



ZONING MAP AMENDMENT 18.678

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Public Hearing on the request of Jack DeLorean of DeLorean Associates, Inc. for Planning Commission's recommendation to City Council for rezoning of property in Section 24, on the north side of Ten Mile Road, west of Haggerty Road, from OS-2, Planned Office Service, to OS-1, Office Service District. The subject property is approximately 6.57 acres.

REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from OS-2, Planned Office Service to OS-1, Office Service

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval is recommended	09/23/07	Request is in compliance with the Master Plan for Land Use
Engineering	Comments provided	09/20/07	Summary of findings provided
Traffic	Comments provided	08/24/07	Summary of findings provided

Motion sheet

Approval

In the matter of Zoning Map Amendment 18.678 for Jack DeLorean of DeLorean Associates, Inc., motion to **recommend approval** to the City Council to rezone the subject property from OS-2, Planned Office Service to OS-1, Office Service *for the following reasons...*(because it is in compliance with the Master Plan for Land Use).

Denial

In the matter of Zoning Map Amendment 18.678 for Jack DeLorean of DeLorean Associates, Inc., motion to **recommend denial** to the City Council to rezone the subject property from OS-2, Planned Office Service to OS-1, Office Service, *for the following reasons...*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 23, 2007

Planning Review

DeLorean Associates, Inc.

Zoning Map Amendment 18.678

Petitioner

DeLorean Associates, Inc. (Jack Z. DeLorean)

Review Type

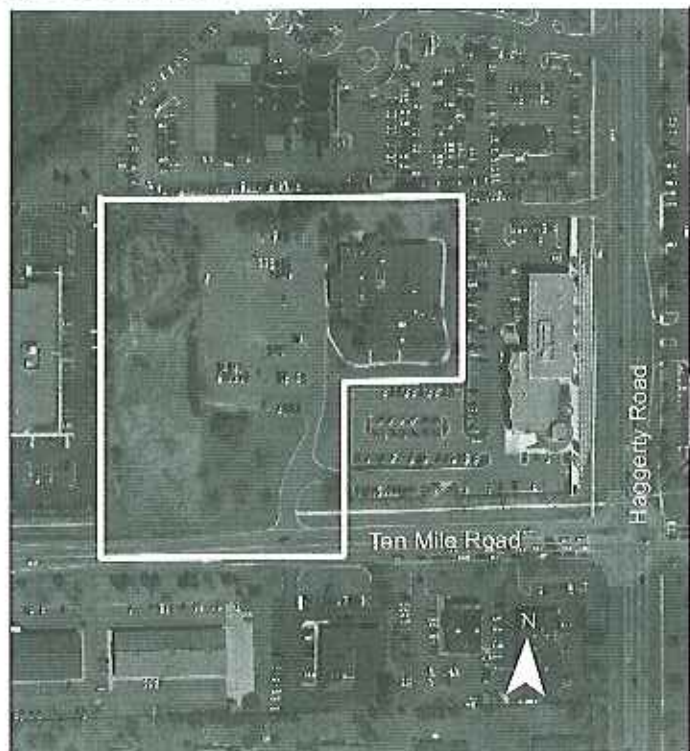
Rezoning Request from OS-2 (Planned Office Service) to OS-1 (Office Service)

Property Characteristics

- Site Location: North side of Ten Mile Road, west of Haggerty Road
- Site Zoning: OS-2, Planned Office Service
- Adjoining Zoning: North and East: B-3; West: OS-1; South: Ten Mile Road, OS-1
- Current Site Use: St. John Health – Medical Office
- Adjoining Uses: North: Chrysler Dealership; East: Jaguar Dealership; West: Brookside Medical; South: Comerica Bank, Holly Hill Professional Village
- School District: Novi Community School District
- Site Size: 6.57 acres

