



# CITY of NOVI CITY COUNCIL

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**Agenda Item 4  
August 13, 2007**

**SUBJECT** Consideration of Zoning Map Amendment 18.675 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 I-1, Light Industrial. The subject property is 1.67 acres.

**SUBMITTING DEPARTMENT:** Community Development - Planning *Bamb/nd*

**CITY MANAGER APPROVAL**

**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 I-1, Light industrial, is in 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 in conformance with the Master Plan which calls for light industrial uses on this property; and
- The request promotes the Master Plan objective to *"Promote light industrial development that provides economic value to the community, that properly safeguards neighboring homeowners."*

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 OST, Planned Office Service Technology (Zoning Map Amendment 18.674). 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.

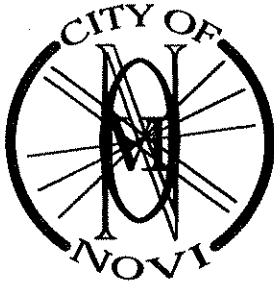
The draft Planning Commission minutes and the review letters of the City's professional staff and consultants are attached.

**RECOMMENDED ACTION:** Approval of Zoning Map Amendment 18.675 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 I-1, Light Industrial. The subject property is 1.67 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 6, 2007

## Planning Review

Amson Dembs Development - Novi Corporate Campus  
**Zoning Map Amendment 18.675**

### Petitioner

Amson Dembs Development

### Review Type

Rezoning Request from I-2 to I-1

### Property Characteristics

- Site Location: North side of Twelve Mile Road, East of West Park Drive
- Site Zoning: I-2, General Industrial
- Adjoining Zoning: North: I-1, Light Industrial petitioned to be rezoned to OST, Office Service Technology; East: I-2; South and West: I-1
- Current Site Use: Vacant Land
- Adjoining Uses: North and south: Vacant Novi Corporate Campus (Park); East: Twelve West Properties (formerly Steelcrete) industrial and warehouse uses; West: Toyota Boshoku (Novi Corporate Campus No. 3) office, research and warehouse
- School District: Novi Community School District
- Site Size: 1.67 acres to be rezoned

### Petition 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 1.67 acres under review are currently zoned I-2, General Industrial. The applicant has requested a rezoning



of this portion of the parcel to I-1, Light Industrial. The rezoning requested will provide for uniform I-1 zoning on the proposed lots No. 1 and 2 of the Novi Corporate Campus development. The applicant has submitted a rezoning petition to change the remaining I-2 portion of the Campus adjacent to Dylan Drive to OST, Office Service Technology. 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 not discussed with the applicant, given that the request is in compliance with the Master Plan for Land Use, is consistent with the zoning of the property adjacent to Twelve Mile Road and will be combined with the parcels along Twelve Mile Road. 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 I-1, Light Industrial. The rezoning request is consistent with the Master Plan for Land Use, which recommends light industrial zoning on the parcel.

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

- The requested zoning is in compliance with the Master Plan for Land Use, which calls for light industrial land uses on the property.
- The request to rezone the properties to I-1 would allow the submittal of a site plan on lots adjacent to Twelve Mile Road to meet the one of the objectives of the Master Plan for Land Use "*Promote light industrial development, which provides economic value to the community, that properly safeguards neighboring homeowners.*" (Page 116)

### **Planning Commission Options**

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

1. Recommend rezoning of the parcels to I-1, Light Industrial, consistent with properties to the west and the Master Plan for Land Use.
2. Deny the request, with the zoning of the properties 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 OST as an 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 for Land Use, 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	I-2, General Industrial and north of Dylan Drive OST, Office Service Technology	Vacant land and proposed speculative office/research and development buildings north and east of Dylan Drive (Novi Corporate Campus No. 7 and No. 8)	Light Industrial
Southern Parcels	I-1, Light Industrial and 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 I-1 zoning could result in a development similar to the Novi Corporate Campus, Lot 3, located directly to the west of the property under consideration for rezoning. Other I-1 development can be found further north along West Park Drive, in the Beck North and Beck West Corporate Parks. The intent of the district is to provide flexible space for a variety of different uses, including offices, warehouse, and general light industrial space. The

compatibility of the requested light industrial rezoning with the zoning and uses on the adjacent properties is an important consideration in the review on this rezoning request.

