

MEMORANDUM



TO: BARB MCBETH, DEPUTY COMM DEVELOPMENT DIR
FROM: BRIAN COBURN, P.E.; CIVIL ENGINEER *BC*
SUBJECT: ENGINEERING REVIEW OF REZONING REQUEST 18.679
DATE: MARCH 13, 2008

In response to your request, we have reviewed the proposed rezoning of the a parcel located east of Haggerty Road and north of Eight Mile Road in Section 36 for availability and potential impacts to public utilities. It is our understanding that the applicant is requesting that approximately 1.17 acres be rezoned from FS to B-3.

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 this parcel. 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

February 18, 2008

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



Re: Walgreens – Big Boy – Conceptual – 1st Review
SP No. 08-03
OHM Job No. 163-08-0024

As requested, we have reviewed the conceptual site plan submitted for the proposed Walgreens development. The plans were prepared by Wade Trim, Inc. and are dated February 05, 2008. At this time, we offer the following comments:

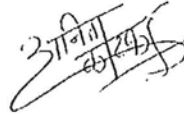
1. Dimensions: Following dimensions should be noted on the site plan:
 - Minimum width of the one-way circulation aisle north of the loading zone.
 - Width of the concrete sidewalk north of the barrier free parking spaces. Such dimension should be at least 7' to account for the 2' overhang by the parked vehicles.
 - Clear distance of the barrier free parking signs from the edge of the sidewalk. At least 2' clear distance should be provided to account for the 2' overhang by the parked vehicles.
2. Parking Calculations: We noticed that the total parking spaces provided are less than the required by the City of Novi ordinance.
3. Sidewalk: At the point where the site driveway crosses the sidewalk along Haggerty Road, the plans show the ADA ramps being provided to cross the driveway. However, the correct design practice for minor access points is that the sidewalk is to be continued through the driveway, to denote the fact that pedestrians have priority over driveway traffic.
4. Signs: NO PARKING FIRE LANE (R7-9a mod) signs along the one-way circulation aisle should be placed facing the direction of traffic.
5. Sign Details: A 7' mounting height from the bottom to the parent sign should be provided for all the traffic signs.
6. Handicapped Pavement Marking: The term "International Access" symbol for the handicapped pavement markings should be replaced by "MMUTCD" symbol.

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

Sincerely,
Orchard, Hiltz & McCliment, Inc.



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



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

March 21, 2008

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



Re: Rezoning 18.679 – 1st Review
SP No. N/A
OHM Job No. 163-08-0021

As requested, we have reviewed the rezoning application, dated February 6, 2008, submitted by Thomas Zimmer III from WG-Novu, LLC. We offer the following comments:

OHM RECOMMENDATION

At this time, we support the zoning change from FS to B-3 for this site.

DEVELOPMENT BACKGROUND

The applicant is requesting that a 1.17-acre site located north of Eight Mile Road, east of Haggerty Road, be rezoned from FS (Freeway Service District) to B-3 (General Business District) for the proposed Walgreens store.

The FS zoning is intended to serve the needs of automobile traffic at the interchange areas of arterial roads and freeway facilities, to avoid undue congestion on feeder roads, promote safe traffic flow at an interchange area, and to protect adjacent properties in other zones from adverse influences of traffic. Currently, the site under review operates a Big Boy (high turnover (sit down)) restaurant.

Under B-3 zoning, the intent is to provide sites for diversified business types which would typically be incompatible with pedestrian movement in B-1 and B-2 Districts. As mentioned above, the applicant is proposing a Walgreens store at the subject site.

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.

