

## SRI VENKATESWARA TEMPLE – SP 08-08C

### **SRI VENKATESWARA TEMPLE, SITE PLAN NUMBER 08-08C**

Request of Manyam Group, LLC, for Revised Preliminary Site Plan, Special Land Use, Wetland Permit, Woodland Permit and Storm Water Management Plan approval. The subject property is located in Section 16 west of Taft Road, between Grand River Avenue and Eleven Mile Road, in the RA, Residential Acreage District. The subject property is approximately 10.11 acres and the applicant is proposing a two-phase project: Temple and Cultural Center.

### **Required Action**

Approval/denial of the Special Land Use, Revised Preliminary Site Plan and Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	02/17/09	<ul style="list-style-type: none"> <li>• <b>Timeline of phasing plan and extent of clearing and grading necessary</b></li> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Wetlands	Approval recommended	02/13/09	<ul style="list-style-type: none"> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Woodlands	Approval not recommended	02/18/09	<ul style="list-style-type: none"> <li>• <b>Clarify quantities, protection barriers and specifications</b></li> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Landscaping	Approval recommended	02/17/09	<ul style="list-style-type: none"> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Traffic	Approval recommended	02/10/09	<ul style="list-style-type: none"> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Engineering	Approval recommended	02/13/09	<ul style="list-style-type: none"> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Façade – Cultural Center only	Approval recommended	02/16/09	<ul style="list-style-type: none"> <li>• No changes to the Temple façade since the previous submittal.</li> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Fire	Approval recommended	02/17/09	<ul style="list-style-type: none"> <li>• Minor items to be addresses at time of Final Site Plan submittal.</li> </ul>

## **Motions**

### **Approval – Special Land Use**

In the matter of the request of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to reaffirm **approval** of the Special Land Use permit, subject to the following:

- a. Planning Commission finding per Section 2516.2.c of the Zoning Ordinance for the Special Land Use permit:
  - *Whether, relative to other feasible uses of the site*, the proposed use **will not** cause any detrimental impact on existing thoroughfares.
  - *Whether, relative to other feasible uses of the site*, the proposed use **will not** cause any detrimental impact on the capabilities of public services and facilities.
  - *Whether, relative to other feasible uses of the site*, the proposed use is compatible with the natural features and characteristics of the land.
  - *Whether, relative to other feasible uses of the site*, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
  - *Whether, relative to other feasible uses of the site*, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
  - *Whether, relative to other feasible uses of the site*, the proposed use will promote the use of land in a socially and economically desirable manner.
  - *Whether, relative to other feasible uses of the site*, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. Planning Commission approval of the required Noise Impact Statement since there are no outdoor activities or external loudspeakers proposed on the site;
- c. As a condition of Special Land Use Approval, Planning Commission finding that major events at the Temple and events at the Cultural Center will not occur at the same time, with the finding that the parking for the more intense use (Temple) would be required to be provided on site (306 spaces required, 306 spaces provided). The applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and if this is the case, this statement will be made a condition of Special Land Use Approval and enforceable on the property in the future;
- d. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- e. (Insert specific considerations here)

for the following reasons... (because it is otherwise in compliance with Article 3, Article 4, Section 2400, Article 25 and all other applicable provisions of the Zoning Ordinance.)

### **Denial – Special Land Use**

In the matter of the request of Sri Venkateswara Temple, Phases 1 and 2, SP 08-08C, motion to **deny** the Special Land Use permit, for the following reasons:

**Approval – Revised Preliminary Site Plan and Phasing Plan**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **approve** the Revised Preliminary Site Plan and Phasing Plan, subject to the following:

- a. Acknowledgement of the November 12<sup>th</sup>, 2008 Zoning Board of Appeals findings regarding the height of several decorative elements and variances granted regarding height and dumpster location;
- b. Reaffirmation of the previously granted Planning Commission waivers for landscaped berms along Taft Road and a waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance, for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands;
- c. The applicant extending the water main along Taft Road to Grand River Avenue, in order to loop the system, per the Engineering review dated September 12, 2008 and as identified in the applicant's previous response letter dated October 5, 2008;
- d. Reaffirmation of three previously granted Section 9 waivers for the Temple building, to permit less than 30% brick on all sides, to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both waivers are discussed in the façade consultant's review letter dated October 13, 2008;
- e. Provide brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the façade consultant in his review letter dated September 9, 2008;
- f. The applicant installing "No Parking" signs along Taft Road from Grand River to Eleven Mile and "No Blocking the Driveways" signs along Taft Road to the extent that this will be permitted following the appropriate departmental reviews as the Planning Commission previously required;
- g. The applicant exploring the possibility of lowering the lighting fixtures along the entrance drive;
- h. The conditions and items listed in the staff and consultant review letters being addressed on the plans prior to Stamping Sets; and
- i. (additional conditions here if any)

for the following reasons...(because it is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance).

**Denial – Preliminary Site Plan and Phasing Plan**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **deny** the Revised Preliminary Site Plan and Phasing Plan, because it is not in compliance with the Zoning Ordinance.

**Approval – Wetland Permit**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **approve** the Wetland Permit, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. (additional conditions here if any)

for the following reasons...(because it is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance).

**Denial – Wetland Permit**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **deny** the Wetland Permit, for the following reasons...(because it is not in compliance with Chapter 12 of the Code of Ordinances).

**Approval – Woodland Permit**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **approve** the Woodland Permit, subject to:

- c. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan;
- d. Providing a conservation easement, as offered by the applicant and reviewed and approved by the city and its consultants; and
- e. (additional conditions here if any)

for the following reasons...(because it is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance).

