



SPRINGS II CARPORTS SITE PLAN 11-02

SPRINGS II CARPORTS SITE PLAN 11-02

Consideration of the request of Edward Rose Realty for Preliminary Site Plan approval. The subject property is located in Section 4, at 30095 Springlake Boulevard south of Pontiac Trail and east of Beck Road, in the RM-1, Low Density Low-Rise Multiple-Family District. The subject property is approximately 26.5 acres and the applicant is proposing to construct seven six-unit carports and two four-unit carports in the existing parking lot.

Required Action

Approve or Deny Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01/19/11	<ul style="list-style-type: none"> • ZBA variance needed to locate an accessory structure in the interior side yard. • Items to address on the Stamping Set submittal.
Façade	Approval recommended	01/17/11	<ul style="list-style-type: none"> • Section 9 waiver needed for the overage of metal. • Brick end panels should be integrated into the carport design.
Fire	Approval recommended	01/14/11	No additional plan corrections needed.

Approval- Preliminary Site Plan

In the matter of the request of Edward Rose Reality for Springs II Carports, SP 11-02, motion to **approve** the Preliminary Site Plan, subject to the following:

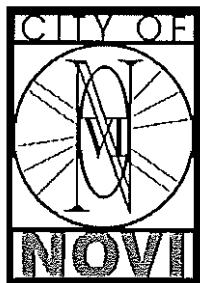
- a. Applicant incorporating brick end panels into the carport design per the façade review letter;
- b. Section 9 waiver for the overage of metal;
- c. ZBA variance to locate an accessory structure in the interior side yard; and
- d. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- e. *(Insert specific considerations here)*

(because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Denial- Preliminary Site Plan

In the matter of the request of Edward Rose Reality for Springs II Carports, SP 11-02, motion to **deny** the Preliminary Site Plan, *(because it is not in compliance with the following sections of the Zoning Ordinance...)*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 19, 2011

Planning Review

Springs II Carports

SP11-02

Petitioner

Edward Rose Reality, Inc.

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 30995 Springlake Blvd., South of Pontiac Tr., east of Beck Rd. (Section 4)
- Site Zoning: RM-1, Low Density, Low-Rise Multiple-Family Residential
- Adjoining Zoning: North: Commerce Township; South: R-2, Single-Family Residential; East and West: RM-1
- Current Site Use: Existing Springs II Apartment Complex
- Adjoining Uses: North and South: Single-Family Residential; East and West: Multiple-Family Residential
- School District: Walled Lake School District
- Site Size: 26.5 acres
- Plan Date: 06-14-06

Project Summary

The applicant is proposing to construct approximately seven six unit carports and two four unit carports in the existing Springs II Apartment Complex. The site is located east of Beck Road and south of Pontiac Trail. The carports would be constructed of painted metal.

Recommendation

Provided the applicant adjusts the façade per the façade consultant's recommendation and receives the necessary variance from the Zoning Board of Appeals, approval of the Preliminary Site Plan is recommended. Provided the Planning Commission approves the Preliminary Site Plan, the applicant should revise the plans per the comments in this and other review letters and submit plans for Stamping Set approval.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 6 (RM-1 Low Density, Low-Rise Multiple-Family District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Accessory Structure – Location (Sec. 2503.2.A): Accessory structures must be located in the rear yard. There are several locations where a carport is shown in the interior side yard. **The applicant should seek a variance from the Zoning Board of Appeals for this deficiency.** Staff would support the requested variance.
2. Site Plan Approval (Sec. 2516.b): Carports are listed as requiring the approval of the Planning Commission. This matter will be scheduled for an upcoming Planning Commission meeting.
3. Façade: **The applicant should revise the façade per the recommendations in the façade review letter.**
4. Parking Spaces: Staff is assuming based on the plan that the carports will fit within the existing parking layout and no parking spaces will be lost.

5. Utility Concerns: The applicant should identify any public sanitary sewer or water main easements near the proposed carports. License agreements will be required for any carports placed within a public utility easement.

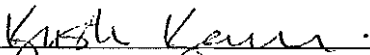
Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the Stamping Set submittal.

Stamping Set Approval

Stamping sets are still required for this project. After having received the approval of the Planning Commission and the Zoning Board of Appeals, the applicant should make the appropriate changes on the plans and submit 6 size 24" x 36" copies with original signature and original seals, to the Community Development Department for final Stamping Set approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

FACADE REVIEW



Phone: (248) 880-6523
 E-Mail: dnecci@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



January 17, 2011

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: FACADE ORDINANCE REVIEW
The Springs II Apartments Carports, SP11-02
 Façade Region: 1, Zoning District: RM-1

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan for the above referenced project based on the drawings and sample board prepared by Alexander Bogaerts and Associates, dated December 23, 2010. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column.

