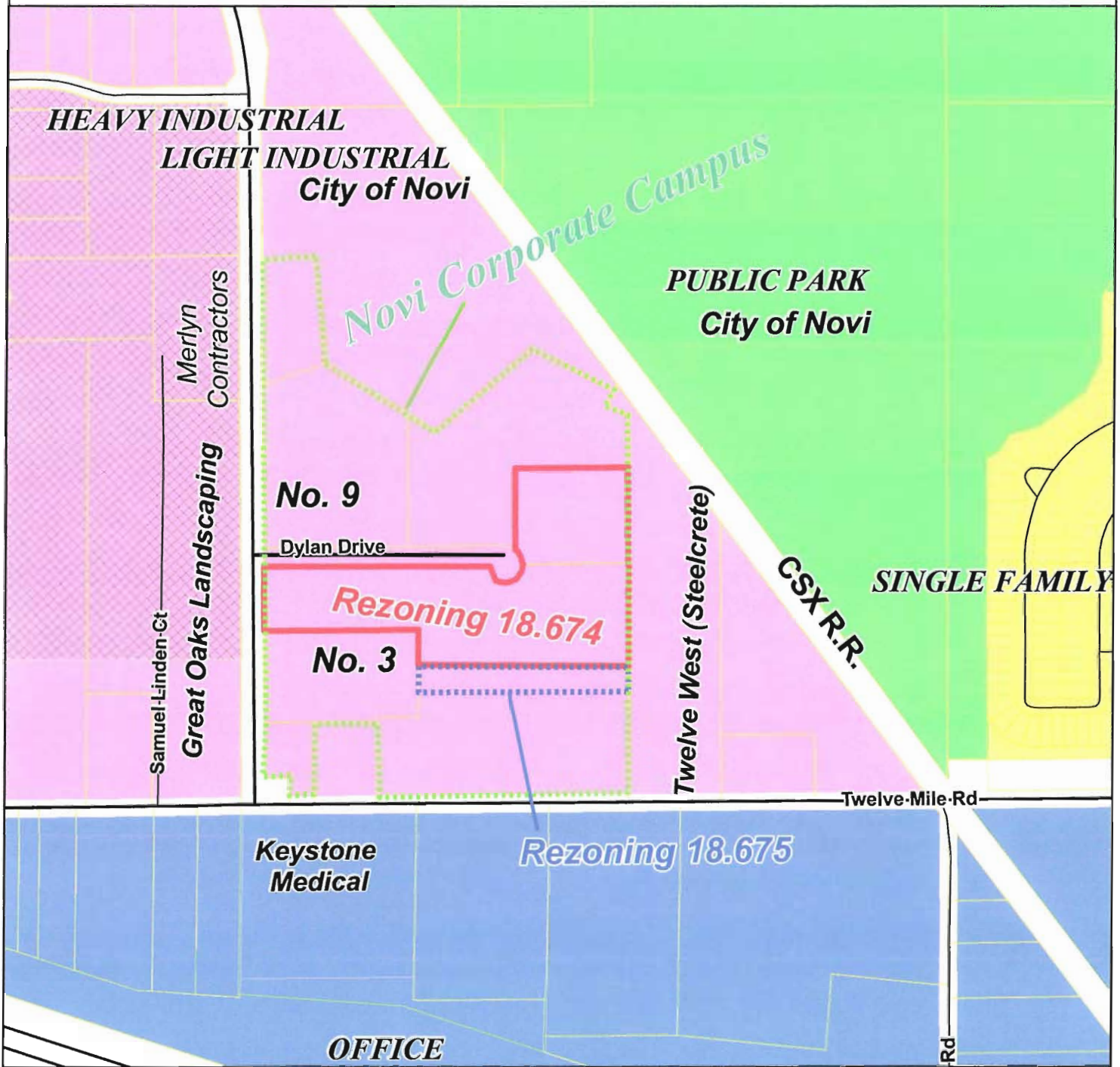
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/Novi Corp Campus rezoning location.mxd

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# Novi Corporate Campus Rezoning 18.674 & 18.675