**Denial – Woodland Permit**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **deny** the Woodland Permit, for the following reasons...(because it is not in compliance with Chapter 37 of the Code of Ordinances).

**Approval - Storm Water Management Plan**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **approve** the Storm Water Management Plan, subject to the following:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. (additional conditions here if any)

for the following reasons...(because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

**Denial - Storm Water Management Plan**

In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08C, motion to **deny** the Storm Water Management Plan, for the following reasons...(because it is not in compliance with Chapter 11 of the Ordinance.)

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

February 17, 2009

### Planning Review

Sri Venkateswara Temple and Cultural Center

SP #08-08C

#### **Petitioner**

Manyan Group LLC

#### **Review Type**

Third Revised Preliminary Site Plan and Special Land Use; 2-Phase Development

#### **Property Characteristics**

- Site Location: West side of Taft, between Grand River and 11 Mile Road
- Site Zoning: RA, Residential Acreage District
- Adjoining Zoning: North: R-2 (Taft Road frontage) and OST (rear); East (across Taft Road): I-1 and RA; West: RA; South: RA (Taft Road frontage) and R-1 (rear)
- Proposed Use(s): Phase 1: Temple; Phase 2: Cultural Center
- Adjoining Uses: North: Andes Hills residential development & Family Fun Center; East (across Taft Road): Vacant parcel and single-family home; West: Single-family home; South: Single-family home (Taft frontage) and vacant land
- Site Size: 10.11 gross acres
- Building Size: Phase 1: approx. 22,703 sq. ft. (two-story, previously phase 2); Phase 2: approx. 22,743 sq. ft. (two-story, previously phase 3); (Previous phase 1: priest residence/temporary temple has been eliminated.)
- Plan Date: 01.29.09

#### **Project Summary**

The applicant is now proposing a two-phase project: Temple, and Cultural Center. Previous submittals were for a three-phase project. However, the applicant has decided to eliminate the priest residence/temporary temple to accommodate additional parking on the site. Phase 1 is a two-story 22,703 square foot Temple. Phase 2 is a 22,743 square foot Cultural Center, proposed to include a multi-purpose hall with a stage and dressing rooms, kitchen, offices, lounge, conference room, and classrooms. Until Phase 2 is constructed, the multi-purpose room in the Temple would be used to host gatherings. Following the construction of Phase 2, the applicant indicates the multi-purpose room would be used as a general activity area.



It is the professional opinion of the Planning Division that the overall use and intensity of the site is reduced from the previous submittals, since there are now two buildings proposed on site instead of three, there are more parking spaces proposed to accommodate the uses, and there is less impact to the regulated woodlands on the site. The buildings have remained consistent with the overall design and floor plans shown previously, with an increase in square footage proposed due only to the addition of necessary access stairwells.

Per the standards of Section 402.1 of the Zoning Ordinance, the Temple would be considered a Special Land Use, and the Cultural Center may be considered "incidental to" the primary use as a Temple.

#### Public Hearing Fall 2008

A public hearing was held at the Planning Commission meeting of September 24, 2008 and the matter was tabled to allow the applicant additional time to address the concerns of the Planning Commission. Staff held a meeting and had a number of conversations with the applicant since that time, and the plans were revised and resubmitted for further consideration by the Planning Commission. Among the changes made to the plans at that time, were the following:

- Modification to the location of the proposed Temple and Priest Residence/Temple approximately 62 feet to the east to further preserve woodlands.
- Modification to the location of the proposed Temple approximately 18 feet to the north, and relocation of one tier of parking from the north side of the Temple to the south side.
- Modification to the location of the proposed Cultural Center approximately 6 feet to the north, with the proposed screen wall moved 6 feet off the property line to allow additional space as a buffer for the home to the south.
- Removal of terrace in front (east side) of the Cultural Center.
- Modification to the location of the dumpster enclosure and loading area closer to Taft Road (easterly) along the south side of the Cultural Center.
- The Cultural Center was been reduced in size from 31,833 square feet to 21,823 square feet, and the building is now two stories above grade (previously one story above grade and a basement). There do not appear to be any changes to the floor plans for the Priest Residence/Temporary Temple (Phase I) or the Temple (Phase II).
- The parking lot lighting was modified to reduce the mounting height of the fixtures from 25 feet to 20 feet.
- The secondary access was relocated from the south side of the property to the north side of the property.

The matter was brought back before the Planning Commission following the applicant's revisions on October 22, 2008 where the Special Land Use Permit, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan were approved with the following motions:

"In the matter of the request of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Special Land Use Permit subject to: 1) A Planning Commission Finding per Section 2516.2.c of the Zoning Ordinance for the Special Land Use Permit that, *whether relative to other feasible uses of the site, the proposed use:* a) Will not cause any detrimental impact on existing thoroughfares; b) Will not cause any detrimental impact on the capabilities of public services and facilities; c) Is compatible with the natural features and characteristics of the land; d) Is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood; e) Is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; f) Will promote the use of land in a socially and economically desirable manner; is (1) listed among the provision of uses requiring Special Land Use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; 2) Planning Commission approval of the required Noise Impact Statement since there are no outdoor activities or external loudspeakers proposed on the site; 3) As a condition of Special Land Use Approval, the Planning Commission makes a Finding regarding the representation by the Applicant that major events at the Temple will not occur at the same time, with the Finding that the parking for the more intense use (Temple) would be required to be provided on site, with a favorable recommendation to the Zoning Board of Appeals for a variance of 34 parking spaces (308 spaces required, 274 spaces proposed). The Applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and if this is the case, this statement will be made a condition of Special Land Use Approval and enforceable on the property in the future; and 4) Compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reasons that the request is otherwise in compliance with Article 3, Article 4, Section 2400, Article 25 and all other applicable provisions of the Zoning Ordinance." *Motion carried 6-2 (Yes: Burke, Greco, Gutman, Larson, Meyer, Wrobel; No: Cassis, Pehrson).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Preliminary Site Plan and Phasing Plan subject to: 1) The Applicant requesting height Variances from the Zoning Board of Appeals for the following seven decorative elements on the proposed Temple building that exceed the 35' maximum height standard of Section 2400 of the Zoning Ordinance, but which may be permitted by the Zoning Board of Appeals to be a specific height limit, per Section 2903 of the Zoning Ordinance: a) The Maha Rajagopuram in front of the building entrance that is 37'4.5" in height; b) A decorative element at the front of the building that is 36.5' in height; c) A second decorative element at the front of the building that is 40.5' in height; d) Two identical decorative ornaments near the rear of the building that are 50' in height each; e) The brass pole in the courtyard that is 55'1" in height; and f) The tower at the rear of the building that is 55'1" in height; 2) A redesign of the mechanical units and related screening on the Temple roof to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.E.(2) of the Zoning Ordinance, which states that rooftop appurtenances shall not exceed the maximum height standard. The mechanical screening structure on the Temple building is proposed to be 42' in height, and, per Section 2400 of the Zoning Ordinance, the height standard for the Residential Acreage district is 35'; 3) A relocation of the proposed dumpster to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.F.1 of the Zoning Ordinance, which states that dumpsters are to be located in the rear yard. 4) A Planning Commission Waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands; 5) The Applicant extending the water main along Taft Road to Grand River Avenue in order to loop the system, per the Engineering Review dated September 12, 2008 and as identified in the Applicant's response letter dated October 5, 2008; 6) Two Section 9 Waivers for the Temple building to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both Waivers are discussed in the Façade Consultant's Review dated October 13, 2008; 7) The Applicant

providing brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the Façade Consultant in his review dated September 9, 2008; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; 9) A Planning Commission Waiver for landscaped berms along Taft Road; and 10) A Section 9 Waiver for less than 30% brick on all facades of the building; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance." *Motion failed 4-4 (Yes: Burke, Greco, Gutman, Meyer; No: Cassis, Larson, Pehrson, Wrobel).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Preliminary Site Plan and Phasing Plan subject to: 1) The Applicant requesting height Variances from the Zoning Board of Appeals for the following seven decorative elements on the proposed Temple building that exceed the 35' maximum height standard of Section 2400 of the Zoning Ordinance, but which may be permitted by the Zoning Board of Appeals to be a specific height limit, per Section 2903 of the Zoning Ordinance: a) The Maha Rajagopuram in front of the building entrance that is 37'4.5" in height; b) A decorative element at the front of the building that is 36.5' in height; c) A second decorative element at the front of the building that is 40.5' in height; d) Two identical decorative ornaments near the rear of the building that are 50' in height each; e) The brass pole in the courtyard that is 55'1" in height; and f) The tower at the rear of the building that is 55'1" in height; 2) A Redesign of the mechanical units and related screening on the Temple roof to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.E.(2) of the Zoning Ordinance, which states that rooftop appurtenances shall not exceed the maximum height standard. The mechanical screening structure on the Temple building is proposed to be 42' in height, and, per Section 2400 of the Zoning Ordinance, the height standard for the Residential Acreage district is 35'; 3) A relocation of the proposed dumpster to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.F.1 of the Zoning Ordinance, which states that dumpsters are to be located in the rear yard. 4) A Planning Commission Waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands; 5) The Applicant extending the water main along Taft Road to Grand River Avenue in order to loop the system, per the Engineering Review dated September 12, 2008 and as identified in the Applicant's response letter dated October 5, 2008; 6) Two Section 9 Waivers for the Temple building to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both Waivers are discussed in the Façade Consultant's Review dated October 13, 2008; 7) The Applicant providing brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the Façade Consultant in his review dated September 9, 2008; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; 9) A Planning Commission Waiver for landscaped berms along Taft Road; 10) A Section 9 Waiver for less than 30% brick on all facades of the building; and 11) The Applicant installing "No Parking" signs along Taft Road from Grand River to Eleven Mile and "No Blocking the Driveways" signs along Taft Road to the extent that this will be permitted following the appropriate departmental reviews; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance." *Motion carried 6-2 (Yes: Burke, Greco, Gutman, Meyer, Pehrson, Wrobel; No: Cassis, Larson).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Wetland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*



"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Woodland Permit subject to: 1) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; and 2) The Applicant providing a Conservation Easement, as offered by the Applicant and reviewed and approved by the City and its Consultants; for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

### Zoning Board of Appeals approvals November 2008

The applicant appeared before the Zoning Board of Appeals (ZBA) on November 12, 2008. At that meeting, the ZBA ruled that pursuant to Section 2903 of the Zoning Ordinance, the seven of the eight building height variances requested would be considered church spires and therefore are exempted from height limitation. At this meeting the applicant received variances for the following ordinance deviations:

- Height variance for the Temple rooftop appurtenances (35' allowed, 42' feet proposed);
- Variance to permit the Cultural Center dumpster to be located in the side yard.

The applicant also requested a variance for the required number of parking spaces (308 required, 274 proposed). At the meeting, the ZBA requested additional clarification from the applicant regarding the deficiency of parking spaces and postponed their decision on the matter.