Project Summary

The petitioner is requesting the rezoning of a property on north side of Ten Mile Road, west of Haggerty Road in Section 24 of the City of Novi. The 6.57 acres under review are currently zoned OS-2, Planned Office Service. The applicant has requested a rezoning of the parcel to OS-1, Office Service. The site is currently developed with a 23,327 square foot medical office building and parking area. Approximately 1.6 acres of the site is undeveloped along the west and south property lines. The applicant has indicated that the



rezoning is being requested to facilitate the expansion of the parking area on the site, more specifically to add five additional barrier free spaces and a patient drop-off area on the west side of the building and additional patient parking on the east side of the building. The applicant has indicated that the doctors presently occupying the building specialize in geriatric medicine and a majority of the patients have a difficult time walking to the building entrance. While not directly associated with this rezoning request, please see the attached plan showing the proposed changes. The reduced parking setbacks of the OS-1 district as compared to those of the OS-2 district will permit the applicant to add this parking and still meet ordinance standards. It should be noted that the OS-1 zoning district also permits some limited service establishments, such as banks, churches, and beauty salons and other uses (such as indoor recreation facilities) subject to special conditions in addition to office-type uses, while the OS-2 district allows commercial establishments under certain conditions within larger office buildings and with special land use approval.

Recommendation

Staff **recommends approval** of the proposed Zoning Map Amendment, which would rezone the property from OS-2, Planned Office Service, to OS-1, Office Service. The rezoning request is consistent with the Master Plan for Land Use, which recommends Office uses on the parcel. Approval is recommended for the following reasons.

- The requested zoning is in compliance with the Master Plan for Land Use, which calls for Office land uses on the property.
- The requested rezoning is very similar to the existing zoning on the site and would permit similar uses.
- The requested rezoning would not create a non-conformity in terms of use or dimensional standards of the ordinance.
- OS-1 zoning on this site is consistent with the OS-1 zoning to the west and south.

Planning Commission Options

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

1. Recommend rezoning of the parcel to OS-1, Office Service (**APPLICANT REQUEST, STAFF RECOMMENDATION**).
2. Deny the request, with the zoning of the property remaining OS-2, Planned Office Service.
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 not reviewed any other alternatives.

Master Plan for Land Use

The Master Plan for Land Use currently designates this property for Office zoning. A rezoning of the property to an OS-1 zoning would be consistent with the recommended actions of the Master Plan. The Master Plan recommends Office and Community Commercial uses for the adjacent properties and the immediate surrounding area.

Existing Zoning and Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

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

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Site	OS-2, Planned Office Service	St. John Health – Medical Office	Office
Northern Parcels	B-3, General Business	Chrysler Dealership	Community Commercial
Southern Parcels	OS-1, Office Service	Ten Mile Road, Comerica Bank, Holly Hill Professional Village	Office
Eastern Parcels	B-3, General Business	Jaguar Dealership	Community Commercial
Western Parcels	OS-1, Office Service	Brookside Medical	Office

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the requested OS-1 zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

Directly to the **north** of the subject property is a Chrysler Dealership, zoned B-3, General Business. Changing the zoning of the subject property to OS-1 would not negatively affect the existing dealership parcel since all of the uses currently permitted in OS-1 are also permitted in OS-2. Furthermore, there is an existing medical office building on the site and that is proposed to remain so conditions would essentially remain the same, with the addition of some parking.

Directly to the **south** of the subject property is Ten Mile Road. On the southern side of Ten Mile Road are a Comerica Bank and the Holly Hill Professional Village. Both are in the OS-1, Office Service district. Changing the zoning of the subject property to OS-1 will not have a negative impact on either of these properties. Both properties are

currently zoned OS-1 and the use of the subject property and the possible uses would essentially remain the same.

The property to the **west** of the subject property is in OS-1, Office Service district and contains Brookside Medical Office. Changing the zoning of the subject property to OS-1 will not have a negative impact on this property. The property is currently zoned OS-1 (which is the same as the proposed rezoning of the subject property) and the use of the subject property and the possible uses would essentially remain the same.

