



MARTY FELDMAN CHEVROLET/KIA DEALERSHIP SP 11-04

MARTY FELDMAN CHEVROLET/KIA DEALERSHIP SP 11-04

Public hearing on the request of Marty Feldman Chevrolet/Kia Dealership for Preliminary Site Plan, Phasing Plan, Stormwater Management Plan and Special Land Use Permit. The subject property is located on the south side of Grand River Avenue, west of Meadowbrook Road, in Section 23 of the City. The property totals 9.8 acres. The zoning of the parcel is currently split between B-3, General Business and P-1, Vehicular Parking

REQUIRED ACTION

Approval or denial of Preliminary Site Plan, Phasing Plan, Stormwater Management Plan and Special Land Use Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01/27/11	Items to be addressed on the Stamping Set submittal.
Engineering	Approval recommended	02/04/11	Items to be addressed on the Stamping Set submittal.
Traffic	Approval recommended	01/20/11	Items to be addressed on the Stamping Set submittal.
Landscaping	Approval recommended	01/27/11	Items to be addressed on the Stamping Set submittal.
Façade	Approval recommended	01/31/11	No additional items to be addressed.
Fire	Approval recommended	01/27/11	No additional items to be addressed.

Motion sheet

Approval – Special Land Use

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 11-04, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:
That, relative to other feasible uses of the site,
 - The proposed use will not cause any detrimental impact on existing thoroughfares *(due to the fact that the new peak hour, peak direction trips will likely not exceed 19 trips).*
 - 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 *(due to the fact that no changes in the use of the site are proposed.)*
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - The proposed use will promote the use of land in a socially and economically desirable manner.
 - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *(as noted in the staff and consultant's review letters);*
- b. Compliance with all conditions and requirements listed in the staff and consultant review letters; and
- c. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 21, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Approval – Preliminary Site Plan/Phasing Plan

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 11-04, motion to **approve** the Preliminary Site Plan and Phasing Plan, subject to the following:

- a. Compliance with all the conditions and requirements listed in the staff and consultant review letters; and
- b. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 15, Article 21, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Approval – Storm Water Management Plan

In the matter of Marty Feldman Chevrolet/Kia Dealership, SP 11-04, motion to **approve** the Storm Water Management Plan, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Stamping Set submittal; and
- b. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Denial – Special Land Use

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 11-04, motion to **deny** the Special Land Use permit ...because the plan is not in compliance with Article 21, Article 24 and Article 25 of the Zoning Ordinance.

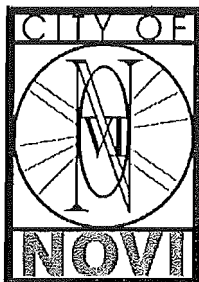
Denial – Preliminary Site Plan/Phasing Plan

In the matter of the request of Marty Feldman Chevrolet/Kia Dealership SP 11-04, motion to **deny** the Preliminary Site Plan and Phasing Plan ...because the plan is not in compliance with Article 21, Article 24 and Article 25 of the Zoning Ordinance.

Denial – Storm Water Management Plan

In the matter of Marty Feldman Chevrolet/Kia Dealership, SP 11-04, motion to **deny** the Storm Water Management Plan ...because the plan is not in compliance with Chapter 11 of the Code of Ordinances.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 27, 2011

Planning Review of Preliminary and Final Site Plan

Marty Feldman Chevrolet/Kia

SP11-04

Petitioner

Feldman Automotive

Review Type

Preliminary/Final Site Plan/Special Land Use/Phasing Plan

Property Characteristics

- Site Location: 42355 Grand River Avenue, South of Grand River Avenue and west of Meadowbrook Road (Section 23)
- Site Zoning: B-3 (General Business) and P-1 (Vehicular Parking)
- Adjoining Zoning: North (across Grand River): B-3; South: RM-1, Low-Density Low Rise Multiple Family; East: NCC, Non-Center Commercial; West: RM-1, B-3
- Current Site Use: Existing Marty Feldman Chevrolet Car Dealership
- Adjoining Uses: North (across Grand River): various retail; South: Fountain Park Apartments; East: Fountain Park Apartments access drive; West: Vacant
- School District: Novi Community School District
- Site Size: 9.8 acres
- Plan Date: 01-03-11

Project Summary

The parcel in question is located on the south side of Grand River Avenue, west of Meadowbrook Road in Section 23 of the City of Novi. The property totals 9.8 acres. The zoning of the parcel is currently split between B-3, General Business and P-1, Vehicular Parking and currently contains the Marty Feldman Chevrolet Dealership. The applicant previously received approval for a 3,575 sq. ft. addition to the front and rear of the existing Chevrolet Dealership and the addition of a new 9,800 sq. ft. Kia Dealership along with inventory parking and customer parking improvements. The applicant now proposes additions totaling 4,930 sq. ft. to the front and rear of the existing Chevrolet Dealership and the addition of a 720 sq. ft. car wash to the rear of the Chevrolet building. The previously proposed site layout of the Kia dealership will remain the same but a phasing line has been added to facilitate the timing of construction.