## Future Land Use Map



### Legend

<b>Future Land Use</b>	OFFICE	HEAVY INDUSTRIAL	PUBLIC PARK
SINGLE FAMILY	LIGHT INDUSTRIAL	PUBLIC	PRIVATE PARK



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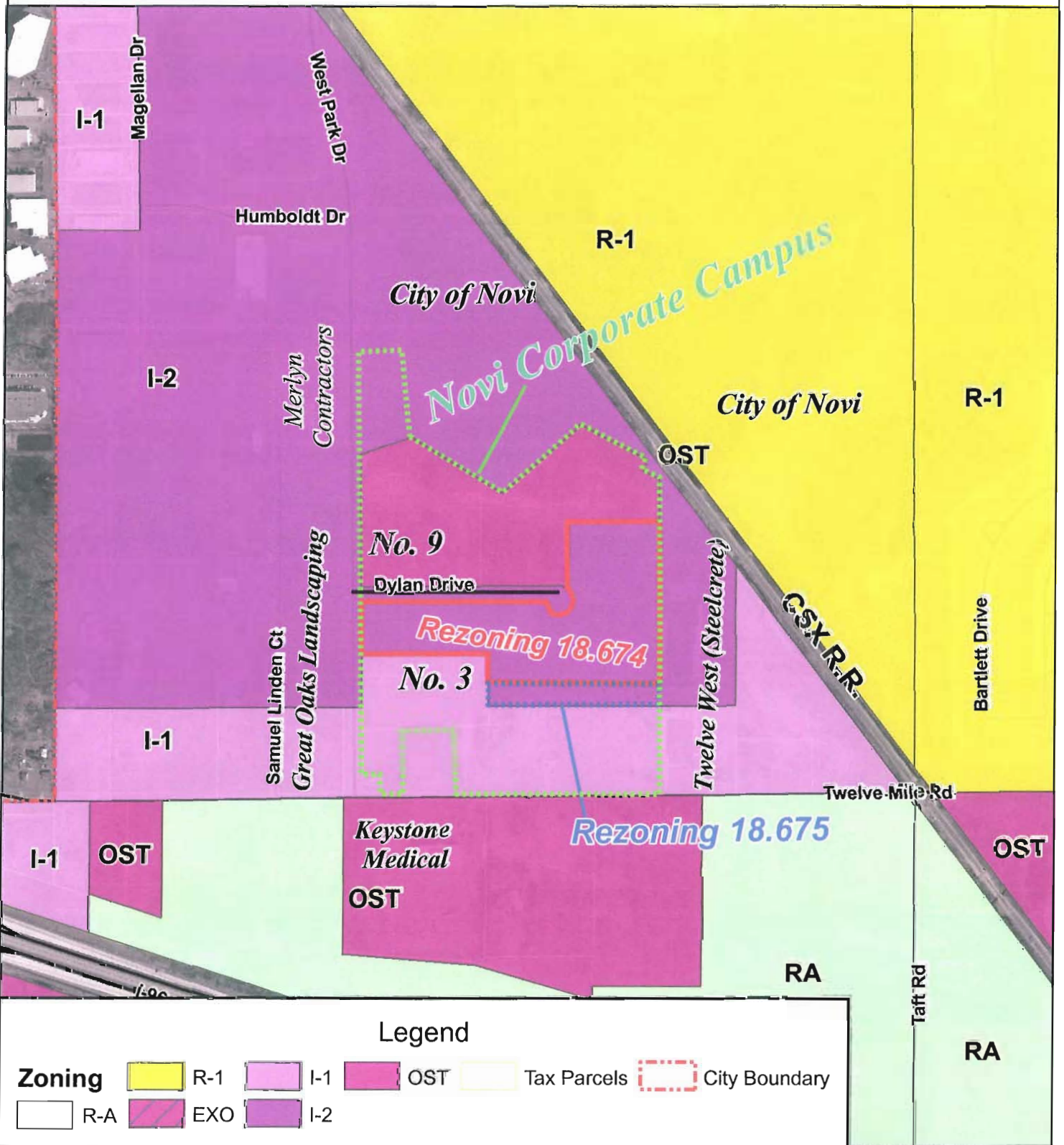
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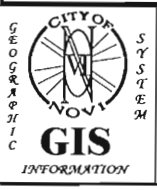
# Novi Corporate Campus Rezoning 18.674 & 18.675

## Zoning Map



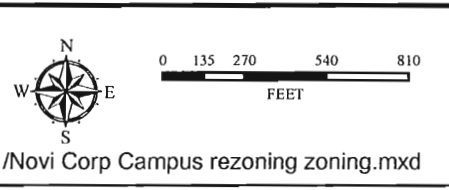
### Legend

- |        |     |     |     |             |               |
|--------|-----|-----|-----|-------------|---------------|
| Zoning | R-1 | I-1 | OST | Tax Parcels | City Boundary |
|        | R-A | EXO | I-2 |             |               |