Trip Generation Comparison Table

Zoning	Land Use ¹	ITE Land Use Code	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing (FS)	High-Turnover Sit Down Restaurant 15,391 SFT GLA	932	92	85	177	102	66	168
Proposed (B-3)	High-Turnover Sit Down Restaurant 15,391 SFT GLA	932	92	85	177	102	66	168
Proposed (B-3)	Drugstore with drive-thru window 15,391 SFT GLA	881	23	18	41	65	68	133

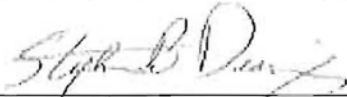
¹ Trip Generation – 7th Edition, Institute of Transportation Engineers, 2003

Based on ITE Trip Generation, the comparison between the trips generated by Walgreens (Drugstore w/ drive-thru window) and Big Boy (High Turnover (sit down)) restaurant reveals that the trips generated per 1000 Sq. Ft. Gross Leasable Floor Area of Walgreens are less than that of Big Boy.

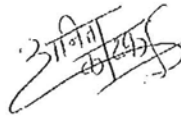
We wish to point out that a high-turnover sit-down restaurant is a permitted under both the current and proposed zoning, and that it is possible that the traffic generated by the site may not change if another restaurant is built on this site. However, from a trip-generation perspective, the proposed change in zoning will not adversely affect traffic flow in the area. 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.



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



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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
March 12, 2008
Planned Rezoning Landscape Review
Walgreens SP#08-03

Petitioner

WG –Novi, LLC

Property Characteristics

- Site Location: Haggerty Road
- Site Zoning: FS Freeway Service
(B-3 General Business proposed with a PRO requested).
- Site Use(s): Retail Sales
- Plan Date: February 4, 2008

Recommendation

The Applicant is proposing a Walgreens store on a site currently occupied by a Big Boy franchise. The site size is restrictive and the current facility does not meet many of the current landscape and setback requirements of the Ordinance. The proposed facility likewise would not meet several Landscape Ordinance standards, but could potentially be an improvement over current conditions. The proposed facility would be more pedestrian friendly and should bring the site more closely into compliance. However, multiple deviations from ordinance standards would be necessary in order to approve the site as proposed. Alternately, in order to meet all requirements of the Ordinance, considerable downsizing of the building and parking areas would be necessary.

At a recent goal setting session, the Novi City Council identified strategies toward more environmentally sound and sustainable growth. One such strategy is to allow and encourage green building and development toward a goal of being a community that values natural areas and features.

The Applicant could consider offsetting landscape waivers necessary for approval by considering the use of green roof technologies, or other green building techniques. The benefits of green roofs include reduced heating and cooling costs, moderation of the urban heat island effect, air purification, noise abatement, and increased stormwater retention and filtration. Some modern green roof systems have been shown to have twice the lifespan of conventional roofs.

The Applicant could consider the use of passive or active solar systems. Already the Walgreens Corporation has partnered with ImaginIt Inc., a Denver-based clean energy solutions company, to install solar electric systems in 96 stores in California and 16

stores in New Jersey. These solar roof tiles have been said to enable each facility to generate between 20% and 50% of its own electricity on site.

The Applicant could also seek permission from MDOT to place additional landscape materials on their right of way as a means of maximizing the ecological and aesthetic features of the site. MDOT does have considerable property adjacent to the project site. Although the area is used primarily for storm drainage, appropriate native wetland tolerant and native plantings could be utilized.

The Planning Commission and City Council could discuss whether the requested waivers are a reasonable alternative toward improving the overall appearance and function of the site. Staff recommends approval of the Planned Rezoning Overlay for 08-03 Walgreens conditioned upon the Planning Commission and City Council accepting all proposed deviations from ordinance standards as a part of the PRO Agreement. Any environmentally friendly solutions offered by the Applicant could be strongly considered as a public benefit.