### February 2009 Revised Preliminary Site Plan submittal

In order to accommodate the number of parking spaces required for the proposed uses, as determined by the Planning Commission's initial review, the applicant has decided to eliminate the priest residence/temporary temple from the plans (formerly Phase 1 of the project). The applicant has submitted revised plans to the Planning Division for review as a revised Preliminary Site Plan. Given the scope of the revisions, this revised Preliminary Site Plan (SP 08-08C) requires Planning Commission approval. Among the changes made to the plans were the following:

- Elimination of the priest residence/temporary temple to add additional parking. This also preserved six additional regulated trees and impacted 0.005 additional acres of wetland.
- Modification to the location of the proposed Temple approximately 30 feet to the east and 39.5 feet to the south to provide additional parking. With the elimination of the priest residence/temporary temple from the west side of the site, the developed areas are no further to the west than approved previously.

- Modification to the size of the Temple with an increase of approximately 1,010 square feet to allow for the addition of 2 stairwells at the east end of the building to better accommodate an enclosed emergency exit.
- Modification to the size of the Cultural Center with an increase of approximately 920 square feet to allow for an additional stairwell at the north end of the building to provide an enclosed alternate emergency exit.
- Modification of the number of parking spaces to increase the number of spaces from 274 to 306 in order to accommodate the number of parking spaces for the uses on site as the Planning Commission approved previously.

### **Recommendation**

Approval of the Preliminary Site Plan and Special Land Use is **recommended**, subject to the items noted below to be addressed in a response letter or subsequent submittals.

### **Comments:**

The Preliminary Site Plan and Special Land Use were reviewed according to the standards of Article 3, Residential Acreage District; Article 4, R-1 through R-4 One-Family Residential Districts; Section 2400, the Schedule of Regulations; Article 25 of the Zoning Ordinance, and other sections of the Zoning Ordinance, as noted. Items underlined below need to be addressed at the time of Final Site Plan Review. Items in **bold** need to be considered by the applicant or the Planning Commission at the time of Preliminary Site Plan and Special Land Use Review:

1. Per Section 302.4 of the Zoning Ordinance, all Special Land Uses in Section 402 of the Zoning Ordinance (R-1 through R-4 One-Family Residential Districts) are also Special Land Uses in the RA, Residential Acreage District. Section 402.1 of the Zoning Ordinance permits churches and other facilities normally incidental thereto subject to the following conditions:
  - a. Minimum site size shall be 3 acres. (*The site meets this standard*).
  - b. Minimum site width shall be two hundred feet along front yard. (*The site meets this standard*).
  - c. All access to the site shall be onto a Major Arterial, Arterial or Minor Arterial road as shown on the City's Thoroughfare Plan. (*The site meets this standard*).
  - d. Minimum building setbacks shall be 75' from all property lines. (*The site meets this standard*).
  - e. There shall be no parking in front yard, nor closer than 20' from any side or rear lot line, except in those instances where the lot abuts a residential lot and in those instances, no closer than 35'. (As part of the religious complex, the Cultural Center is considered a primary building that is "incidental to" to the temple, and is located at the front setback line, and there is no parking in front of the building). *The site meets the side yard parking lot setback.*

- f. Screening of vehicular parking areas shall be in conformity with requirements at Section 2514. *(The site meets this standard).*
- g. A noise impact statement is required subject to the standards of Section 2519.10(c). *(The site meets this standard).*
2. **Terraces:** Following the previous submittal, and at the Planning Commission's public hearing on September 24, 2008, the applicant further explained the use of the terraces at the Temple, as being used primarily for access and pedestrian circulation. The terrace in front (east side) of the proposed Cultural Center was removed from the plans.
3. **Phasing & Removal of trees: Please indicate an expected timeline for the development of the two phases.** In the previous response letter from Diffin Development Consultants, the applicant indicated, "The clearing and grading limits will be reduced as recommended to the minimum areas required for each phase." *The extent of the clearing and grading will need to be further clarified on the Final Site Plan.*
4. **Exterior Lighting Plan:** A photometric plan and lighting details were provided with the Preliminary Site Plan, as required by the Zoning Ordinance when a development abuts residential zoning. Please see the attached lighting review chart for outstanding issues to be addressed. The site generally meets the standards, with a few issues to finalize as part of the Final Site Plan. **In order to address the concerns of the surrounding neighbors about the visibility of the lighting fixtures from adjacent properties, the applicant should consider the use of bollard lights along the entrance drive to the site, and would be an issue that the Planning Commission could consider as a part of the Special Land Use approval.** *In previous submittals, the applicant has reduced the mounting height of the fixtures from 25 feet to 20 feet.*
5. **Principal Uses Permitted Subject to Special Conditions:** Both the Temple and the Cultural Center uses are permitted by the Zoning Ordinance as Principal Uses Permitted Subject to Special Considerations, as discussed and approved by the Planning Commission with the approval of the site plan submittal last Fall.
6. **Planning Review Summary Chart:** The applicant is asked to review the other items in the attached Summary Chart and make corrections as noted.

**Variances:**

7. Per the standards of Section 2400 of the Zoning Ordinance, the maximum building height is 35' in the RA District. However, Section 2903 of the Zoning Ordinance notes that while height limits do not apply to church spires, the Zoning Board of Appeals may specify a height limit for a Special Land Use, provided the height is not greater than the distance to the nearest property line. Per Section 2903 of the Zoning Ordinance, the Zoning Board of Appeals ruled the following ordinance deviations were considered church spires and therefore exempt from the height limitation:

- a. the Maha Rajagopuram in front of the building entrance that is 37'4.5" in height,
- b. two decorative elements at the front of the building that are 36.5' and 40.5' in height,
- c. two identical decorative ornaments near the rear of the building that are 50' in height each, and
- d. the brass pole in the courtyard and the tower at the rear of the building that are each 55'1" in height.