Recommendation

Approval of the preliminary/final site plan is recommended. Provided Planning Commission approval is granted, the applicant should revise the plans to address the comments in this and other review letters and submit plans for Stamping Set Approval.

Special Land Use Considerations

In the B-3 District and P-1 District outdoor space/parking for the sale of new or used automobiles falls under the Special Land Use requirements (Sections 1502.1 and 2102.1). The revised site plan triggers the need for consideration by the Planning Commission of a new Special Land Use permit.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- 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, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.

- 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 service existing and planned uses in the area.
- 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.
- 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.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 15 (B-3 General Business District), Article 21 (P-1 Vehicular Parking 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. **Inventory Parking:** "Open Storage (Motor Vehicles)" is defined in Section 201 of the Zoning Ordinance as "The outdoor standing or placement of motor vehicles including truck trailers for more than three (3) days, including new or used motor vehicles on display for lease or sale." The areas identified on the site plan as "inventory storage" meet the definition of "open storage (motor vehicles)" and are therefore not subject to the requirements of Section 2506 regulating the layout of off-street parking lots. No areas identified on the plan as "inventory parking" may be used for customer parking. Adequate customer parking has been provided that meets the standards of Section 2506 regarding off-street parking lot layout.

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 submission of Stamping Sets.


Stamping Set Approval

Stamping sets are required for this project. Provided Planning Commission approval is granted, eight revised sets of plans should be submitted for Stamping Set approval.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the Pre-Con or to schedule a Pre-Con, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me.



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

Planning Review Chart

SP11-04 Marty Feldman Chevrolet/Kia

Plan Date: 01-03-11

Item	Required	Proposed	Meets Requirements ?	Comments
Master Plan	Town Center Gateway	No change		
Zoning	North Portion: B-3, General Business South Portion: P-1, Vehicular Parking	No change		
Proposed Use (Articles 15 and 21)	Uses permitted listed in Section 1501 and 1502 Uses permitted listed in Section 2101 and 2102	Auto Dealership, Auto Wash – B-3 Parking for sale of new vehicles – P-1	Yes	The Special Land Use Permit was granted by the Planning Commission on August 11, 2010. A revised Special Land Use Permit is required because of the proposed expansion of the originally approved Chevrolet dealership addition.
B-3 Special Land Use Provisions (Sec. 1502.1)	Lot area shall be paved, graded and drained	Paved lot area with adequate stormwater plan	Yes	
	Access to outdoor sales area shall be 60' from nearest intersection	Nearest intersection 100' +	Yes	
	10' wide greenbelt required between ROW and parking	Approx. 8' greenbelt provided	No	No change proposed to existing pavement line and access drives. Existing greenbelt previously approved.

