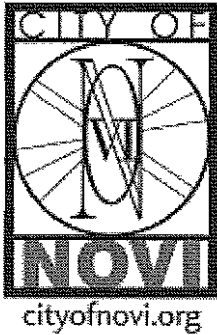


MEMORANDUM



TO: BARBARA MCBETH, COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR

FROM: KRISTEN KAPELANSKI, PLANNER *Krista*

SUBJECT: SP07-70 MACKENZIE SOUTH TECHNOLOGY CENTRE
EXTENSION OF FINAL SITE PLAN APPROVAL FOR
MAY 20, 2009 PLANNING COMMISSION MEETING

DATE: MAY 8, 2009

The subject property is approximately 5.4 acres and the applicant is proposing to construct a speculative 48,866 square foot one-story general office building at the southwest corner of Mackenzie Drive and Haggerty Road, north of 13 Mile Road.

Approvals for the project proceeded as follows:

- The Planning Commission granted Stormwater Management Plan approval and Preliminary Site Plan approval subject to conditions on February 27, 2008.
- Final Site Plan approval was granted administratively on May 1, 2008.
- Stamping Sets were approved on June 11, 2008.

The applicant has now requested an extension of the Final Site Plan approval. The Zoning ordinance allows for up to three one-year extensions of Preliminary and Final Site Plan approval. The applicant has not requested or received any final site plan extensions prior to this request.

The Community Development Department is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of the Final Site Plan approval is recommended.

Please refer to the attached letter, which requests the extension of the Final Site Plan approval. Also attached are minutes from pertinent Planning Commission meetings, and a reduced copy of the approved site plan.

LETTER FROM APPLICANT REQUESTING EXTENSION

VIA E-MAIL AND US MAIL



**NORTHERN
EQUITIES
GROUP**

39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MI 48331
(248) 848-6400 FAX (248) 848-6700
www.noreq.com

April 20, 2009

Ms. Angela Pawlowski
Planning Assistant
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

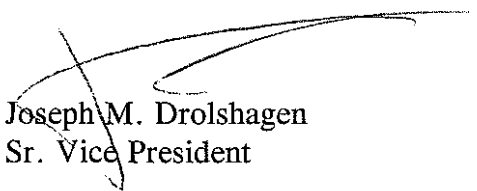
Re: SP07-70 MacKenzie South Technology Centre
Request for Preliminary Site Plan Extension

Dear Angela,

Due to the current market conditions, we would like to request an extension of MacKenzie South Technology Centre's Preliminary Site Plan.

If you have any questions or require additional information, please contact me at (248) 848-6400.

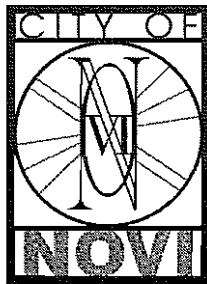
Sincerely,



Joseph M. Drolshagen
Sr. Vice President

JMD/jc

**PLANNING COMMISSION MINUTES - EXCERPT
FEBRUARY 27, 2008**



cityofnovi.org

PLANNING COMMISSION

CITY OF NOVI

Regular Meeting

Wednesday, February 27, 2008 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members, John Avdoulos, Brian Burke, Victor Cassis, David Greco, Andrew Gutman, Michael Lynch, Michael Meyer (7:21 PM), Mark Pehrson, Wayne Wrobel

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Karen Reinowski, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; Kathy Smith-Roy, Finance Director; Al Hall, Façade Consultant; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

Finance Director Kathy Smith-Roy led the meeting in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Member Wrobel:

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

Motion to approve the Agenda of February 27, 2008. Motion carried 8-0.

MATTERS FOR CONSIDERATION

1. MACKENZIE SOUTH TECHNOLOGY CENTRE, SP07-70

Consideration of the request of Northern Equities Group for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 1, at the southwest corner of Haggerty Road and MacKenzie Drive, north of Thirteen Mile, in the OST, Planned Office Service Technology District. The subject property is approximately 5.42 acres and the Applicant is proposing to construct a speculative 48,866 square foot one-story general office building.

Planner Kristen Kapelanski described the project. The property is bordered by vacant land on the north, west and south, all zoned OST and master planned for Office. To the east are single family homes in Farmington Hills. There are no wetlands or woodlands on the site.

The Planning Review did not note any major deficiencies. There are minor items to be addressed at the time of Final Site Plan submittal.

The Landscape Review does not recommend approval. The Applicant did not design his landscape pursuant to the current Ordinance. The Applicant has agreed to redesign the site to conform to the current Landscape Ordinance. Staff recommends the approval of this plan on the condition that the Applicant understands he will have to come back before the Planning Commission to seek any waivers or variance recommendations that are a result of his revised landscape plan. The Applicant is also required to include the previously approved landscape feature that was shown on the HCCP Phase 2 plan.