Ordinance Considerations

Residential Adjacent to Non-Residential (Sec. 2509.3.a)

1. The property is not adjacent to residentially zoned or utilized property.

Adjacent to Rights-of-Way (Sec. 2509.3.b)

1. A 20' wide greenbelt is required adjacent to parking. The Applicant has provided a 10' greenbelt along Haggerty and as little as 5' along the MDOT right-of-way. **The reduced greenbelt size would require a approval of a deviation from ordinance standards in the PRO Agreement.** Greenbelt Canopy and Sub-canopy Trees have been provided per Ordinance requirements.
2. A 3' high berm with a 2' crest is required along public and private road frontages adjacent to parking or vehicular access areas. The Applicant has chosen to request a 36" high masonry wall, brick pillars and wrought iron fencing in place of the berm along the Haggerty Road and Eight Mile Road frontages. Please note that the Eight Mile side of the property is buffered by distance and the adjacent extended MDOT right-of-way. This area is potential additional planting area should MDOT grant permission. **The use of the proposed walls and decorative fencing in lieu of the berms would require approval of a deviation from ordinance standards in the PRO Agreement.**
3. It is not practical to place a berm along the MDOT freeway right-of-way as an existing retaining wall must be preserved along the entire easterly property boundary. The adjacent freeway exit ramp is considerably lower in elevation than the project site, making a buffer berm of little use as a buffer. The retaining wall itself is as much as 10' in height. **Staff would support a deviation from ordinance standards for this landscape berm, but suggests that MDOT**

should be approached about possibly adding landscape plantings within their right-of-way.

4. Please note that the Applicant has provided an amenity feature in the form of plantings and a decorative wall at the new pedestrian entry to the site. The City will continue to work with the Applicant toward the placement of the appropriate City of Novi logo.

Parking Area Landscape Requirements (Sec. 2509.3.c)

1. A total of 1,767 SF of Parking Island Landscape Area is required. The Applicant has provided 800 SF. Please provide the required Parking Island Landscape Area.
Alternately the Applicant could seek a deviation from ordinance standards for that portion of Parking Island Landscape Area.
2. Perimeter Canopy Trees are required at an average of 1 per 35 LF around parking and vehicular access areas. These trees need not be evenly spaced and have been provided per Ordinance requirements.

Building Perimeter Landscaping (Sec. 2509.3.d. & LDM)

1. Per Section 2509.3.d.(2)(b), "For the front and any other facades visible from a public street, a minimum of sixty (60) percent of the exterior building perimeter will be greenspace planted with trees, shrubs and groundcovers, perennials, grasses annuals and bulbs." The Applicant has proposed no landscape beds at the building frontage. **This would require acceptance of a deviation from the ordinance standards in the PRO Agreement.**
2. A 4' wide landscape bed is required around the entire building perimeter with the exception of access points. The majority of the building perimeter has been proposed as access pavement. The majority of the building perimeter is planned as pavement. **Please add Foundation Landscape where possible.**
3. A total of 3,264 SF of building foundation landscape area is required (8' x building perimeter). Only 209 SF has been provided. **This would require acceptance of a deviation form the ordinance standards in the PRO Agreement.**

Loading/ Unloading Area (Sec. 2507)

1. Loading zones are required to be placed in the rear of the proposed building, but may be allowed within the side yard for multi-fronted buildings. In each case they must be aesthetically and effectively screened from view from adjoining properties or streets. The Applicant has made an attempt to screen the loading area and trash dumpster area through the use of Arborvitae hedges at the property boundary.

Plant List (LDM)

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

Plan Notes & Details (Sec. 2509. 4. 5. 6. & 7.)

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

General Requirements

1. Please provide an Irrigation Plan and Cost Estimate with the Final Site Plan Submittal.

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



Plan Review by: David R. Beschke, RLA – (248)-735-5621

Landscape Review Summary Chart

Date: March 12, 2008

Project Name: Walgreens Haggerty
 Project Location: Haggerty Road
 Sp #: 08-03
 Plan Date: 2/4/08
 Review Type: PRO Landscape Plan
 Status: **Approval recommended if deviations approved.**

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	No	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	No	Show location 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.)	Yes	Yes	Yes/No	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 and guys.	Yes	Yes	Yes	No wire, hose or <i>plastic</i> .
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	No	No	Waiver required for reduced setbacks.
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	Yes			$A = 8266 \times 10\% = 827 \text{ sf}$
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			$B = 18805 \times 5\% = 940 \text{ sf}$
C. 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	NA			$C = \times 1\% = \text{sf}$