Item	Required	Proposed	Meets Requirements ?	Comments
	No major repair or refinishing done on lot	Service area included inside existing building and proposed addition.	Yes	
	All lighting shall be shielded from residential districts	Photometric plan required.	Yes	
	Noise Impact Statement required	Noise Impact Statement previously provided.	Yes	The Noise Impact Statement submitted with the previously approved addition (SP10-31) adequately addresses the service area expansion, noting service doors will remain closed. The previous plan included the addition of 4 service spaces beyond the currently existing 30 service spaces. This revised addition includes 6 new service spaces.
P-1 Special Land Use Provisions (Sec. 2102.1)	Motor vehicles shall be limited to passenger vehicles	Passenger vehicle storage only.	Yes	
	No car hauler delivery operations permitted	No car hauler delivery operations proposed in P-1 District.	Yes	
	Landscape berm required	Berm on west & south to remain and fence provided along portion of east property line.	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
	No dumpster permitted	Dumpster located on B-3 portion of site	Yes	
	All lighting shall be shielded from residential districts	Photometric plan required.	Yes	
	Noise Impact Statement required	Noise Impact Statement not provided.	Yes	The Noise Impact Statement submitted with the previously approved addition (SP10-31) adequately addresses the service area expansion, noting service doors will remain closed. The previous plan included the addition of 4 service spaces beyond the currently existing 30 service spaces. This revised addition includes 6 new service spaces.
Building Height (Sec. 2400)	30 feet	26 feet	Yes	
Building Setbacks – B-3 (Sec. 2400)				
Front (north)	30 feet	57 feet	Yes	
Side (east)	15 feet	120 feet	Yes	
Side (west)	15 feet	79 feet	Yes	
Rear (south)	20 feet	253 feet	Yes	
Parking Setbacks – B-3 (Sec. 2400)				
Front (north)	20 feet	0 feet	No	Existing parking to remain.
Side (east)	10 feet	0 feet	No	Existing parking to remain.
Side (west)	10 feet	15 feet	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Rear (south)	10 feet	214 feet	Yes	
Parking Setbacks – P-1 (Sec. 2400)				
Front (north)	25 feet	327 feet	Yes	
Side (east)	Landscaped berm required.	Berm on west & south to remain. Fence to be provided along a portion of the east property line.	Yes	
Side (west)				
Rear (south)				
Number of Parking Spaces (Sec. 2505)	<p>Motor vehicle sales and service establishments: One space for each 200 square feet of usable floor area of sales room and one space for each one auto service stall in the service room.</p> <p>Chevrolet – $5,690 / 200 = 29$ spaces + 40 service door spaces</p> <p>Kia – $3,836 / 200 = 19$ spaces + 4 service door spaces</p>	<p><u>Total</u> 598 spaces (including 44 service spaces)</p> <p><u>Customer Spaces</u> Kia - 24 spaces and 4 service spaces</p> <p>Chevrolet -68 spaces and 40 service spaces</p> <p><u>Inventory Spaces</u> 506 Inventory Spaces</p>	Yes	Applicant should confirm parking counts listed on Sheet 2 are correct. It appears counts should be adjusted.
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 24' wide drives for 90° parking layout.	Generally 9' x 19' with 24' wide drives	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Barrier Free Spaces (ADA standard)	Kia – 1 van accessible space required Chevrolet – 2 van accessible spaces required	Kia – 2 van accessible Chevrolet- 3 van accessible	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8 feet wide with a 5 foot wide access aisle for standard b.f. 8 feet wide with an 8 foot wide access aisle for van accessible	Spaces size appropriately.		
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space	Signs shown.	Yes	
Loading Spaces (Sec. 2507)	Chevrolet: 10 square feet per front foot of building = 273 x 10 = 2,730 sq. ft. Kia: 10 square feet per front foot of building = 62 x 10 = 620 sq. ft. All loading shall be in the rear yard or interior side yard if double fronted lot.	3,350 sq. ft. loading zone in rear of Chevrolet dealership.	Yes	
Loading Space Screening (Sec. 2302A.1)	In the B-3 District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading zone in rear of Chevrolet dealership.	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear yard.	Proposed dumpster enclosure in the rear yard setback adequately from proposed building and property line.	Yes	
Dumpster (Chap. 21, Sec. 21-145)	Screening of at least 5 feet on 3 sides required, interior bumpers must also be shown, enclosure to match building and be at least one foot taller than height of refuse bin.	Screening details provided to meet ordinance requirements.	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Overhead service doors (Section 1403.7)	No service bay door shall face a major thoroughfare, or an abutting residential district. Pedestrian exits or emergency doors are permitted on such building facades.	Service doors shown on east and west sides of proposed Kia and new service doors are proposed on south side of Chevrolet addition. Car wash doors on east and west sides of Chevrolet.	Yes	Variance granted by the Zoning Board of Appeals on May 6, 2003 to allow two existing service doors to face a major thoroughfare.
Lighting (Sec. 2511)	Exterior lighting plan needed at time of Preliminary Site Plan review	Lighting plan provided.	See attached Lighting Review Chart.	
Sidewalks (City Code Sec. 11-276(b))	A 5' wide sidewalk shall be constructed along Grand River Ave. as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	Existing 5' sidewalk to remain.	Yes	
Exterior Signs	Exterior Signage is not regulated by the Planning Division or Planning Commission.			<u>Please contact Jeanie Niland (248.735.5678).</u>

Lighting Review Summary Chart

Marty Feldman Chevrolet/Kia

SP 11-04

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 Fixture height Mounting & design Glare control devices Type and color rendition of lamps Hours of operation Photometric plan	Yes	
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation. 	Yes	

Item	Required	Meets Requirements?	Comments
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	The average minimum ratio for the new areas of the site falls within acceptable levels.
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	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	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 0.5 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

February 4, 2011

Engineering Review

Marty Feldman Kia and Chevrolet Dealership Revisions
SP11-04

Petitioner

Marty Feldman Chevrolet, Inc.