***No additional action is needed on these height considerations, as the Zoning Board of Appeals granted the necessary variances.***

8. Section 2503.2.E.(2) of the Zoning Ordinance states that roof top appurtenances shall not exceed the maximum height standard.
  - a. In order to provide the screened mechanical units at 42' in height on the Temple, a variance was granted by the Zoning Board of Appeals. ***No additional action is needed on this height consideration, as the Zoning Board of Appeals granted the necessary variance.***
  - b. The applicant is asked to further clarify whether rooftop equipment will be needed for the proposed Cultural Center to determine whether this building will meet the overall height standards.
9. The dumpster for the Cultural Center is on the south side of the structure, in the side yard of the subject site. Per Section 2503.2.F.1 of the Zoning Ordinance, dumpsters are to be located in the rear yard. A Zoning Board of Appeals variance was granted to allow the dumpster to be located in the side yard provided is at least 100 feet west of the proposed screening wall. The applicant has complied with this condition. ***No addition action is needed for the dumpster location, as the Zoning Board of Appeals granted the necessary variance, and the revised plan meets the condition of that approval.***

### **Parking:**

With the approval of the Preliminary Site Plan and Special Land Use last Fall, the Commission determined that, for the two uses, the proposed Temple and Cultural Center, 306 parking spaces are required. With the revised plan submittal, 306 parking spaces are provided on site in order to meet the number of parking spaces that were previously determined to be required. The calculations are provided again in this section so the applicant may respond to the question regarding the proposed use of the two buildings on the site.

Per the standards of Section 2505.b.(1) of the Zoning Ordinance, one parking space is required for each three seats or persons permitted to capacity as regulated by local, county or state fire or building codes, or in the main unit of worship, whichever greater, plus parking for accessory uses, if determined necessary by the City. The applicant has



indicated that there will be no fixed seats in the main area of worship, so staff has followed up with occupancy calculations as required by the ordinance.

In order to determine the overall parking standard for the site, the applicant provided supplemental data to the Planning Division and followed that up with additional data. The data were used to calculate the occupancy of the Temple and the Cultural Center, which is then used to determine the parking standard for the overall site.

The following are calculations of the parking standard for each of the two phases of the Temple project, based on the Zoning Ordinance standards:

- Phase 2 – Temple: The Planning Division provided the following calculations for parking of the Temple structure based on the rationale that the two main areas of assembly are the Multi-Purpose Room on the first floor and the Prayer Hall on the second floor. Neither room has fixed seats, but the following assumptions were made:
  - i. The Prayer Hall could be assumed to provide occupancy of 1 person/7 square feet (based on the equivalent of people sitting in chairs) and
  - ii. The Multi-Purpose Room could be assumed to provide occupancy of 1 person/15 square feet (based on the equivalent of people sitting at tables and chairs).

With one parking space for every three occupants of both of the rooms combined, a total of 306 parking spaces would be required (Prayer Hall requires 194 spaces and the Multi-Purpose room requires 112 spaces). Staff also assumed that the other areas of the building are excluded from the parking count as they are necessarily incidental to the main permitted uses. A total of 306 parking spaces are shown on the plan. Staff recommends the Planning Commission consider the calculations above as a reasonable interpretation of the ordinance requirements for these uses. The attached memorandum shows the details of these calculations, and also provides alternatives for the assembly area calculations, resulting in a variation from 306 to 607 parking spaces required, with the “worst case” being based on the maximum number of occupants filling both rooms by standing close together at a rate of one person per 5 square feet.

- Phase 2 – Cultural Center: The Planning Division prepared the following calculations for the Cultural Center based on additional information provided for the Assembly area in the main conference area on the first floor of the building, and the classrooms and offices on the second floor of the building. The main conference room has an area of approximately 6,750 square feet, and using the occupancy standard of one person per 15 square feet, with the tables and chairs expected, a total of 150 parking spaces are needed. The classrooms total 3,984 square feet, and with the same assumption of one occupant per 15 square feet, a total of 89 parking spaces are needed. A



total of 239 parking spaces would be needed if both rooms are occupied at the same time. The submitted the Traffic Impact Study notes that the multi-purpose hall in the Cultural Center would not be used concurrently with the remainder of the Cultural Center. With this assumption, a maximum of 150 parking spaces would be needed for the Cultural Center. The Planning Staff disagrees with this assumption and prefers to use the more conservative number of 239 parking spaces required for this phase.

In previous submittals, the applicant indicated that events would not take place at the temple and cultural center simultaneously and the Planning Commission, per their previous motion at the October 22, 2008 meeting, accepted the applicant's representation that major events at the Temple and events at the Cultural Center will not occur at the same time. In their motion, the Planning Commission made a finding that the parking for the more intense use (the Temple) would be required to be provided on site. Based on that finding, only 306 parking spaces total would be needed to accommodate both uses. Parking calculations are based on this assertion. **The applicant should provide written clarification that events will not take place simultaneously at both facilities. This should be provided in the form of a letter and as a note on the plans.**

### **Special Land Use Standards:**

As noted, the Planning Commission previously granted approval of the Special Land Use request for a similar plan that included a more intense development: the priest residence/temporary temple has now been removed and insufficient parking for the remaining two buildings has been addressed. It is staff's professional opinion that the overall effect of the submitted plan is less intense than the plan previously approved by the Planning Commission as noted in this letter.

With this revised submittal, the Planning Commission is asked to reaffirm the previous Special Land Use approval. The proposed Temple, and associated Cultural Center, are Special Land Uses per the standards of Sections 2516.2(c) and 3006 of the Zoning Ordinance. Per Section 2516.2(c) of the Zoning Ordinance, the Planning Commission shall consider the following when reviewing the plan:

- a. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- b. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.