Carports	West	East	North	South	Ordinance Maximum
Metal (painted)	100.0%	100.0%	100.0%	100.0%	50% (30%)

As shown above the proposed design is in non-compliance with the Façade Cart due to the excessive percentage of Painted Metal and the underage of Brick on all facades. A Section 9 Waiver would be required for this project. It is recommended that the applicant consider integrating brick end panels constructed of brick matching the adjacent buildings to enhance the appearance of the carports. A Section 9 waiver is recommended contingent upon the integration of said brick end panels.

Inspections - The City of Novi requires Façade Inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department's Automated Inspection Hotline at (248) 347-0482 to request the Façade inspection.

If you have any questions please do not hesitate to call.

Sincerely,
 DRN & Associates, Architects PC

Douglas R. Necci, AIA

FIRE REVIEW



CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolls

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

City Manager
Clay J. Pearson

Director of Public Safety
David Molloy

Director of Fire and EMS
Jeffrey Johnson

January 14, 2011

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

RE: Springs II Apartments Carports

SP#: 11-02, Final Site Plan

Project Description:

Erection of nine (9) carports in the existing parking lots across the roads from buildings 23 – 31.

Comments:

I appears that the erection of these carports will not obstruct access to any buildings or fire hydrants and they will not encroach upon the 20' wide fire access drives.

Recommendation:

Recommended for approval.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
45125 W. Ten Mile Rd.
Novi, Michigan 48375
248.349-2162
248.347-0570 fax

cityofnovi.org

APPLICANT RESPONSE LETTER

PHONE (248) 539-2130
FAX (248) 539-2135

EDWARD ROSE REALTY, INC.

30057 ORCHARD LAKE ROAD, SUITE 200
P.O. BOX 9154
FARMINGTON HILLS, MICHIGAN 48333-9154

February 2, 2011

RECEIVED

FEB 8 2011

CITY OF NOVI
COMMUNITY DEVELOPMENT

To: Planning Commission

From: Dave DeKorne

RE: Springs II Carports SP11-02

After receiving the review letters from various departments we have made the following adjustments.

1. We have applied to the zoning board of appeals for a variance for the placement of the carports.
2. We are on the agenda for the Feb. Planning Commission meeting.
3. After talking with Kristen Kapelanski we will use a Thin Brick application matching the buildings as close as possible on the end panels of each structure.
4. The carports are being installed directly over existing parking spaces.
5. According to all of our plans all carports are laid out to not interfere with any easements. We will also have miss dig mark everything before we start the project.

Thank You;