Item	Required	Proposed	Meets Requirement	Comments
in any R district				
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	Yes			A = 7% x = SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	Yes			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	No	Total interior landscaping required = A + B + C = 1767 SF required. 800 SF provided. Waiver required.
Parking lot tree requirement	Yes	Yes	Yes	24 required. 24 provided.
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			
Snow Deposit (LDM.2.q.)	Yes	Yes	No	Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	Yes	No	Provide irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	No	Include estimate of irrigation system at Final Site Plan submittal.
Placement (LDM 3.a.(4) and Subdivision 4.03 B)	Yes	Yes	Yes	
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	No	No	Waivers required.
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes	Canopy and Subcanopy Trees have been provided as required.
Street tree requirements met (2509.3.b)	Yes	Yes	Yes	
Detention Basin Plantings (LDM 1.d.(3))	NA			
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 & adjacent to same zoning. Shrubs provided.
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	\$ 42,465			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 636.97			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	\$ 49,865		Does not include street trees. Includes irrigation (\$5000 estimated).
Landscape Financial Guaranty	YES	\$ 74,797.50 (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	\$ 2,991.90		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	\$ 448.79		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		\$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	\$ 2,400		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$ 144		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$ 150		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 4,986.50		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

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS & SURVEYORS

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

March 6, 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 Pre-Application Facade Review**
Walgreens Store (Haggerty Rd. and Eight Mile Rd.)
Façade Region: 1
Zoning District: FS (Proposed: B-3)
Project Data: One building – 13,824 Sq. Ft.

Dear Ms. McBeth:

The following is the Revised Pre-Application Facade Review of the drawings prepared by Rogvoy Architects, dated February 5, 2008, for compliance with Novi Ordinance 2520; the Facade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Facade Materials are shown in the right hand column. In this submittal, no sample boards were submitted with the application.

Drawings Dated 2-5-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL BRICK (Utility Sized)	96.2% ✓	49.0% ✓	96.3% ✓	53.5% ✓	100% (30% Min.)
CAST STONE (Simulated Limestone)	0.0% ✓	31.3% X	0.0% ✓	30.0% X	25%
STANDING SEAM METAL	3.8% ✓	14.8% ✓	3.7% ✓	13.0% ✓	25%
DISPLAY GLASS	0.0% ✓	4.9% ✓	0.0% ✓	3.5% ✓	25%

Recommendations:

1. The applicant will be required to obtain a section 9 waiver for the overage of Cast Stone on both the South and West facades because it exceeds to maximum allowed of 25%. This Cast Stone material is designed to simulate limestone having modular units measuring 12" x 24". Actual Limestone is allowed up to 50% of the façade in Region 1. If the quality, texture, and color of the cast stone truly simulate a limestone material, then we would be in favor of granting the waiver contingent upon evaluation when a material sample board is submitted.
2. The applicant will be required to supply a material sample board showing physical samples of all façade materials for the building. This may be supplied at Preliminary Site Plan Review. (Section 2520, Item 4d)
3. The dumpster enclosure and retaining walls are regulated by the ordinance.(Section 2520, Item 1)
4. All roof appurtenances shall be screened from view. (Section 2520, Item 3)

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

Sincerely,

METCO Services


Douglas R. Necci AIA

FIRE REVIEW



cityofnovi.org

Novi Fire Department

42975 Grand River Avenue
Novi, MI 48375

248.349.2162 fax 248.349.1724

March 8, 2008

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

RE: Walgreens / Eight Mile & Haggerty, SP08-03, Conceptual/PRO
Fire Department

Dear Ms. McBeth,

The above plan has been reviewed and is **Recommended for Approval** with the following conditions:

1. The applicant is hereby notified that a Rapid Access KNOX Box will be required to be installed on this building. The location of this box shall be coordinated through my office. The box can be ordered directly from the KNOX Company at www.knoxbox.com. The box shall be a 3200 series box with a hinged door. The applicant can choose either a recessed or surface mount style.
2. All weather access roads capable of supporting 35 tons shall be provided for fire apparatus access prior to construction above the foundation. This shall be noted on the plans.
3. All water mains and fire hydrants are to be installed and be in service prior to construction above the foundation. This shall be noted on the plans.
4. The building address is to be posted facing the street throughout construction. The address is to be at least 3 inches high on a contrasting background. This shall be noted on the plans.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

**MASTER PLAN AND ZONING COMMITTEE
MINUTES - EXCERPT JULY 10, 2007
(DISCUSSION OF PROPOSED REZONING)**



MASTER PLAN AND ZONING COMMITTEE

City of Novi Planning Commission

July 10, 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 John Avdoulos, Victor Cassis, Michael Lynch, Wayne Wrobel

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

APPROVAL OF AGENDA

Moved by Member Avdoulos, seconded by Member Wrobel:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER WROBEL:

Motion to approve the Agenda of July 10, 2007. Motion carried 4-0.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

MATTERS FOR DISCUSSION

1. Rezoning

Request for discussion to provide comments, suggestions and questions

Rezoning a 1.17 acre portion of a parcel located on the east side of Haggerty Road and north of Eight Mile in Section 36 from Freeway Service, FS, to General Business, B-3, with a Planning Rezoning Overlay (PRO).

Planner Mark Spencer said that the current Big Boy property owner at Eight Mile and Haggerty is seeking to rezone with a PRO for the purpose of building a retail building. The Master Plan calls for Community Commercial on this site and the properties to the north. To the east is the I-275 expressway. To the south is Northville Township property master planned for Commercial. To the west is land master planned for Office.

The FS District allows for commercial uses that serve the motoring public. A neighborhood store does not fit into this district. As a benefit from the PRO, this Applicant would provide a pedestrian plaza that would connect the site and the I-275 bike trail, which passes here and continues to Monroe County. Big Boy has been at this corner for a number of years.

The Staff has not reviewed the plan for conformity at this time. They have been told there is a shortage of parking spaces. The mezzanine would count toward the floor area. This is a tight site for the size of building the Applicant wishes to build.

Mr. Spencer said that the Applicant could ask for deviations from the parking standard or other deficiencies as part of his PRO. He could provide additional public benefit to offset these requests.

Tom Zimmer, Cornerstone Real Estate, addressed the Committee. Mr. Zimmer said that the Victor Ansara family has operated this Big Boy for many years. A typical Walgreen's is 14,580 square feet. There is a limited access MDOT right-of-way adjacent to the site. There is a significant grade drop. Because the site is so small, Walgreen's proposes an 11,834 square-foot building. The Big Boy is 6,900 square feet with 216 seats. The proposed mezzanine is strictly for employees.

Mr. Zimmer wishes to submit his plan for B-3 with a PRO. Their public benefit would be working with the MDOT right-of-way to create a pedestrian plaza with park benches and significant landscaping. Because

of the grade change they would build a retaining wall. Mr. Zimmer has spoken with MDOT's Joanna Swenson, Mary Hodak (Permitting), Ahmed Asmouda (Maintenance), Susan Fredericks (Real Estate) and Steve Strycheck (Engineering). Each of these people will have input into this request for the pedestrian plaza. There is no visibility obstruction. The landscaping will be low-growing. He feels he has had a positive response from MDOT regarding this proposal. They would like to provide a brick wall with a "Welcome to Novi" sign as another public benefit. There would also be a bike rack. He would provide benches and fixed garbage cans, brick pavers, and nice landscaping. This area would be irrigated. The maintenance could be handled by Walgreen's, though Mr. Zimmer said that MDOT would prefer to have a City behind it. The lease would require Walgreen's to maintain and pay for the irrigation. The Committee discussed a similar amenity at Six Mile and Newburgh.