The property to the **east** of the subject parcel is zoned B-3, General Business and contains a Jaguar Dealership. The rezoning of the subject property would have little impact on the existing Jaguar Dealership as the uses permitted in OS-1 are also permitted in OS-2.

Comparison of Zoning Districts

The following table provides a comparison of the current and proposed zoning classifications. No alternatives have been provided at this time. The most logical alternatives, OSC and OST would both be problematic. The site currently has parking in the front yard. The OSC district prohibits front yard parking so a rezoning to OSC would create a non-conforming site. The OST district has the same setback regulations as the OS-2 district. Given the fact that the applicant has proposed this rezoning to reduce the size of the required setbacks, a rezoning to OST does not seem practical.

	OS-2 Zoning (Existing)	OS-1 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. Office buildings, offices and office sales and service activities for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities. 2. Medical offices, including laboratories and clinics. 3. Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3. 	<ol style="list-style-type: none"> 1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained in Section 1103, Required Conditions. 2. Medical office, including laboratories and clinics. 3. Facilities for human care such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities (subject to specific conditions). 4. Banks, credit unions, savings and loan associations, and similar uses with drive-in facilities as an accessory use only. 5. Personal service establishments including barbershops, beauty shops, and health salons.

	OS-2 Zoning (Existing)	OS-1 Zoning (Proposed)
	4. Off-street parking lots. 5. Accessory structures and uses customarily incident to the above permitted uses. 6. Publicly owned and operated parks, parkways and outdoor recreation facilities.	6. Off-street parking lots. 7. Churches. 8. Other uses similar to the above uses. 9. Accessory structures and uses customarily incident to the above permitted uses. 10. Publicly owned and operated parks, parkways and outdoor recreational facilities.
Special Land Uses	1. One or more of the following uses which is accessory to and located in the same building as a principal use authorized by Section 2301: a pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees or offices (subject to specific conditions). 2. Sit down restaurants (subject to specific conditions).	1. An accessory use customarily related to a principal use authorized by this Section, such as but not limited to: a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical service may be permitted. 2. Mortuary establishments (subject to specific conditions). 3. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformers stations, or gas regulator stations. 4. Day care centers and adult day care centers (subject to specific conditions). 5. Public or private recreational facilities.
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
Building Height	3 stories –or– 42 feet	30 feet
Building Setbacks	Front: 50 feet Sides: 50 feet* Rear: 50 feet	Front: 20 feet Sides: 15 feet Rear: 20 feet
Parking Setbacks	Front: 20 feet Sides: 20 feet Rear: 20 feet	Front: 20 feet Sides: 10 feet Rear: 10 feet

*Three feet of horizontal setback for each foot of building height required.

Infrastructure Concerns

See Engineering review letter for specific discussion of water and sewer capacities in the area serving the subject property. The applicant was not required to submit a Traffic Impact Study with the rezoning request. Any specific and necessary improvements to the roadway will be reviewed at the time of Preliminary Site Plan submittal. See the traffic review letter for additional information regarding the proposed rezoning.

Natural Features

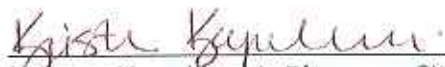
The regulated wetland and woodland maps indicates that there are no natural features in the City's inventory at this time. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property.

Development Potential

Development under the current OS-2 zoning has resulted in a medical office building of about 23,000 square feet. A slightly larger professional office building could be constructed on the site, as parking requirements are reduced. Alternatively, a small office building (between 15,000 and 20,000 square feet) could be constructed in the area of the site that is currently vacant. This would be in addition to the existing medical office. The proposed OS-1 zoning would allow a slightly larger building or an additional building in the vacant area of the site as the setbacks for the OS-1 district are reduced when compared to OS-2. There are also some limited commercial uses that would be permitted in the OS-1 district should the property ever be redeveloped.

Submittal Requirements

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- The rezoning sign has been erected on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request.