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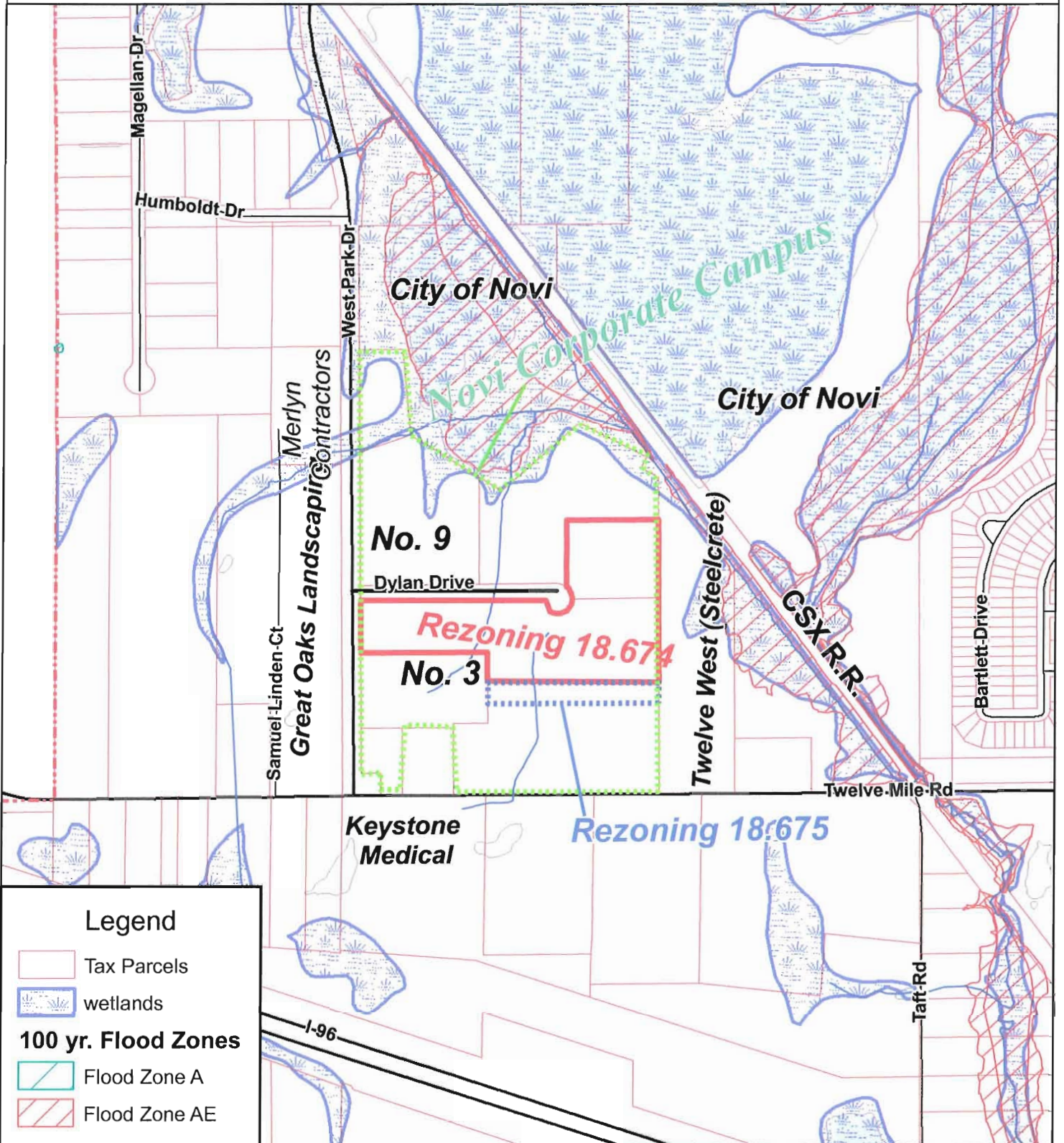
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# Novi Corporate Campus Rezoningings 18.674 & 18.675 Wetland & Floodplain Map