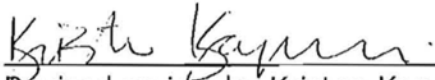
- c. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- d. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- e. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- f. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- g. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

A Noise Impact Statement was included within the Community Impact Statement, per the standards of Section 2519.10 of the Zoning Ordinance. The Statement indicates the site will be in compliance with the Zoning Ordinance standards.

### **Procedural Issues:**

10. **Planning Commission & Response Letters:** Please submit 13 complete, folded copies of the site plan (no changes made from reviewed plans), renderings, Project Development Informational Manual, 1 reduced-sized color copy of the site plan at 8.5"x11", and a response letter addressing how all of the issues in each review letter and chart will be resolved, to the Community Development Department, due by the end of the day on Thursday, February 19<sup>th</sup>, for inclusion in the Planning Commission packets. After the Planning Commission's review, the plans will need to be revised and submitted for Final Site Plan review, addressing all of the comments in the reviews and those made by the Planning Commission. Please contact the Planning Division with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning, Engineering, Landscaping, Woodlands, Wetlands, Traffic, Façade, and Fire)
11. **Site Addressing:** The applicant should contact Ordinance Enforcement for an address, as it must be assigned before a building permit is issued. The application can be found on the Internet at

**<http://www.cityofnovi.org/Resources/Library/Forms/Bldg-AddressesApplication.pdf>. Questions should be directed to Jeannie Niland, Ordinance Enforcement, at (248) 347-0438 or [jniland@cityofnovi.org](mailto:jniland@cityofnovi.org).**



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Revised review by Kristen Kapelanski at 248-347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)  
Previous review by Barbara McBeth, AICP at 248-347-0587 or [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)  
Original review by Karen F. Reinowski, AICP, PCP at 248-347-0484 or [kreinowski@cityofnovi.org](mailto:kreinowski@cityofnovi.org)

Attachments: Planning Review Chart  
Lighting Review Chart

**PLANNING REVIEW SUMMARY CHART**

**Review Date:** 02.10.09  
**Project Name:** Sri Venkateswara Temple and Cultural Center  
**Project Number:** SP08-08C; Revised Preliminary Site Plan  
**Plan Date:** 01.29.09

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Single Family	No change proposed	Yes	
Zoning	RA, Residential Acreage	No change proposed	Yes	<b>Subject to Special Land Use approval</b>
Use	Section 302.4 of the Zoning Ordinance references Section 402.1, which permits "Churches and other facilities normally incidental thereto," and subject to indicated conditions: <ul style="list-style-type: none"> <li>• Min 3 acres</li> <li>• Min width 200'</li> <li>• Access from arterial (including major or minor)</li> <li>• Min 75' setback from all property lines</li> <li>• No parking in front yard, or closer than 20' from side or rear lot line, unless adjacent to residential lot which requires a 35' setback</li> <li>• Vehicle screening must meet standards of Section 2514</li> </ul>	Phase I – Temple (approx. <b>23,703</b> sq. ft.)  Phase 2 - Cultural Center (approx. <b>22,743</b> sq. ft. reduced from previous 31,833 sq. ft.) <ul style="list-style-type: none"> <li>• 10.11 gross acres</li> <li>• 330.85' width</li> <li>• Minor arterial</li> <li>• Minimum building and parking setbacks provided</li> </ul>	Yes	<b>Special Land Use approval necessary, and subject to the standards in Section 402.1, Section 2516.2.c, and Section 3006 of the Zoning Ordinance</b>  Since the preliminary site plan review by the Planning Commission on September 24, 2008, we note the square footage of the cultural center has decreased by 10,010 square feet or 31%. The other two buildings are the same size, although all buildings have been moved on the plan.  Since the original preliminary site plan approval by the Planning Commission on October 22, 2008, we note that the priest residence/temporary temple has been removed from the plan and the size of the temple and cultural have been slightly increased from 22,693 sq. ft. to 23,703 sq. ft. and 21,823 sq. ft. to 22,743 sq. ft. respectively.  <u>Sheet 5 of the plan submittal incorrectly lists the area of the Temple and the Cultural Center. The applicant should revise the plans accordingly.</u>

Item	Required	Proposed	Meets Requirements?	Comments
Building Height (Sections 2400, 2503.2.E.(2), 2903)	35 foot maximum  Rooftop climate control equipment and similar items shall be screened and shall not exceed the maximum permitted height unless the conditions listed in that subsection are met;  Height limits do not apply to church spires, however the Zoning Board of Appeals may specify a height limit for a Special Land Use	Temple: 32'3" to roof deck; Variances requested for 6 decorative elements to be permitted up to 55'1" in height & mechanical penthouse at 42' in height; Maha Rajagopuram in front of building entrance is 37'4.5"  Cultural Center: 35' two stories above grade (previously 28' one story below grade), including mechanical units	No          Yes	ZBA ruled on November 12, 2008 that the six decorative elements and Maha Rajagopuram are considered church spires and therefore exempt from height limitation per Section 2903.  ZBA variance granted on November 12, 2008 for mechanical unit screening to exceed height standard.
<b>Building Setback</b>				
Front (Section 402.1.d)	75 feet	Temple: 817'+/- Cultural Ctr: 75'	Yes	<i>Temple moved 30' west Cultural Ctr - same distance</i>
Side – north interior (Section 402.1.d)	75 feet	Temple: 150' +/- Cultural Ctr: 146' +/-	Yes	<i>Temple moved 39.5' south Cultural Ctr - same distance</i>
Side – south interior (Section 402.1.d)	75 feet	Temple: 90' +/- Cultural Ctr: 81'+/-	Yes	<i>Temple moved 39.5' south Cultural Ctr –same distance</i>
Rear (Section 402.1.d)	75 feet	Temple: 251' +/- Cultural Ctr: 1000'+	Yes	<i>Temple moved 30 feet west Cultural Ctr – same distance</i>