Kristen Kapelanski, Planner- City of Novi 248-347-0586

ENGINEERING REVIEW



CITY OF NOVI
Engineering Division

MEMORANDUM

To: Barbara McBeth, AICP
Deputy Community Development Director

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

Date: September 20, 2007

Re: Rezoning Request 18.678
39500 W Ten Mile Road (near Haggerty)

In response to your request, we have reviewed the proposed rezoning of the a parcel located north of Ten Mile and west of Haggerty Road in Section 24 for potential impacts to public utilities. It is our understanding that the applicant is requesting that approximately 6.57 acres be rezoned from OS-2 to OS-1.

Water service and sanitary sewer service is available from utilities that are located on or adjacent to the site.

In reviewing the information provided, we have determined that the rezoning would result in no change 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

August 24, 2007

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



Re: Rezoning 18.678 -- 1st Review
SP No. N/A
OHM Job No. 163-07-0421

As requested, we have reviewed the rezoning application, dated August 16, 2007, submitted by Jack Delorean from Delorean Associates, Inc. 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 10 Mile Road, west of Haggerty Road. This location is surrounded by OS-1 & B-3 land uses. The site is 6.57 acres in size, currently zoned OS-2 (Planned Office Service).

The applicant is requesting that this site be rezoned from OS-2 to OS-1 (Office Service), for the proposed medical building development.

DISCUSSION

The rezoning would be in accordance with the current City of Novi Master Plan for Land Use. We also believe the estimated number of trips generated will not significantly 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.

A handwritten signature in black ink, appearing to read "Stephen B. Dearing".

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

A handwritten signature in black ink, appearing to read "Anita S. Katkar".

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

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PROPOSED SITE CHANGES (UNDER OS-1 ZONING)