**Legend**

- Tax Parcels
- wetlands
- 100 yr. Flood Zones**
- Flood Zone A
- Flood Zone AE



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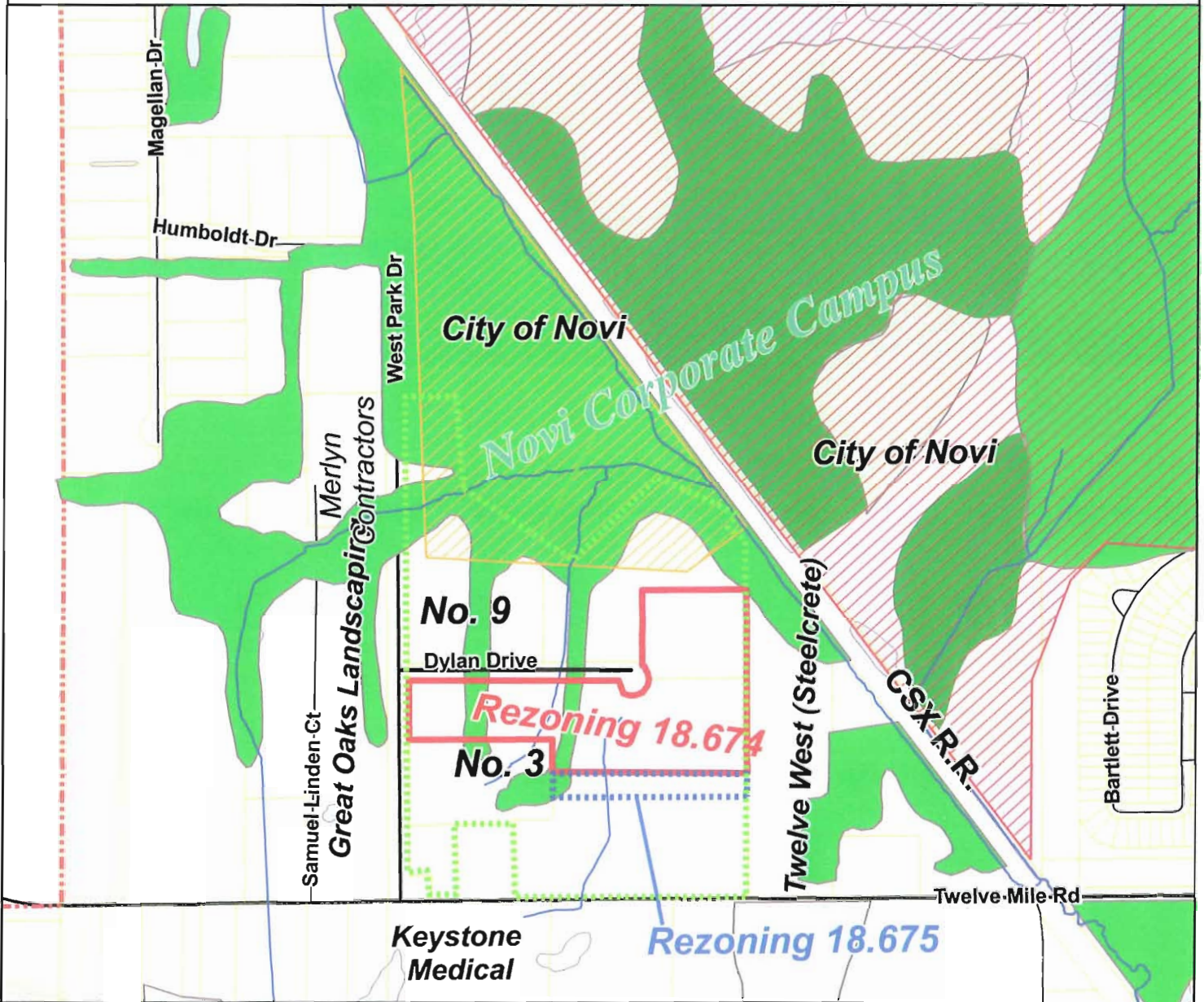
/Novi Corp Campus rezoning wet.mxd

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# Novi Corporate Campus Rezoning 18.674 & 18.675

## Woodland & Natural Features Habitat Areas



### Legend

<b>Habitat Priority Areas</b>	<b>Regulated Woodlands</b>	Tax Parcels
<b>RANK</b>	<b>Woodland Type</b>	
High	Light	
Medium	Medium	
Low	Dense	



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