The Traffic Review, Engineering Review, Façade Review and Fire Department Review all noted minor items to be addressed at the time of Final Site Plan submittal.

Chair Cassis confirmed that Staff supports the project subject to the Applicant bringing the landscape plan into

compliance. It remains to be seen whether the landscape can all fit on the site; if, for some reason it can't, the Applicant will have to reappear before the Planning Commission.

Joe Drolshagen from Northern Equities addressed the Planning Commission. They wished to rationalize the current Landscape Ordinance, noting that it has almost made a cacophony out of the landscaping in the OST District. He recommended that the Planning Commission take a drive through this corporate park. There are now so many trees and plants that it has become a maintenance issue, a traffic issue, and soon all of the trees are going to grow together. He stated that some of the earlier buildings that were landscaped according to the previous Landscape Ordinance standards are beautiful buildings with beautiful landscaping. After speaking with the Landscape Architect, Mr. Drolshagen realized they were banging their heads against a wall so they capitulated and agreed to revise the plan according to the new Ordinance. Mr. Drolshagen asked the City to consider looking at the Ordinance in the context of whether the last iteration became too much, as far as landscaping is concerned.

Mr. Drolshagen said the building is 100% brick and is parked accordingly. There is no doubt that they will find the proper use for this building. He offered to answer any questions.

Chair Cassis asked Landscape Architect David Beschke to respond to the Applicant's assertion that he was banging his head against a wall. Mr. Beschke replied that the Applicant had commented earlier that he wished to design with less landscaping. Mr. Beschke said there would have to be some kind of a hardship associated with the site that would drive the City's approval of a landscape reduction. This submitted landscape plan would have required a considerable number of waivers and variances. He is 99% sure that the required landscape will fit on this site. Another site on McKenzie is similar to this site, and its landscape meets all the requirements.

Mr. Drolshagen said that the economy is brutally competitive out there; what they are trying to achieve is bringing some of their costs under control, noting how plan proposed earlier in the meeting was designed with a less expensive block and less parking. Northern Equities' philosophy is different than that particular developer, but as it tries to compete with their corporate park, Northern Equities loses, as evidenced by the project named by that developer earlier in the meeting. Mr. Drolshagen said that Northern Equities and the other developer have different perspectives that drive their economic considerations. They are competing not only with the rest of the world but also with others in the City of Novi within the OST Districts. This landscape proposal was by no means a way to "cheat" the look of the building, because the landscaping in the rest of the park is absolutely stunningly beautiful. Northern Equities would like the City to reconsider the current Landscape Ordinance. Mr. Drolshagen confirmed that their MacKenzie North building was in fact designed under the current Landscape Ordinance. Their landscaping costs have doubled in the last six years, not because of an increase in plant material cost, but because of the increase in plant material required by the Ordinance itself. He noted that the cost of bricks and steel has also gone up, but they have not raised their rents in seven years.

Member Lynch asked for clarification. Mr. Drolshagen said that in the case of the other developer, they choose to maintain the cost of their building by reducing the cost of the façade material. Northern Equities was proposing to reduce the cost of their building by reducing the cost of their landscape material. He said that everyone is trying to lower their costs.

Member Lynch said he has driven the site. He understood there are economic issues in Michigan. He supported the project. He added that the City applies the Ordinance equitably. Mr. Drolshagen agreed; a return to the previous landscaping standards was Northern Equities' suggestion posed in an effort to help control the cost of building in Novi.

Member Gutman said that the Planning Commission is always reviewing the Ordinance for improvements, and they work hard to accommodate the Applicants.

Moved by Member Gutman, seconded by Member Pehrson:

**ROLL CALL VOTE ON MACKENZIE SOUTH TECHNOLOGY CENTRE, SP07-70, PRELIMINARY SITE PLAN
MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER PEHRSON:**

In the matter of Mackenzie South Technology Centre, SP07-70, motion to approve the Preliminary Site Plan subject to: 1) The Applicant revising the plans to conform to the current Landscape Ordinance; 2)

The Applicant revising the plans to include the previously approved landscape entry feature included on the HCCP Phase II woodland replacement tree plan; and 3) 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 Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 9-0.*