Item	Required	Proposed	Meets Requirements?	Comments
Location of accessory structures (Section 2503.2.A)	Cultural Center must be located in the rear yard	Cultural Center in front yard	Yes – Cultural Center	Cultural Center considered incidental to the primary use. ZBA variance would not be necessary.
<b>Parking Setbacks</b>				
Front (Section 402.1.e)	No parking in front yard	No parking is proposed in front of the Cultural Center	Yes	ZBA variance would not be necessary
Side – north interior (Section 402.1.e)	20' adjacent to OST zoning; 35' adjacent to R-2 zoning	20' adjacent to OST zoning; 35'+ adjacent to R-2 zoning	Yes	
Side – south interior (Section 402.1.e)	35'	35'	Yes	
Rear (Section 402.1.e)	35'	Minimum 215'	Yes	
Number of Parking Spaces (2505.14.b(1))	One space per 3 seats or persons permitted to capacity per the Building Code, or in the main unit of worship, whichever greater, plus parking for accessory uses if required by the city  Phase 1: <b>306</b>  Phase 2: <b>239</b>  Total: <b>306</b>	306, including 12 barrier-free	Yes	<b>In previous submittals, the applicant indicated that events would not take place at the temple and cultural center simultaneously. Parking calculations are based on this assertion. The applicant should provide written clarification that events will not take place simultaneously at both facilities. This should be provided in the form of a letter and as a note on the plans.</b>  Please see Planning Review Letter for additional details.
Parking Space Dimensions and Maneuvering Lanes (Section 2506)	9' X 19' 90 degree spaces with 24' wide aisles - Spaces may be reduced to 17' deep from face of curb (4" height) where vehicles overhang landscaping or 7' sidewalk	Mixture of 9'x19' and 9'x18' spaces, 90 degree spaces proposed with 24' aisles	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
End Islands (Section 2506.13)	End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. The end islands shall generally be at least 8' wide, have an outside radius of 15', and be constructed 3' shorter than the adjacent parking stall	Islands proposed	Yes?	<i>Applicant to verify at time of Final Site Plan that islands are 3 feet shorter than adjacent parking stalls, as needed.</i>
Barrier-Free Spaces (Barrier Free Code)	8 barrier-free spaces required with 1 van accessible	12 barrier-free spaces: 6 standard and 6 van accessible spaces	Yes	
Barrier-Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard spaces; 8' wide with 8' wide access aisle for van accessible spaces	Meets standards	Yes	
Barrier-Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space, meeting the MMUTCD standard	Signs at each space	Yes	
Accessory Buildings (Section 2503.1.E.(3))	Aggregate of all accessory buildings shall not exceed 1,500 square feet	Cultural 22,743 sq. ft.	Yes	Cultural Center and Residence considered incidental to the primary use.  ZBA variance would not be necessary.
Accessory Buildings (Section 2503.1.E.(5))	Aggregate of all accessory uses shall not exceed ground floor area of principal building	12,750 sq. ft. for the ground floor;  22,743 sq. ft. of accessory buildings	Yes	Cultural Center considered incidental to the primary use.  ZBA variance would not be necessary.

<b>Item</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets Requirements?</b>	<b>Comments</b>
Dumpster (Sections 2503.2.F and 2520.1)	Screen wall/fence at least 5' in height on three sides; Enclosure to match building materials; protective bollards or similar features; Enclosure in rear yard, minimum 10' from lot line; located as far from barrier-free spaces as possible.	Two 6'4" tall dumpster enclosure with protective bollards in rear yard of Temple and side yard of Cultural Center; Brick/stone veneer to match color and material of building	No	ZBA variance granted on November 12, 2009 to locate Cultural Center dumpster in side yard.
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed with the Preliminary Site Plan	Lighting Plan provided	<b>No</b>	<b>See attached Lighting Chart</b>
Performance Standards (Sections 402.1.g and 2519.10.c)	Noise impact statement to verify site will comply with standards in Table A	Noise Impact Statement provided in Project Development Informational Manual	Yes	
Sidewalks (City Code Section 11-276(b))	An 8' wide sidewalk shall be constructed along all major thoroughfares as required by the City of Novi's Pedestrian and Bicycle Master Plan.	8' pathway and boardwalk on Taft	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	All 3 buildings connect to 7' sidewalks	Yes	
Pedestrian Connectivity [Section 2516.2.b(3)]	The PC shall consider the following... Whether the traffic circulation features and location of parking areas are designed to assure safety and convenience of vehicular and pedestrian traffic within the site and in relation to access streets	7' wide sidewalk adjacent to buildings and across end islands	Yes	
Design and Construction	Land description, Sidwell number	Provided	Yes	



Item	Required	Proposed	Meets Requirements?	Comments
Standards Manual				

Prepared Kristen Kapelanski (248) 347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)  
 Previous reports by Barbara McBeth, AICP and Karen Reinowski, AICP, PCP.