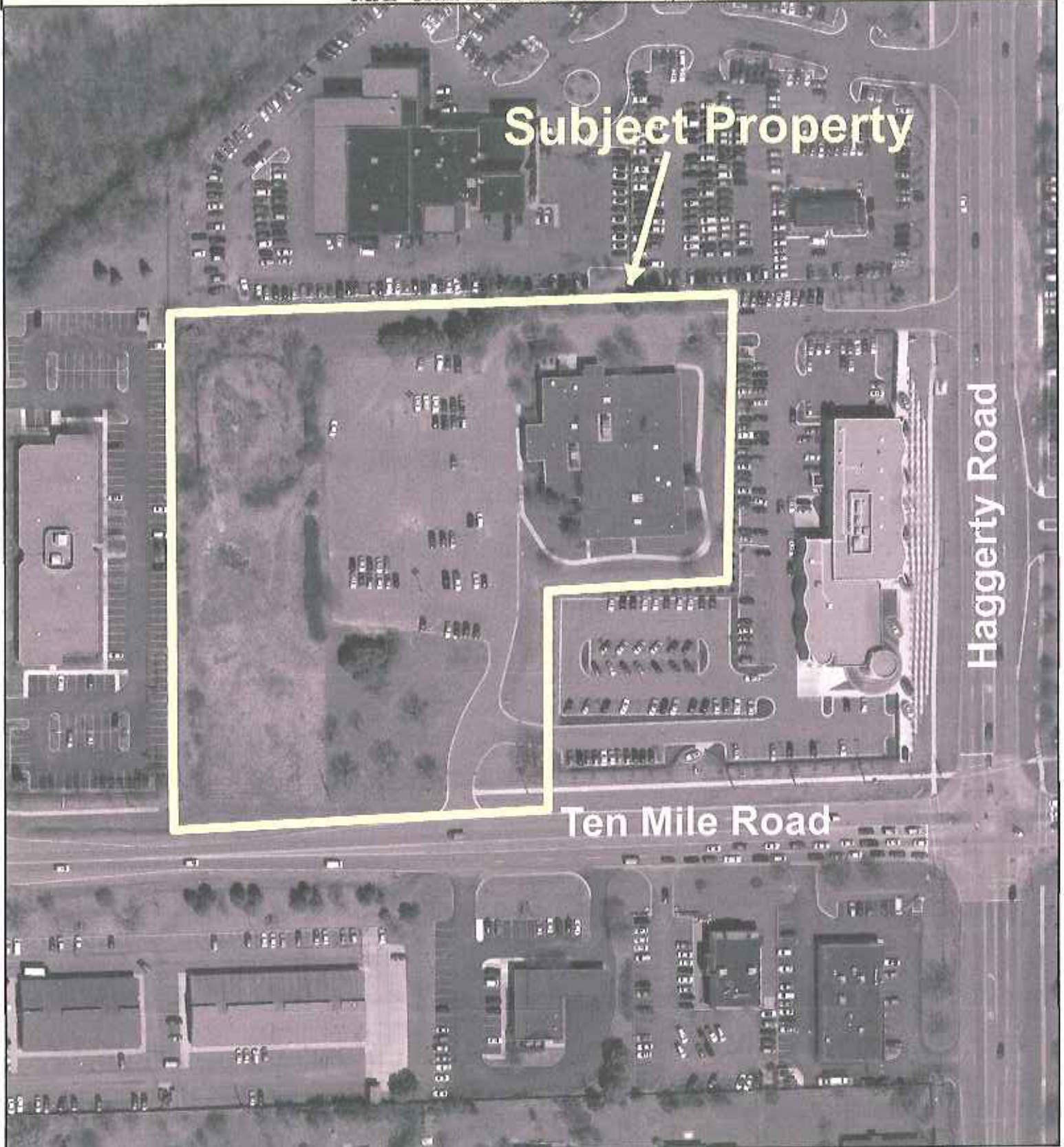
MAPS

**Location/Air Photo
Zoning
Future Land Use
Natural Features**

Rezoning 18.678

Location

MAP CREATED: OCTOBER 15, 2007



CITY OF NOVI
COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW CENTER
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48275-3024
(248) 347-3279
WWW.CLNOVIMICHIGAN.COM
MAP AUTHOR: KRISTIN KAPELANSKI



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Rezoning 18.678

Zoning

MAP CREATED: OCTOBER 15, 2007

Legend

-  R-4: One-Family Residential District
-  B-1: Local Business District
-  B-3: General Business District
-  OS-1: Office Service District
-  OS-2: Planned Office Service District

Subject Property

B-3



Haggerty Road

Ten Mile Road

OS-1

OS-2

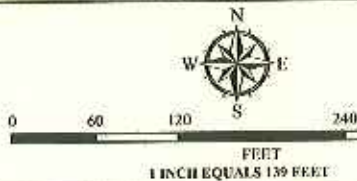
OS-1

B-1

R-4



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COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW CENTER
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
WWW.CITYOFNOVI.MI.US
MAP AUTHOR: KRISTEN KAPF ANSKI