Review Type

Preliminary Site Plan/Final Site Plan

Property Characteristics

- Site Location: Grand River Ave. between Novi and Meadowbrook Roads
- Site Size: 10.0 acres
- Plan Date: 1/3/11

Project Summary

- Revision to an approved stamping set for SP 10-31 (construction of an approximately 9,800 square-foot car dealership and associated parking). The revised plan increases the size of the addition on the south side of the building by approximately 3,000 sq. ft., adds a 720 sq. ft. car wash, moves the location of the dumpster pad and includes a phasing plan.

Recommendation

Approval of the Phasing Plan, Preliminary Site Plan and Final Site Plan are recommended, with minor items to be addressed at Stamping Set submittal.

Comments:

The Revised Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

Sanitary Sewer

1. Provide note on the plan to indicate how the wastewater from the car wash will be routed.

Storm Sewer

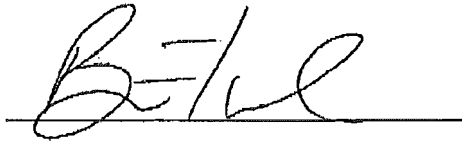
2. Consider adding a cleanout on each of the roof conductors at the south end of the building.

Engineering Review of Revised Final Site Plan
Marty Feldman Kia and Chevrolet Dealership
SP# 11-04

February 4, 2011
Page 2 of 2

ALL OTHER REQUIREMENTS FROM THE FINAL SITE PLAN REVIEW LETTER FOR SP10-31 REMAIN IN EFFECT.

Please contact Brian Coburn, P.E. at (248) 735-5632 with any questions.

A handwritten signature in black ink, appearing to read 'B. Coburn', is written over a horizontal line.

cc: Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
T. Meadows, B. Hanson, T. Reynolds; Spalding DeDecker

TRAFFIC REVIEW

January 20, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Marty Feldman Kia & Chevrolet, Preliminary Site Plan,
Final Site Plan, Special Land Use, & Phasing Plan (10.0 Acres),
SP#11-04 & ZCM11-0002, Traffic Review**

Dear Ms. McBeth:

We have reviewed the above and offer the following recommendation and supporting comments.

Background

The applicant has revised the previously approved final site plan (SP#10-31B) prior to construction. The addition at the rear of the existing (Chevrolet) building is now proposed to be about three times as large and will include four preparation stalls, five service stalls, and a new parts receiving area (versus only four reconditioning stalls). The existing technician break room will be relocated to the northwest corner of the service area and replaced by a new locker and rest room for female technicians. A new car wash is proposed east of the main building addition. To accommodate the rear building additions, the trash enclosure will be enlarged and reoriented; loading activities will be split into two separate zones; and parking will be limited to inventoried vehicles.

Recommendation

We recommend approval, subject to the minor items shown below in **bold** being satisfactorily addressed in the stamping set.

Issues to Resolve

What Needs to Be Addressed to Provide a Satisfactory Plan?

1. The first landscape island south of the Chevrolet building will be altered so as to eliminate parking along the island's south side. **The new curb return radius at the southeast corner of this island should be 15 ft rather than the 8 ft proposed.**
2. As can be seen in the attached aerial photo, the crosshatching in the larger (1,895-s.f.) loading zone already exists and slants from northwest to southeast, rather at the much different angle portrayed on the proposed site plan. **To accurately document the striping treatment and eliminate any confusion when it comes to inspecting the site upon completion of improvements, the crosshatching to be retained and used in the new layout should be reoriented to reflect reality, and labeled as "existing."** The new zone at the building's southwest corner should be striped in the same manner, and both zones should be equipped with a **NO PARKING - LOADING ZONE (R7-6)** sign.

Marty Feldman Kia & Chevrolet (SP#11-04), Traffic Review of PSP, FSP, SLU, & Phasing Plan, page 2

- 3. The symbols used to indicate STOP signs at the site access drives should be revised to more clearly show a capital C within a circle (as in the signing table).**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



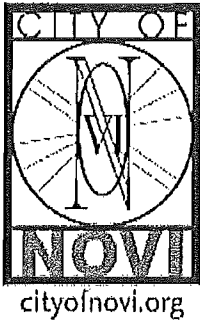
Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering



LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
January 27, 2011
Preliminary & Final Landscape Review
Marty Feldman Kia & Chevrolet Dealership
SP#11-04