## Lighting Review Summary Chart

## Sri Venkateswara Temple & Cultural Center

Revised Preliminary Site Plan 08-08C

Review Date: February 10, 2009

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: Photometric data <input checked="" type="checkbox"/> Fixture height <input checked="" type="checkbox"/> Mounting & design <input checked="" type="checkbox"/> Glare control devices <input checked="" type="checkbox"/> Type and color rendition of lamps <input checked="" type="checkbox"/> Hours of operation <input checked="" type="checkbox"/> Photometric plan <input checked="" type="checkbox"/>	Yes	
Lighting Plan (Section 2511.2.a.3)	Building elevations showing all fixtures, portions of walls to be illuminated, illuminance levels and aiming points	<b>No</b>	<b>Details must be provided on building elevations. Question the mounting height for wall packs marked C11 and C20 (low wall proposed at those locations).</b>

Item	Required	Meets Requirements?	Comments
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25' where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b, c & g)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- No flashing light shall be permitted</li> <li>- Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.</li> </ul>	Yes	
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low-pressure sodium lamps.	Yes	
Required conditions (Section 2511.3.h)	Lighting for security purposes shall be directed only onto the area to be secured.	Yes	
Required conditions (Section 2511.3.i)	Full-cut off fixtures shall be used and designs that result in even levels of illumination across a parking area are preferred	Yes	

Item	Required	Meets Requirements?	Comments
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> <li>- Parking areas- 0.2 min</li> <li>- Loading and unloading areas- 0.4 min</li> <li>- Walkways- 0.2 min</li> <li>- Building entrances, frequent use- 1.0 min</li> <li>- Building entrances, infrequent use- 0.2 min</li> </ul>	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.l(4))	When a site abuts a residential district or use, maximum illumination at the property line shall not exceed 0.5 foot candles	Yes	<b>The applicant should consider the use of bollard lights along the entrance drive to the site to limit the impact of proposed lighting on adjacent residential uses.</b>
Cut off Angles (Section 2511.3.l(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

**WETLANDS REVIEW**





Environmental Consulting & Technology, Inc.

February 13, 2009

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Sri Venkateswara Temple and Cultural Center - Wetland Review (SP#08-08C)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Sri Venkateswara Temple and Cultural Center Plan (Plan) prepared by DIFFIN Development Consultants dated January 29, 2009. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the setback provisions in the Zoning Ordinance.

ECT has performed previous site plan reviews with the latest dated September 18, 2008. This letter highlights the changes to the site plan since the previous submittal.

**Background: Existing Conditions**

The site appears to contain approximately 1.43 acres of on-site wetland. The Plan shows Wetland A-B extending from the northeast corner of the site to the southwest. This wetland extends offsite near the center of the southern property boundary. Wetland A-B appears to be 1.19 acres in size. Wetlands C, F and G are located in the central part of the project site and are apparently 0.03-acre, 0.015-acre and 0.011-acre, accordingly. Wetland E is located on the west side of the site and appears to extend off of the property to the west and to the south. Wetland E is shown as 0.103-acre in size. Wetland H, a small vernal pool (0.076-acre) found in the wooded part of the property is likely good amphibian habitat. Wetlands are generally of low to moderate quality, wetland H perhaps a little higher quality. Wetland A-B is dominated by common reed (*Phragmites australis*) and reed canary grass (*Phalaris arundinaceae*).

**Update of Proposed Impacts**

The Plan continues to propose the filling of a portion (0.087-acre) of Wetland A-B for construction of the access drive from Taft Road and for the proposed enclosure of an existing drainage course (appears to be a tributary of the Walled Lake Branch of the Middle Rouge River). The Plan also proposes to fill Wetlands C, F and G. The current Plan calls for filling nearly all of Wetland H. The current Plan proposes 74 lineal feet of 24-inch reinforced concrete culvert as the enclosure. There is also a proposed boardwalk, 62-feet long and 8 feet wide, running parallel to Taft Road.

A summary of the existing wetland areas and the proposed wetland impacts follows:

Wetland ID	Total Area (acre)	Impact Area (acre)	Impact Volume (cu.yds.)
Wetland A-B	1.19	0.087	420
Wetland C	0.03	0.03	146
Wetland E	0.103	N/A	N/A
Wetland F	0.015	0.015	70
Wetland G	0.011	0.011	54
Wetland H	0.076	0.059	105
<b>Total</b>	<b>1.43</b>	<b>0.202</b>	<b>795</b>

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Boulevard, Ste 300  
Ann Arbor, MI  
48105

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769-3004

FAX (734)  
769-3184

The Plan currently appears to propose three (3) areas of wetland mitigation totaling 0.31-acre (0.06, 0.10 and 0.15-acre) and several (5) "rain garden" storm water filtration areas. This is close to 1.5 to 1 wetland replacement, and, in this case with less than 0.25-acre of wetland impact, more than meets the City's ordinance requirements. The Plan appears to propose a fairly innovative storm water management plan including proposed bioretention/rain garden areas and proposed areas of wetland mitigation as opposed to a standard detention basin approach.

**Impacts to the Natural Features Setback**

For each of the wetland impacts, there are also impacts proposed to the 25-foot Natural Features Setback, totaling 1.41-acres. The quality of the Setback varies from areas of common weeds to shrubland to fairly high-quality deciduous woodlands.

**Permits**

The proposed project will require a City of Novi Wetland Non-Minor Use permit, a Natural Features Setback Authorization and an MDEQ wetland permit.

**Recommendations and Conditions**

*ECT currently recommends approval of the Preliminary Site Plan.*

The applicant should be advised of upcoming wetland-related review fees:

Final Site Plan Review for Wetlands \$550 + 15% Administration Fee = \$632.50

Wetland Permit Application Fee: \$200 + 15% Administration Fee = \$230.00.

Environmental Preconstruction Meeting, at the City's request: \$300 + 15% = \$345

Onsite inspections (i.e., silt fence staking inspection, silt fence installation inspection, temporary certificate of occupancy inspection, final certificate of occupancy inspection) at the City's request, per inspection: \$300.00 + 15% = \$345.

If you have any questions please feel free to contact our office

Respectfully,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**

*John A. Freeland*  
John A. Freeland, Ph.D., PWS  
Environmental Scientist

cc: Angela Palowski  
Kristen Kapelanski