Mr. Zimmer said that Walgreen's will provide their typical all-brick building. It would have standing seam awnings. Mr. Zimmer said that they have discussed a curb cut with the neighboring McDonald's. This would take some of the heat off of one of the other curb cuts. Tetra Tech has reviewed the traffic impact of this project; they determined that this use will not increase the traffic on the road or for the site. It is an even exchange. There are no peak times for Walgreen's, as opposed to the three meal rushes associated with Big Boy.

Mr. Zimmer said that the proposal currently is designed with 47 spaces. Walgreen's is satisfied with this count, based on their knowledge of their other 6,000 stores. Mr. Zimmer suggested that the mezzanine area and coolers be removed from the parking ratio calculation. With an 80% square footage number, this site would require 47 spaces. Mr. Zimmer said that the City's Ordinance, assuming all square footage is usable, would require this building to have something like 78 spaces. The store down the street has 59 spaces with six spaces banked in the rear. Mr. Spencer added that the cited store also has a bigger footprint. Mr. Spencer said that based on a store of 15,876 square feet, 79 parking spaces are needed. That includes the mezzanine. The City calculates on the gross leasable area.

Chair Cassis said that at the rezoning level, parking spaces wouldn't have to be considered.

Member Wrobel thought it looked like a nice plan. He liked the fountain idea. He would have a hard time supporting the plan because of the number of drug stores in the area – he counted nine in four square miles. He said there is no need in the community for another drugstore. He saw no concrete reason why the City should rezone from FS to B-3. He said it would take a lot of convincing.

Mr. Zimmer said Walgreen's chose this corner because they are not in this market. As the baby boomers get older, the need for pharmacies gets greater. He said their market research group is very sophisticated. This store will not fail.

Member Lynch thought that traffic would be improved. Mr. Ansara said their main challenge with the restaurant is the ingress/egress. The total number of cars might be the same all day, but there are no peaks with this use. Mr. Zimmer reiterated that the curb cut would help.

Mr. Zimmer said that another PRO benefit that they would provide is the exclusion of several of the B-3 uses. Motels, outside storage, tattoo parlors, bus stations, auto washes, mini-lubes, oil changes, etc. could be removed.

Member Lynch said he liked the landscaped pedestrian area concept. He thought the parking spaces may be a stumbling block. He would want Walgreen's to maintain the pedestrian area. He saw a benefit to this request.

Member Avdoulos wasn't concerned about another drugstore. There are hotels and residences in the area. The traffic will be more even-keeled. No additional curb cuts will be added. He liked the idea of cross access with McDonalds. This is a high-profile corner. The design should be taken to its fullest. He said that the parking issue should be weighed against Walgreen's due diligence on this item. He never sees full parking lots at other drugstores. He didn't see much benefit to the pedestrian area because people don't walk there much. He thought more bicycling was done near Hines Park. He would like the City of Novi identifier. He could envision a stone wall near the grade change. There could be a fountain. Member Avdoulos likes the idea of using the PRO. He thought it was a good move to work with an

Applicant on this high-profile site. There are positives to this plan, including the drive-through feature. He could see working with this Applicant on getting the site to work. He wouldn't want to see a ton of waivers. Safety and traffic will be looked at. There needs to be a pass-by lane for site safety. The site is a bit tight. All four sides of the building need to make an expression.

Mr. Zimmer said that the plan requires two five-foot side yard setbacks rather than ten-foot setbacks. The parking will be an issue. There will be a need for foundation landscape waivers.

Mr. Spencer said that he encouraged the entryway structure because it might entice MDOT into wanting to give up a portion of their property. He has been focusing on ways to get people to use the trail. There is a crossing at the intersection for the trail. The Committee discussed what the best design would be for the pedestrian area.

Mr. Zimmer noted that they would also complete the sidewalk where it ends at McDonald's.

Mr. Spencer said that perhaps Oakland County would consider adding a light where there is a 400-foot strip.