Property Characteristics

- Site Location: 42355 Grand River Avenue, South of Grand River Avenue and west of Meadowbrook Road (Section 23)
- Site Zoning: B-3 (General Business) and P-1 (Vehicular Parking)
- Adjoining Zoning: North (across Grand River): B-3; South: RM-1, Low-Density Low Rise Multiple Family; East: NCC, Non-Center Commercial; West: RM-1, B-3
- Current Site Use: Existing Marty Feldman Chevrolet Car Dealership
- Adjoining Uses: North (across Grand River): various retail; South: Fountain Park Apartments; East: Fountain Park Apartments access drive; West: Vacant
- School District: Novi Community School District
- Site Size: 9.8 acres
- Plan Date: 01-03-11

Recommendation

Approval of the Preliminary Site Plan for Marty Feldman Kia & Chevrolet Dealership SP#11-04 is recommended. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

The Applicant is proposing one additional sales building to be located within the current parking lot area. A small addition is proposed to the existing auto sales and repair facility. The Applicant has attempted to bring the affected portion of the site into conformance with the Ordinance.

Adjacent to Residential – Buffer (Sec. 2509.3.a)

1. Mature vegetation located on the south berm currently buffers the site from adjacent residential property. This vegetation will be preserved. Nineteen (19) evergreens and 8 ornamental trees are to be relocated in the vicinity of the basin and buffer berm.
2. The Applicant has proposed that an existing solid screen fence located to the east be extended all the way to the rear property line in order to adequately screen views into the site from the adjacent residential access drive. Staff previously requested that a number of the plantings to be relocated be placed on the adjacent property along Fountain Park Drive to soften the view to the fence. This would require the permission of the adjacent owner, who made the

initial suggestion. The Applicant has worked with the adjacent neighbor and these plantings will be installed per the plan.

3. A total of 70% to 75% of the storm basin rim area must be planted with native shrubs. The Applicant has provided these plantings.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. No alterations are proposed or required along the public rights-of-way. No landscape modifications are proposed in this area.

Street Tree Requirements (Sec. 2509.3.b.)

1. No alterations are proposed or required in regard to Street Trees.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 4,844 square feet of Interior Parking Lot Landscape Area. With the addition of the larger interior landscape islands, the Applicant has provided almost twice the required landscape area.
2. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. Existing healthy trees and trees counted toward interior parking lot landscape may be counted toward this requirement. By virtue of the existing and proposed trees, the Applicant meets the perimeter planting requirement.
3. Some existing canopy trees are proposed to be relocated on the site. These trees will remain under warranty just as would any newly planted tree. The trees must be maintained indefinitely.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. The Applicant has provided some foundation area beds in those areas where access is not necessary.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. Due to the high access required for both pedestrians and vehicles, it is not possible to install all the required building foundation landscape directly at the building. However, as previously mentioned, the Applicant has provided considerably more interior parking lot landscape area than is required.

Plant List (LDM)

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

Planting Details & Notations (LDM)

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

Irrigation (Sec. 2509 3.f.(6)(b))

1. All landscape areas are required to be irrigated. A note has been provided stating that the existing irrigation system will be appropriately modified in the area of the addition.

General

1. Final financial requirements will be verified upon Stamping Set 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. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 32,880			Includes street trees. Does not include Irrigation costs.
Final Landscape Review Fee	\$ 493.20			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	\$ 42,880		Does not include street trees. Includes Irrigation.
Landscape Financial Guaranty	YES	\$ 64,320		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	\$ 1,972.80		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	\$ 295.92		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	NO	\$ 0		\$400 per tree.
Street Tree Inspection Fee	NO	\$ 0		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	NO	\$ 0		\$25 per tree.
Landscape Maintenance Bond	NO	\$ 4,288		10% of verified cost estimate due prior to release of Financial Guaranty.

FAÇADE REVIEW



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



DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167

January 31, 2011

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

Re: **FACADE ORDINANCE - Marty Feldman Service Area Addition (Revision)**
SP11-04, ZCM11-0002 Façade Region: 1, Zoning District: B-3

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Application for the above referenced project based on the drawings prepared by Cityscape Architects, of Novi, Michigan dated January 3, 2011, and the Planning Commission meeting on August 11, 2010. The percentages of materials proposed for each façade are as shown on the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule are highlighted in bold.

This application consists of modifications to the previously approved south elevation of the existing Chevrolet Building. The proposed addition has been changed to two separate structures and the overall square footage of the addition(s) has increased from 1,375 S.F. to 4,696 S.F. This change does not affect the other elevations of the Chevrolet Building or the Kia building.