Dave DeKorne

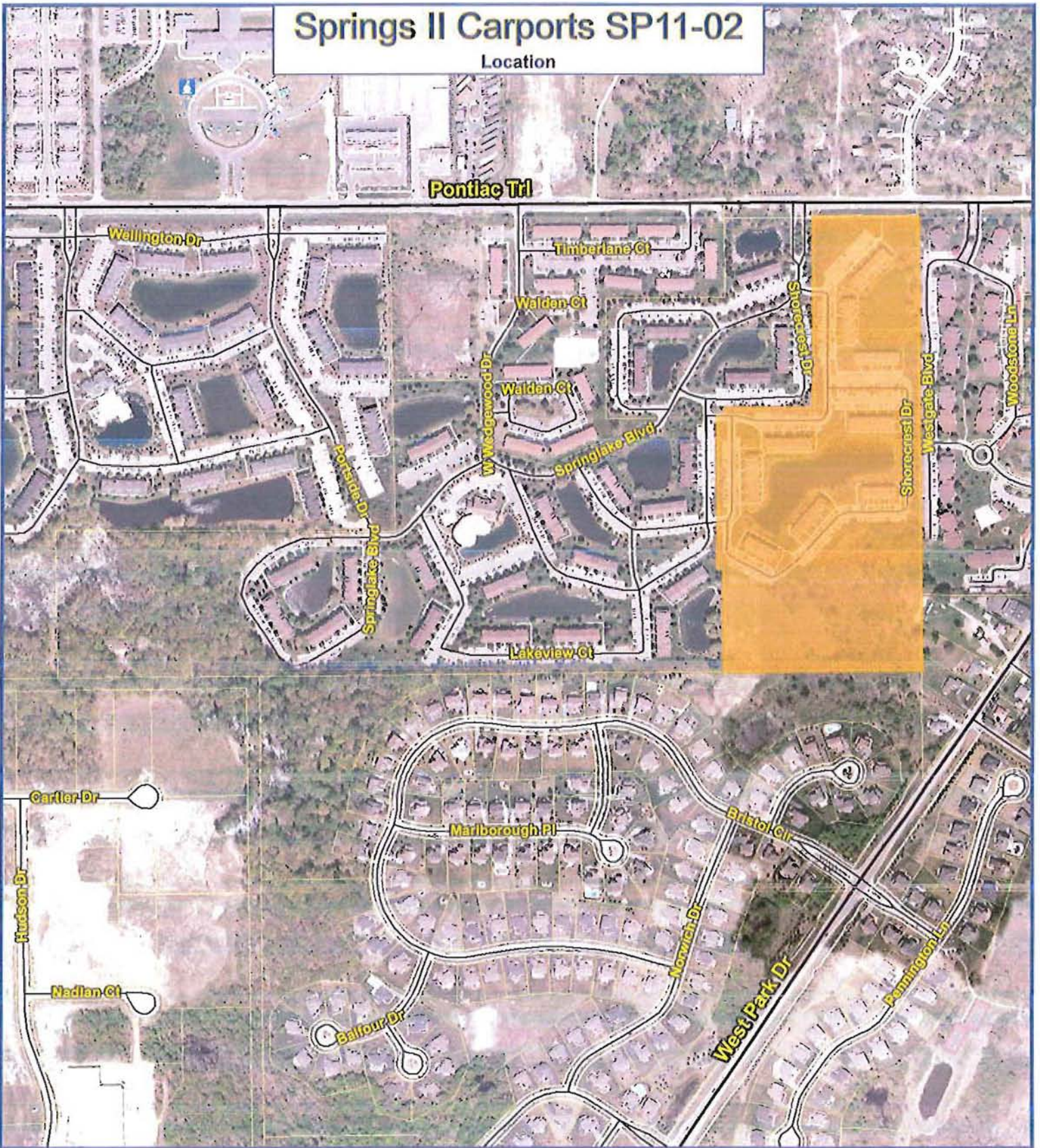
SITE PLAN

MAPS

**Location/Air Photo
Zoning**

Springs II Carports SP11-02

Location



Map Author: Kristen Kapelanski
Date: 01-27-11
Project: Springs II Carports SP11-02
Version #: 1.0

Map Legend

 Subject Property



City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Feet
0 100 200 400 600 800