The property directly to the **north** is currently vacant and is part of the Novi Corporate Campus. The applicant has submitted a petition to rezone this property from I-2 to OST, consistent with the property north of Dylan Drive. North and east of Dylan Drive, two speculative office/research and development buildings are proposed. Dylan Drive has been constructed in the northern part of the site and Lot 9, along West Park Drive, has received final site plan approval and is currently under construction for a new building. The Master Plan for Land Use calls for light industrial uses on all the property in the corporate park.

Directly to the **south** is vacant land in the Novi Corporate Campus zoned I-1. Further south, on the opposite side of Twelve Mile Road, the vacant land is zoned OST. The Master Plan 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 2 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. The general industrial buildings have undergone a variety of changes over the years. The property is master planned for light industrial uses.

Properties to the **west** include Lot 3 of Novi Corporate Campus, Great Oaks Landscaping, Novi Oaks Sports Center, and Novi Crushed Concrete. After these three parcels, the City of Wixom begins. Lot 3 is zoned I-1 and contains a flex office/shop building (Toyota Boshoko). Each of the other three properties is zoned I-1 along Twelve Mile Road, and I-2 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 and 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, OST has been included as an alternative.

**Table 2  
 Comparison of Zoning Districts**

	<b>I-2 Zoning (Existing)</b>	<b>I-1 Zoning (Proposed)</b>	<b>OST Zoning (Alternate)</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 (Proposed)</b>	<b>OST Zoning (Alternate)</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 transfer, classification and storage yards Tool, die, gauge and machine shops Indoor storage facilities for building materials, sand, gravel, stone, lumber, 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 has no street frontage.

- **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 there is one small area of medium cover woodlands on the west portion of 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.

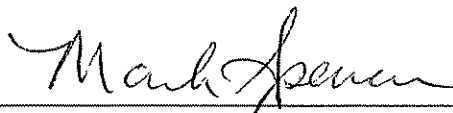
- **Development Potential**

Development under the current I-2 zoning or the proposed I-1 zoning could result in a light industrial building of less than 20,000 square feet in size. This area will likely be part of lots that front on Twelve Mile Road. 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 from a higher intensity classification to a lower intensity one.

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 18.675  
Amson Dembs/ Novi Corporate (West of Parcel 3)

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 1.67 acres be rezoned from I-2 to I-1.

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 very slight increase 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 18.675 – 1<sup>st</sup> Review  
SP No. N/A  
OHM Job No. 163-07-0311

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.

### **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 land uses. The site is 1.67 acres in size, currently zoned I-2 (General Industrial).

The applicant is requesting that this site be rezoned from I-2 to I-1, for unspecified development. The rezoning would be in accordance with the current City of Novi Master Plan for Land Use.

### **DISCUSSION**

In I-2 Districts, principal land uses include manufacturing, assembling and fabrication activities, and processing and compounding of products from raw materials. The I-1 zoning designation is a more restrictive and less dense land use, intended to accommodate research, office, and light industrial uses while prohibiting “objectionable influences” such as offensive noise, smoke, odor, and other hazards. The City of Novi Zoning Ordinance [Sec. 2001] states that any use permitted in an I-1 District shall be permitted in an I-2 District.

The light industrial land use, which includes office buildings, is likely to generate more trips than a comparably sized manufacturing facility. However, since the applicant is requesting that the site currently zoned I-2 be rezoned to a land use already permitted under the current Master Plan for Land Use, the estimated number of trips generated will not change as a result of this zoning. As such, traffic and the roadway network in the vicinity of the site will not be adversely affected. Therefore, we support the rezoning request.

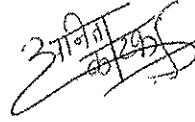
If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,  
Orchard, Hiltz & McCliment, Inc.