Chair Cassis said that another site north of this property was just rezoned to B-3. He said they couldn't reject this request. That site was even more problematic. More drugstores might even be a positive – people won't use as much gas and the traffic could decrease; he did not have an issue with too many drugstores in the area. This proposal could improve traffic. He thought the amenities that Walgreen's will propose will create a more pleasant corner.

The Committee discussed how the retaining wall would serve many functions – aesthetics, buffering, addressing the grade change, etc.

Mr. Spencer asked the Applicant to refine his site plan for the pre-application meeting and take advantage of the consultants' comments.

**APPLICANT'S
RESPONSE LETTER**

MEMORANDUM



cityofnovi.org

TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI, PLANNER
SUBJECT: APPLICANT RESPONSE LETTER FOR PROPOSED
WALGREENS
DATE: MARCH 28, 2008

The applicant response letter for the proposed Walgreens Rezoning with Planned Rezoning Overlay, SP 08-03 will be sent to you via email on Monday, March 31st, 2008. A hard copy of this response letter will also be provided to you at the Planning Commission meeting on April 2nd, 2008.

CC: Barbara McBeth, Community Development Department Deputy Director

SITE PLAN

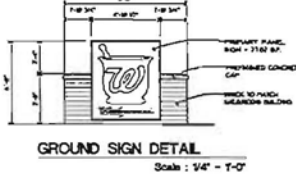
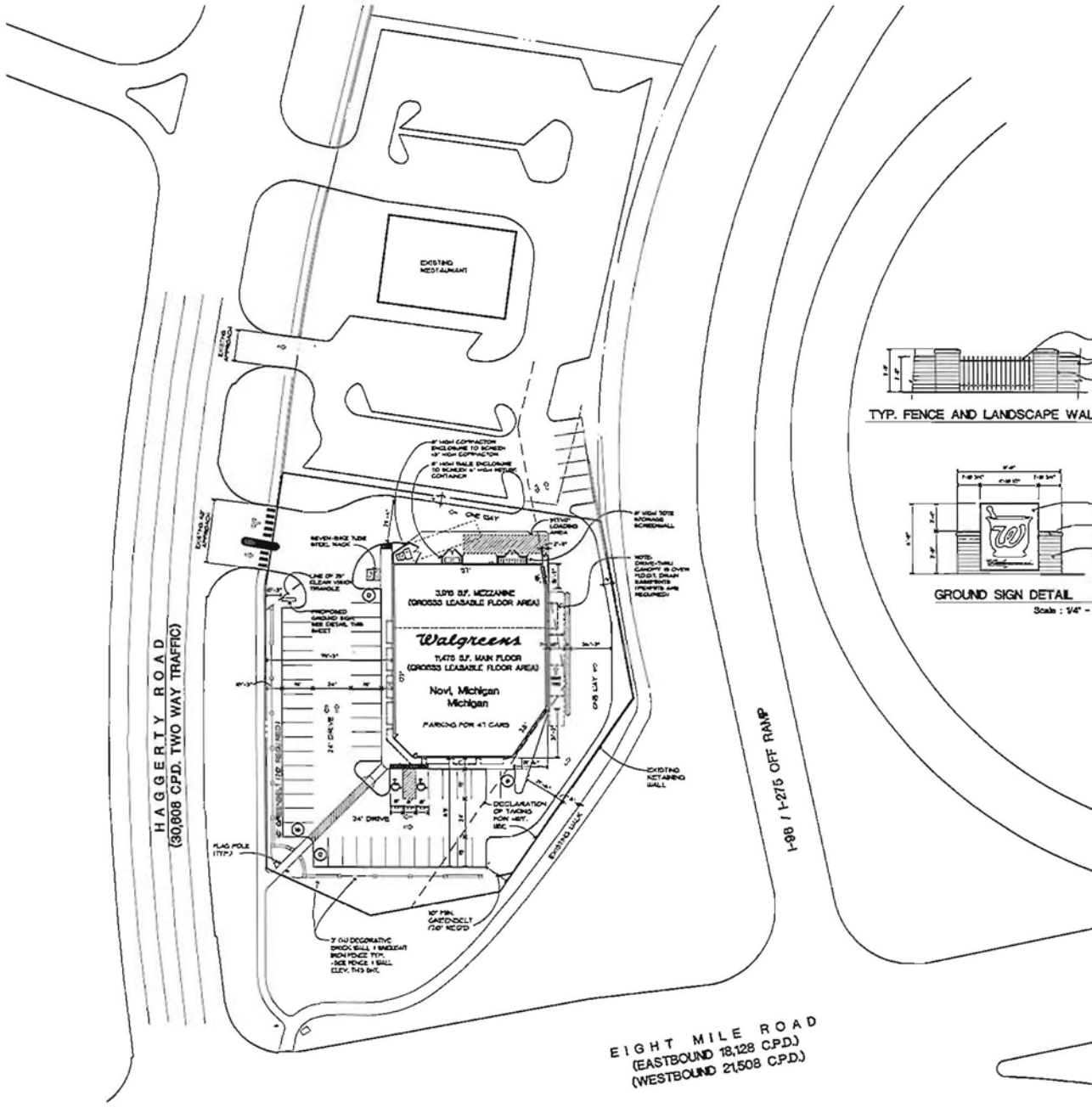
Issued for:
 SPA NUMBER: 08158
 DATED: FEB 06
 SPA: 3 FEB 06