Chevrolet Building Service Area Addition	North (Front)	West (Rt. Side)	South (Rear)	East (Left Side)	Ordinance Maximum (Minimum)
Brick (none existing)	N/A	0.0%	0.0%	0.0%	100% (30%)
Painted CMU (existing, repainted)	N/A	100.0%	100.0%	100.0%	0%

Chevrolet Service Area Addition - The service area addition falls under Section 2520.7 of the Ordinance which allows a continuation of existing materials providing certain criteria are met. The alteration conforms with the provisions of Section 2520, and is consistent with the overall appearance previously approved by the Planning Commission.

Section 2516.C.10 of the Zoning Ordinance provides that an application may be approved administratively when a plan only proposes a change to a previously approved facade and conforms with the provisions of Section 2520. This application therefore qualifies for administrative approval.

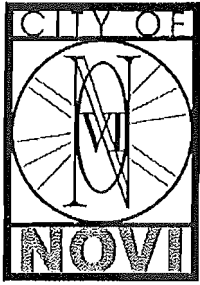
If you have any questions please do not hesitate to call.

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 27, 2011

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

RE: Marty Feldman Chevrolet and Kia Dealership

SP#: 11-04, Preliminary / Final Site Plan

Project Description:

Construction of a new 9,800 S.F. Kia dealership building and two smaller additions (2,200 & 1,375 S.F.) to the existing Chevrolet dealership. A hydrant and water main are being added to service the new building.

Comments:

None

Recommendation:

The above plan is **Recommended for Approval.**

Sincerely,

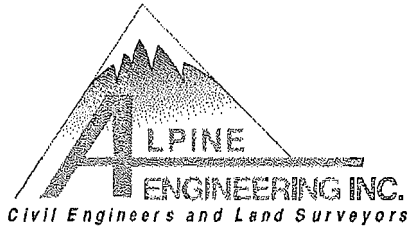
Michael W. Evans
Fire Marshal

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



46892 West Road, Suite 109
Novi, Michigan 48377
Phone: 248-926-3701
Fax: 248-926-3765

February 15, 2011

Kristen Kapelanski, ACIP
Planner, City of Novi
City of Novi Community Development Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: **Feldman Chevy - Kia
Preliminary/Final Site Plan/Special Land Use/Phasing Plan
Response Letter
City Plan Review #SP11-04**

Dear Kristen:

Alpine Engineering, Inc. has received the City Site Plan review comments for above referred project and offers the following comments:

Planning Review dated January 27, 2011

Ordinance Requirements

1. No response necessary.

Response Letter

Response letter is provided.

Stamping Set Approval

Stamping sets will be provided.

Pre-Construction Meeting

Comments understood.

Miscellaneous Planning Review Chart Comments

1. Comment understood. A revised Special Land Use Permit is required because of the proposed expansion of the originally approved Chevrolet dealership addition.
2. Parking counts will be confirmed and shown on the Final Site Plan stamping sets.

Engineering Review dated February 4, 2011

Sanitary Sewer

1. The new car wash wastewater will be routed into the existing piping currently utilized by the existing car wash. The new car wash will discharge the same quantity of water as the existing system that is being decommissioned. A note will be provided on the Final Site Plan stamping sets.

Storm Sewer

2. Cleanouts will be provided for the roof conductors at the south end of the building. This will be provided on the Final Site Plan stamping sets.

Miscellaneous

Comment understood. All other requirements from the Final Site Plan review letter for SP10-31 remain in effect.

Birchler Arroyo Review dated January 20, 2011

1. The new curb return radius at the southeast corner of the first landscape island south of the Chevrolet building will be revised from 8 ft to be 15 ft. This will be provided on the Final Site Plan stamping sets.
2. The loading zone crosshatching to be retained and used in the new layout will be reoriented to reflect reality and labeled as existing. The new zone at the southwest corner will be striped in the same manner and both zones equipped with no parking – loading zone signage. This will be provided on the Final Site Plan stamping sets.
3. The signing denotation for the stop signs will be enlarged to clearly show the letter C on the Final Site Plan stamping sets.

Landscape Review dated January 27, 2011

No response required.

DRN & Associates, Architects, PC Review dated January 31, 2011

No response required.

City of Novi Fire Department Review dated January 27, 2011

No response required.

