



CITY of NOVI CITY COUNCIL

**Agenda Item K
November 14, 2011**

SUBJECT: Approval of Traffic Control Orders 11-32 through 11-34 to prohibit on-street parking on both sides of Cartier Drive, Hudson Drive, and Nadlan Court within Beck North Phase II.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *BTC*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Amson Dembs owns a majority of the land within the Beck North Phase II development, located west of West Park Drive and north of West Road. A representative of Amson Dembs contacted staff with concerns about large trucks parking on the public streets for extended periods of time (overnight and longer). The attached photo illustrates the existing condition on one of the streets, Cartier Drive. On several visits by Police and Engineering staff over the past several weeks, the presence of parked vehicles was noted.

Engineering and Police agree that there is not an ordinance in place that fully addresses the parking concerns on a public street in a non-residential development. For this reason, Engineering has prepared and recommends approval of traffic control orders to establish no parking zones on all public streets within Beck North Phase II, as follows:

TCO	Description
11-32	No parking on north and south sides of Cartier Drive
11-33	No parking on east and west sides of Hudson Drive from Cartier Drive to 850 feet south
11-34	No parking on north and south sides of Nadlan Court

This recommendation has been shared with Amson Dembs and they are supportive. The signs will be installed following approval of the traffic control orders.

RECOMMENDED ACTION: Approval of Traffic Control Orders 11-32 through 11-34 to prohibit on-street parking on both sides of Cartier Drive, Hudson Drive, and Nadlan Court within Beck North Phase II.

	1	2	Y	N
Mayor Gatt				
Council Member Casey				
Council Member Fischer				
Council Member Margolis				

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



MEMORANDUM

TO: ROB HAYES, P.E.; DIRECTOR OF PUBLIC SERVICES
FROM: BRIAN COBURN, P.E.; ENGINEERING MANAGER *BIC*
SUBJECT: BECK NORTH CORPORATE PARK PH 2 PARKING CONCERNS
DATE: NOVEMBER 4, 2011

Amson Dembs Development, the owner of a majority of the property within Beck North Corporate Park Phase II (BNCP II), requested that we review the necessity for the prohibition of on-street parking within the development. The majority of the land within BNCP II remains vacant, which has made the development attractive for short and long term parking of large trucks, especially on the dead end section of Cartier, east of Hudson. The request was prompted by the impending completion of the Kistler Instrument building at the southeast corner of Hudson Drive and Cartier Drive. It is our understanding that Kistler is concerned that the current practice of on-street parking along Cartier Drive will interfere with its business operations.

The public streets within BNCP II were constructed 36-foot wide collector roads and are proposed to be striped as a three-lane roadway (with a two-way center left turn lane) at the time of build out. There is very little traffic on Nadlan Court and Cartier Drive (east of Hudson) since the parcels on these streets have not yet been developed. The lack of pavement striping along with the minimal existing traffic likely makes on-street parking seem attractive. Multiple visits were made to the site during the review and on-street parking of large trucks on one or both sides of Cartier Drive was observed (see photo attached). The Police Department has determined that the parked vehicles are not owned by or serving any businesses located within BNCP II.

The approved site plan for BNCP II did not anticipate the need for on-street parking for the development of the individual sites within BNCP II. Therefore, on-site parking is not necessary to facilitate development. Additionally, the three-lane width of the road requires that the curb lane be free of parked vehicles to facilitate traffic flow in the through lanes. The parking of vehicles, especially large trucks presents safety concerns as traffic increases because of the lack of sight distance caused by the vehicles and the necessity for motorists to drive in the opposing lane to pass the parked vehicles.

The property owners and the Police Department have requested the installation of no parking signs on Cartier Drive to eliminate the issue. In order to prevent the relocation of the problem to Nadlan Court or to Hudson Drive, the parking prohibition should include all streets within BNCP II. We reviewed the implications of eliminating on-street parking throughout the development and find no issues. Therefore, Engineering recommends approval of traffic control orders to prohibit parking on both sides of all streets within BNCP II and the installation of "No Parking" signs within the development to facilitate enforcement. Once the signs are installed and enforcement has commenced, we will visit the site to ensure that BNCP I (located south of this site) does not exhibit an increase in on-street parking as a result of this action.

cc: Tom Lindberg, Deputy Chief of Police

Carrier Drive, east of Hudson Drive looking west



Proposed No Parking Zones

Beck North Corporate Park



Map Author: Brian Coburn
 Date: 11/4/11
 Project:
 Version #:

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.

Map Legend

-  No Parking Zones
-  BeckNorthPhase2



City of Novi

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 Department of Public Services
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1 inch = 534 feet