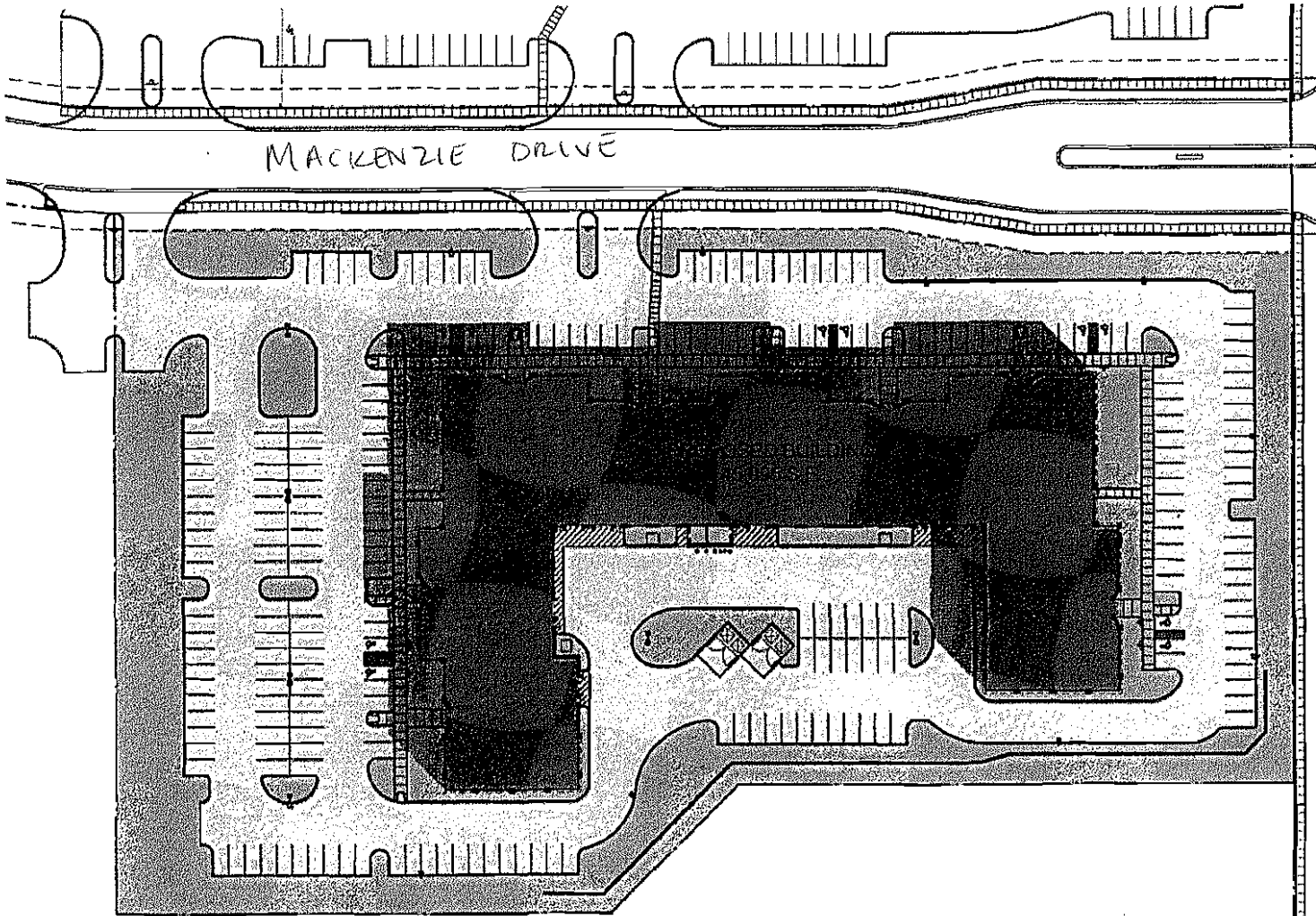
Moved by Member Gutman, seconded by Member Pehrson:

ROLL CALL VOTE ON MACKENZIE SOUTH TECHNOLOGY CENTRE, SP07-70, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER PEHRSON:

In the matter of Mackenzie South Technology Centre, SP07-70, 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 reason 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 9-0.*

Mr. Drolshagen briefly described the other projects coming on line in the park and said that they have a positive outlook on leasing the remaining buildings. Chair Cassis noted that this developer is perhaps the largest developer in the City and does excellent work.

REDUCED COPY OF APPROVED SITE PLAN



Project title

PROPOSED BUILDING FOR:

**NORTHERN
EQUITIES
GROUP**

MACKENZIE BUILDING - SOUTH

A PARCEL OF LAND, PART OF
THE EAST 1/4 OF SECTION 1,
T1N., R8E., CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

Sheet title

**SITE
PLAN**



Issued dr/ch

PRELIMINARY SITE PLAN 12.12.07

Plans available for viewing at the
Community Development Department.