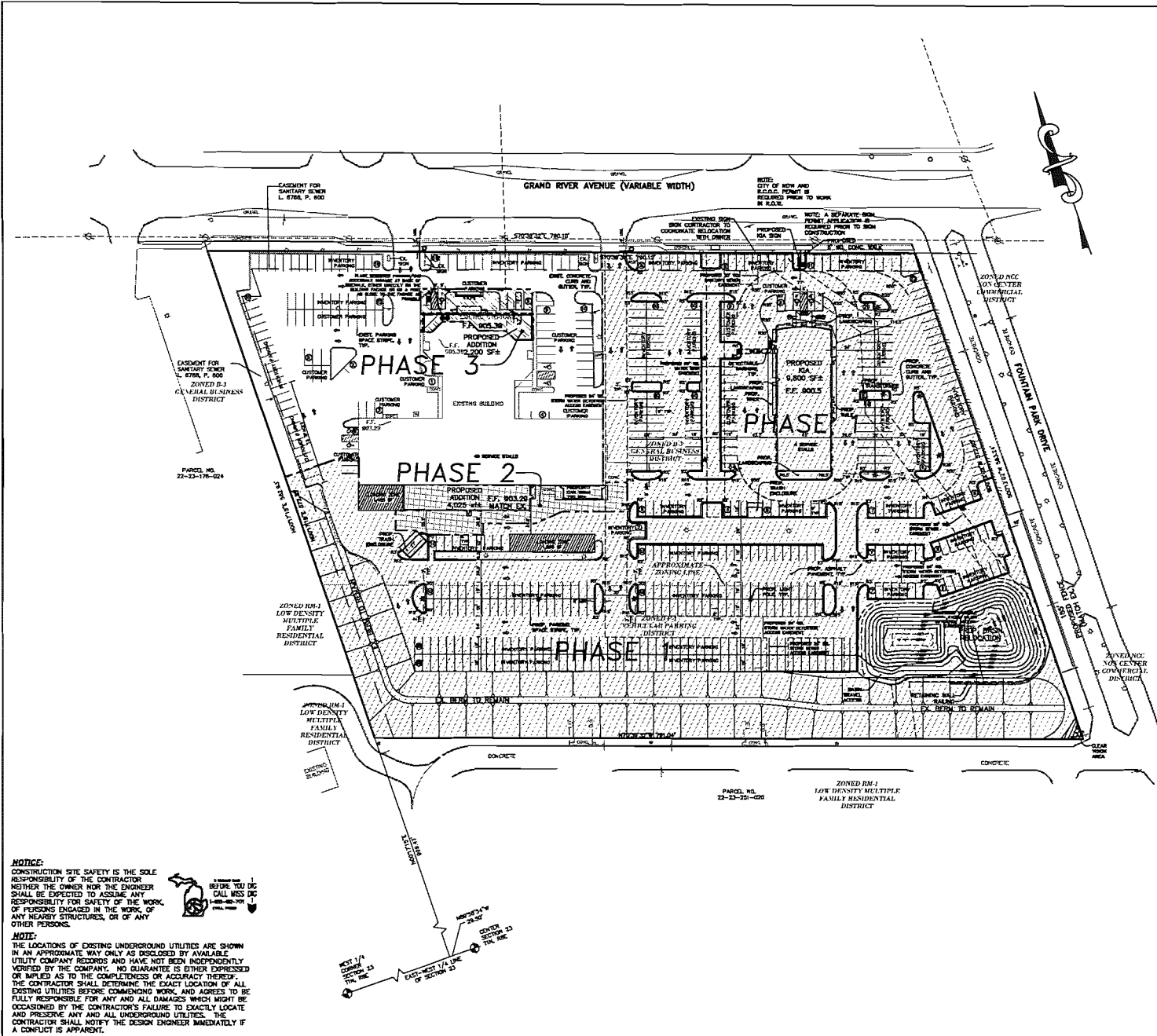
If you have any questions please feel free to call our office at (248) 926-3701.

Regards,
Alpine Engineering Inc.






Tom Gizoni, PE

cc: Jay Feldman – Feldman Automotive
Tony Dellicolli - Cityscape Architects, Inc.



PHASING LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3


NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENSING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

COMMERCIAL SURVEYING
RESIDENTIAL SURVEYING
CONSTRUCTION LAYOUT

44922 WEST ROAD
NOVA, UTAH 84307

(248) 628-7201 (MO)
(248) 628-7203 (FX)
WWW.ALPINEENGINEERING.COM



3 WORKING DAYS BEFORE YOU DO CALL MISS DOD (248) 482-7171 (TOLL FREE)

CLIENT: FELDMAN AUTOMOTIVE INC.