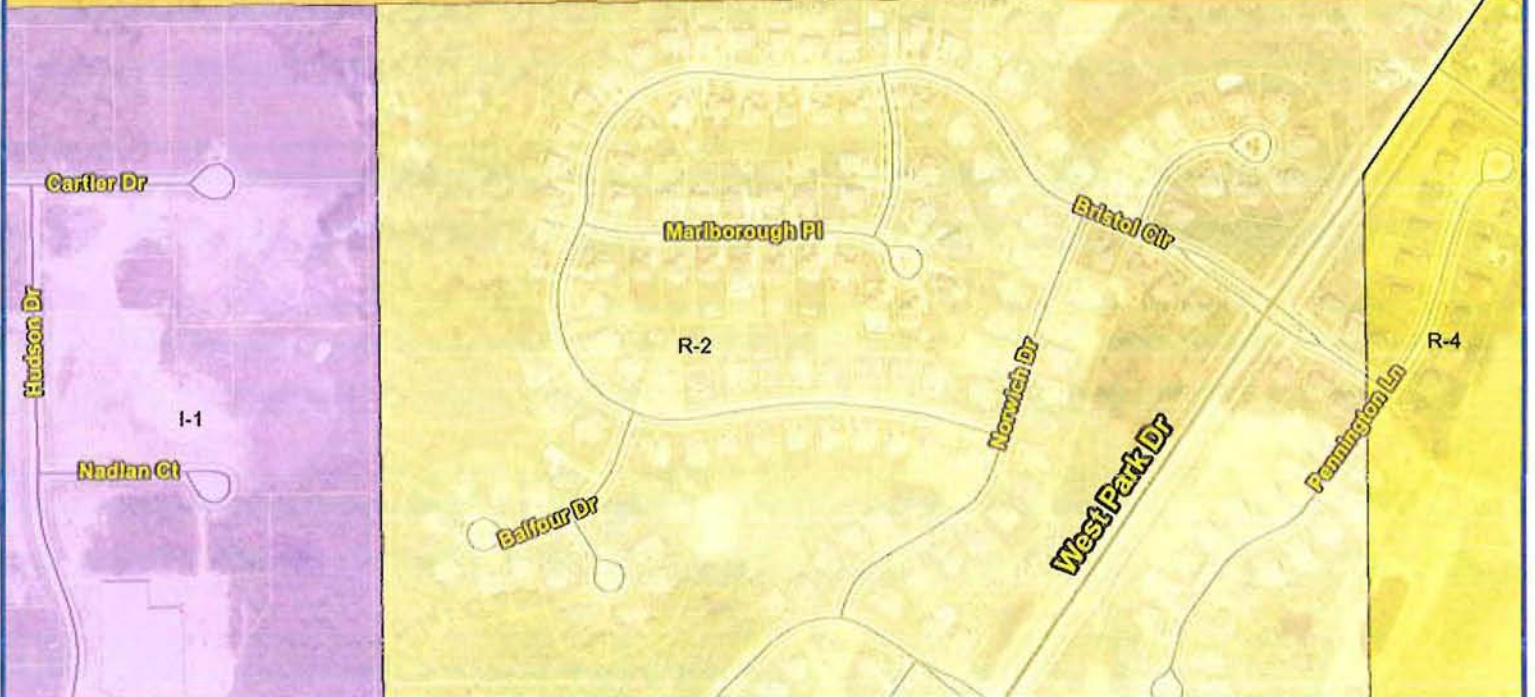
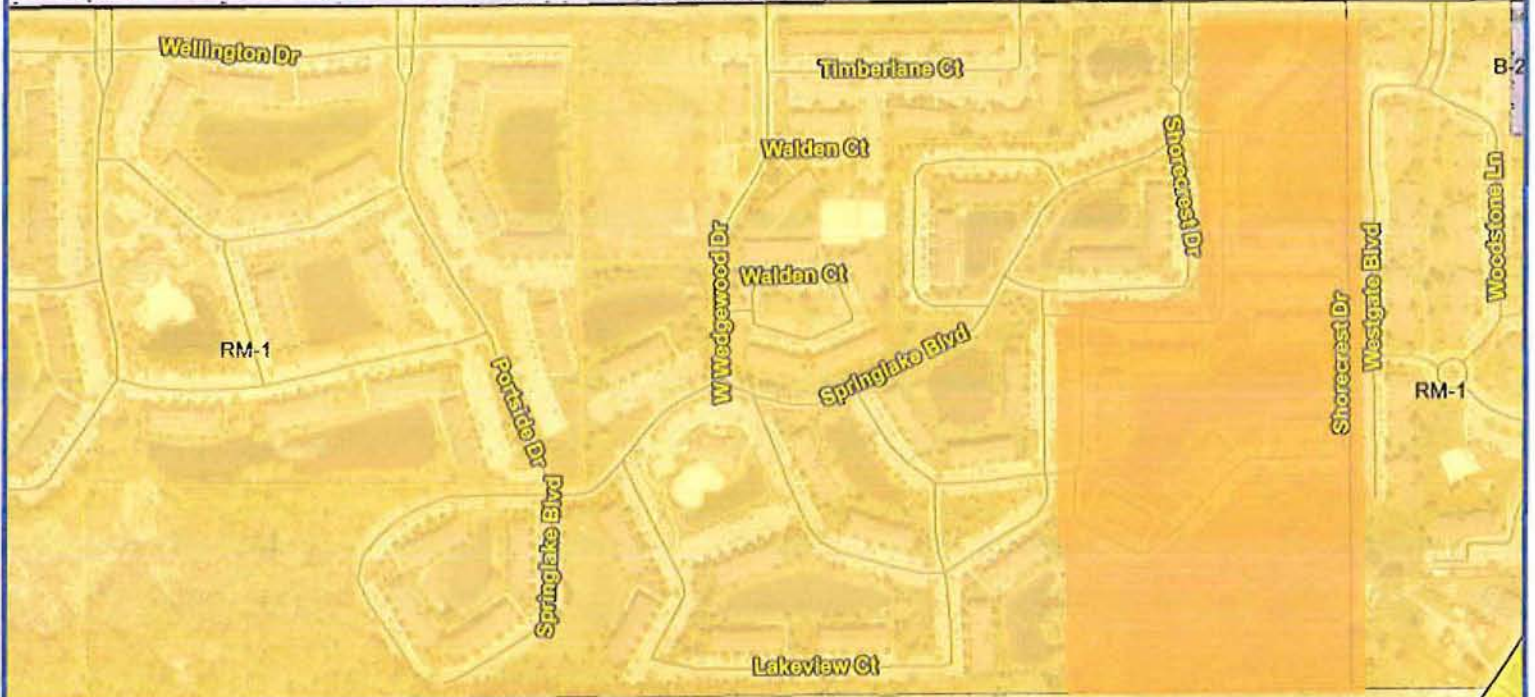
1 inch = 83,333 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Springs II Carports SP11-02

Zoning



Map Author: Kristen Kapelanski
 Date: 01-27-11
 Project: Springs II Carports SP11-02
 Version #: 1.0

Map Legend

- Subject Property
- R-2: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- I-1: Light Industrial District



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



1 inch = 83,333 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 152 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.