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



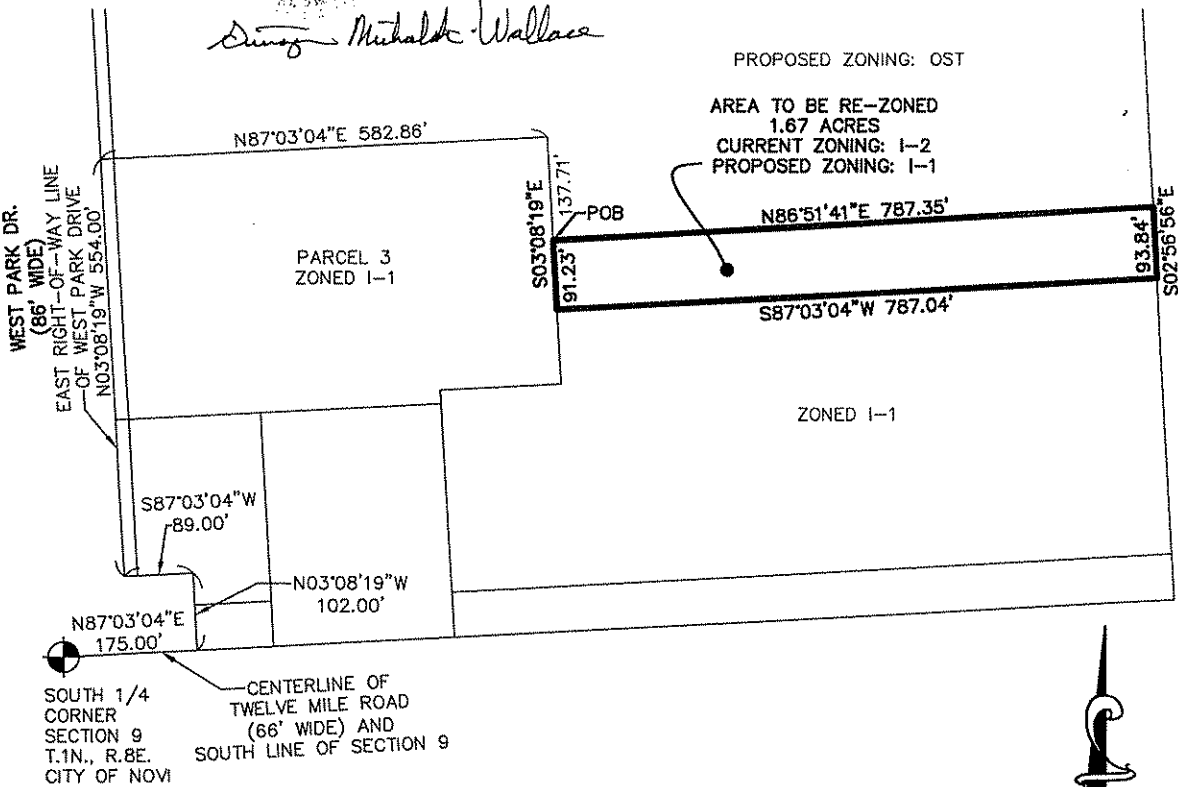
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Anita S. Katkar, P.E.  
Traffic Project Engineer

# PROPERTY SURVEY



*Ginger Michalski-Wallace*



PROPOSED ZONING: OST  
 AREA TO BE RE-ZONED  
 1.67 ACRES  
 CURRENT ZONING: I-2  
 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 582.86 FEET; THENCE S03°08'19"E 137.71 FEET TO THE POINT OF BEGINNING; THENCE N86°51'41"E 787.35 FEET; THENCE S02°56'56"E 93.84 FEET; THENCE S87°03'04"W 787.04 FEET; THENCE N03°08'19"W 91.23 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9, CONTAINING 1.67 ACRES OF LAND, MORE OR LESS.

18.675

**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
<b>NOVI CORPORATE PARKWAY</b> SECTION: 9 TOWNSHIP: 1 N RANGE: 8 E CITY OF NOVI OAKLAND COUNTY MICHIGAN	0 100 200
	FBK: ---
	CHF: ---
	SCALE HOR 1"=200 FT. VER 1"=--- FT.

04-203



**MASTER PLAN & ZONING COMMITTEE MINUTES  
JUNE 26, 2007  
See Rezoning 18.674**

**PLANNING COMMISSION MINUTES**  
**JULY 25, 2007**  
**See Rezoning 18.674**

**SEE REZONING 18.674 FOR MAPS**