Project:
 Store# 11888

Walgreens Pharmacy
 (NEC) Haggerty Road & Eight Mile Road
 Novi, Michigan



33300 TELEGRAPH ROAD
 SUITE 200
 BIRMINGHAM, ALABAMA 35244
 PH 205.987.7770
 ARCHITECTS@ROGVOOY.COM



LAND / BUILDING / PARKING DATA:	
LAND AREA:	1.17 ACRES
CURRENTLY ZONED: R8 (FREIGHT SERVICES)	
PROPOSED ZONING: B-3 (GENERAL BUSINESS)	
BUILDING AREA:	
MEZZANINE:	3,376 SF
MAIN FLOOR:	8,476 SF
TOTAL (GLFAJ):	15,301 SF
PARKING REQUIRED:	77 SPACES
11 SPACES / 200 SF. GLFAJ	
(8.341 / 100) = 11 SPACES	
== PARKING PROVIDED:	48 SPACES
== INCLUDES 3 SHARREN FREE PARKING SPACES	
== VARIANCE REQUIRED FOR 30 PARKING SPACES	

EIGHT MILE ROAD
 (EASTBOUND 18,128 C.P.D.)
 (WESTBOUND 21,508 C.P.D.)



CONCEPTUAL
SITE PLAN

SCALE: 1"=30'-0"
 © COPYRIGHT 2005 ROGVOOY ARCHITECTS, P.C.

drawing:
 Site Plan

DO NOT SCALE DRAWING

Issue Date: 05 FEB 06
 Drawn: CB
 Checked: MD
 Approved: MD

SP Number: 08158
 sheet:

SPA-1.0
 08158 04 09-001

MAPS

**LOCATION
ZONING
FUTURE LAND USE
NATURAL FEATURES**

Walgreens
SP 08-03
Location

Legend

 Subject Property



CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Kristen Kapelinski, Planner



1 INCH EQUALS 76 FEET

MAP PRINT DATE: date

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 or 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.

Walgreens
SP 08-03
Zoning

Legend

Zoning

- FS
- OSC
- Subject Property



Subject Property

Eight Mile Road

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-5415

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Walgreens
SP 08-03
Future Land Use

Legend

- OFFICE
- COMMUNITY COMMERCIAL
- Subject Property



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Walgreens
SP 08-03
Natural Features

Legend

 Wetlands

Regulated Woodlands

 Light

 Medium

 Dense

 Subject Property



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