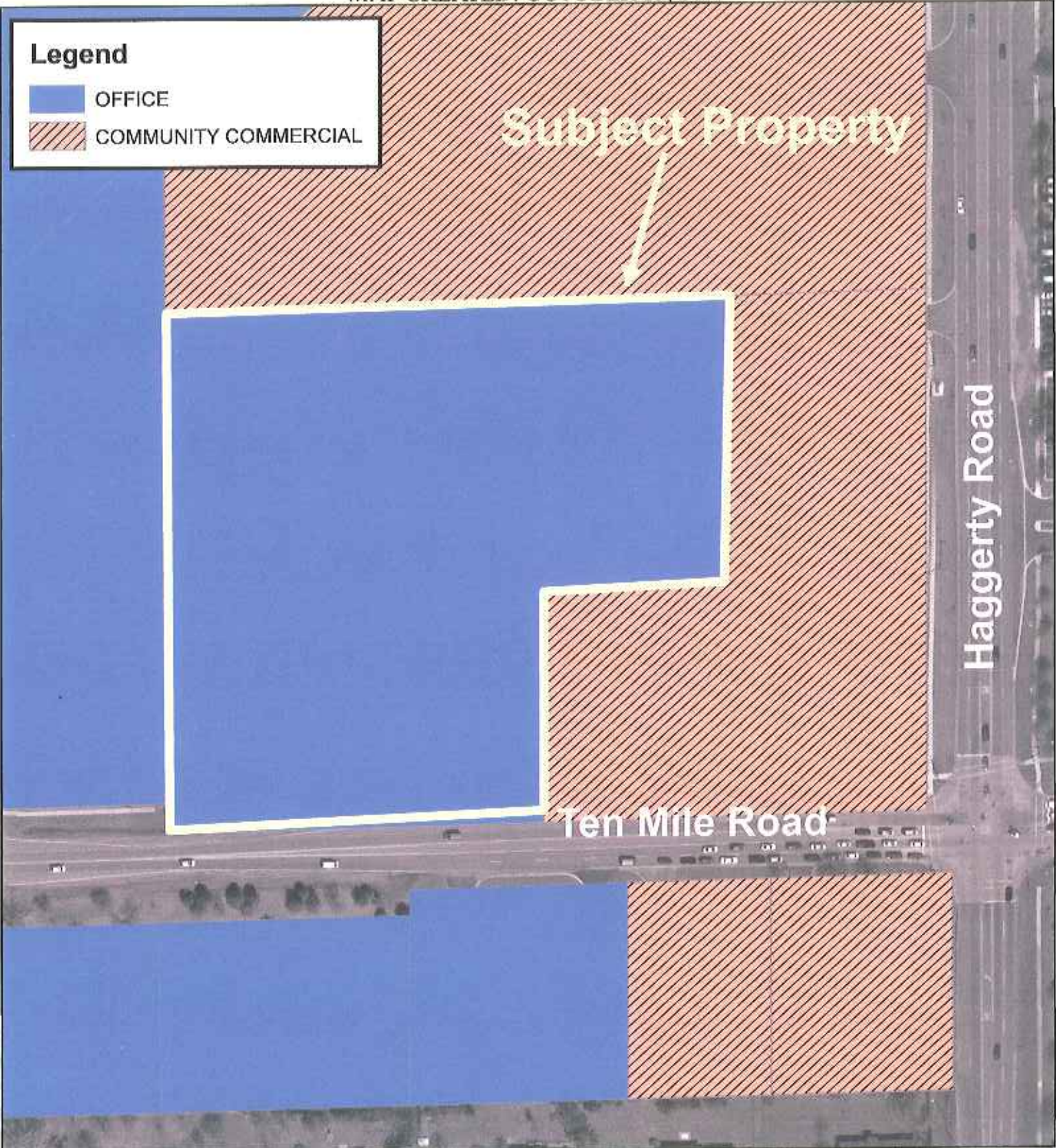


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Rezoning 18.678
Future Land Use
MAP CREATED: OCTOBER 15, 2007

Legend

- OFFICE
- COMMUNITY COMMERCIAL



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 PLAN REVIEW CENTER
 NOVI CITY HALL/CIVIC CENTER
 45125 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-3279
 WWW.CITYOFNOVI.MI.GOV
 MAP AUTHOR: KRISTLEN KAPELANSKI

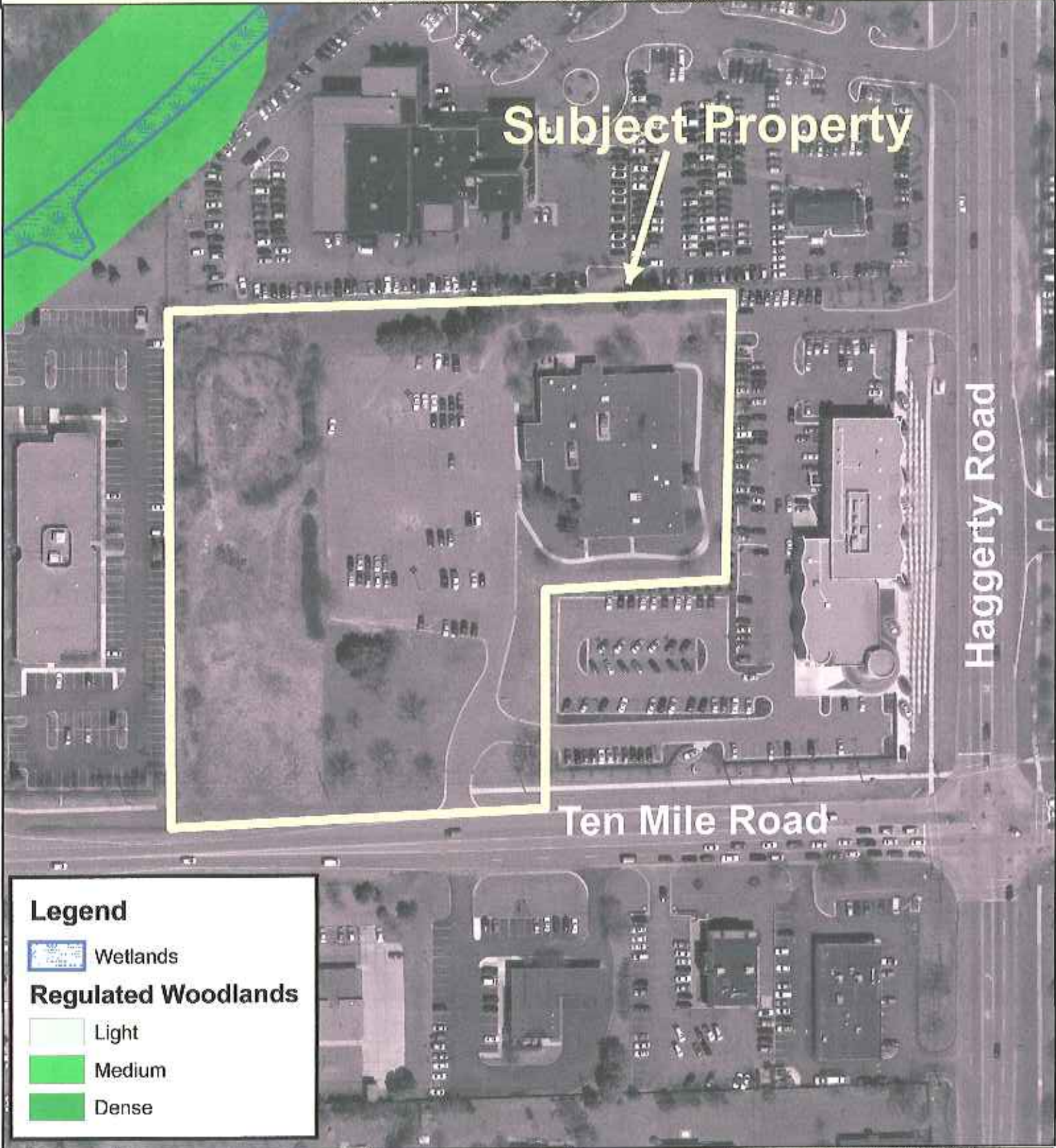


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Rezoning 18.678

Natural Features

MAP CREATED: OCTOBER 15, 2007



Legend

 Wetlands

Regulated Woodlands

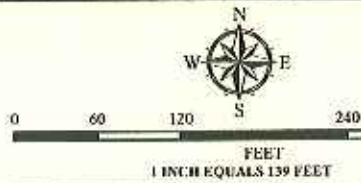
 Light

 Medium

 Dense



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PLAN REVIEW CENTER
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
WWW.CINNOVIMICHIGAN.COM
MAP AUTHOR: KRISTEN KAPELANSKI



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**Plans available for viewing at the
Community Development Department.**