PHASING PLAN

FELDMAN KIA / FELDMAN CHEVROLET RANGELER

CITY OF NOVA
OAKLAND COUNTY
MICHIGAN

PHASING SUBMITTAL 2011-01-12

DATE: 2010-05-17

DRAWN BY: TO

CHECKED BY: TO/SO

SCALE: 1" = 20' 0" (1/4" = 10')

1

0 25 50

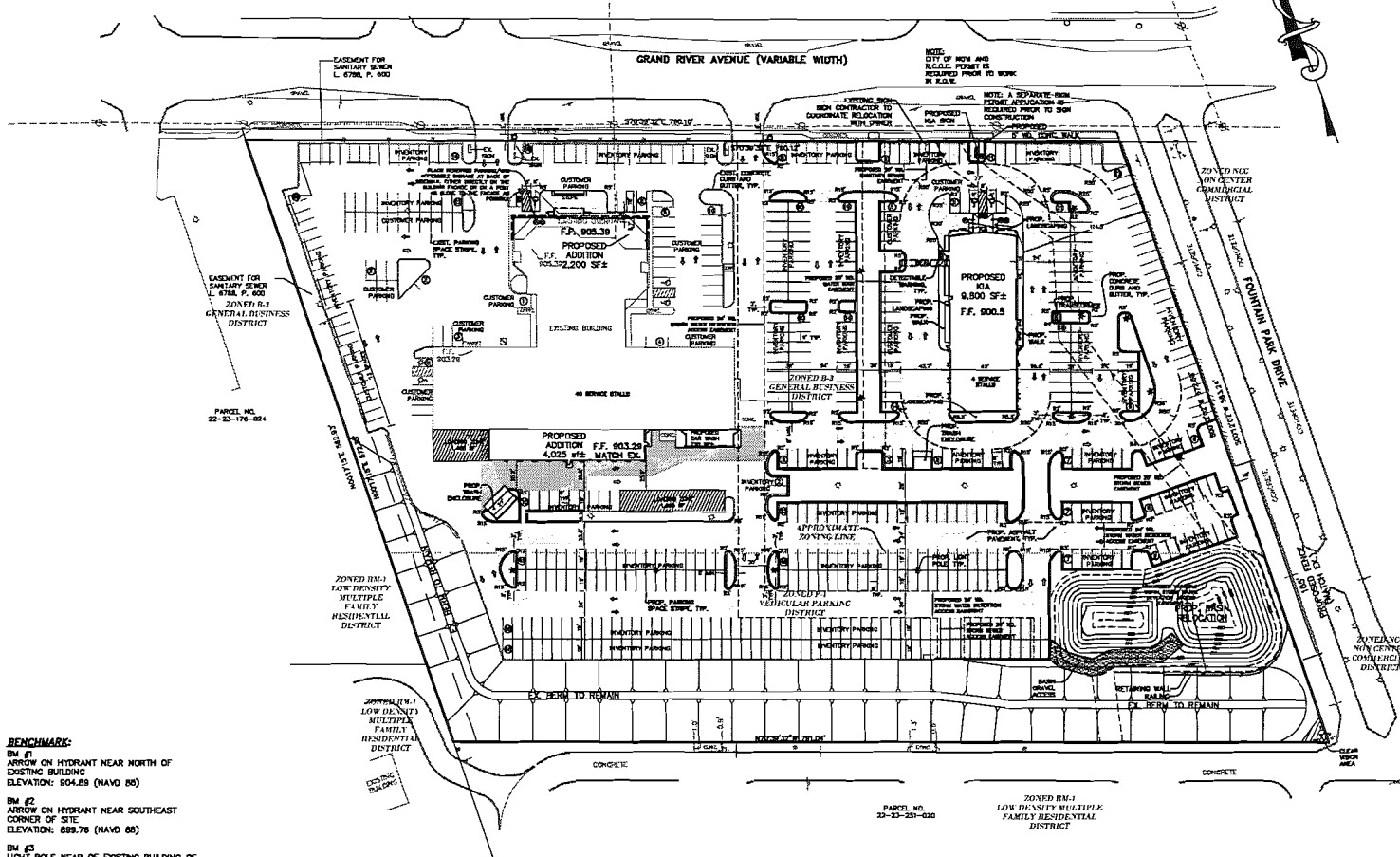
08-172

SITE PLAN

TRAFFIC SIGNING REQUIREMENTS
 NOTE: ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE CURRENT MUTCD.

TRAFFIC SIGNING REQUIREMENTS

ITEM	NUMBER CODE	QUANTITY	SIZE	DESCRIPTION
Ⓐ	R7-B	3	12"x18"	RESERVED PARKING ONLY
Ⓑ	R7-8A	2	12"x36"	VAN ACCESSIBLE
Ⓒ	R1-1	2	24"x24"	STOP



BENCHMARK:
 BM #1
 ARROW ON HYDRANT NEAR NORTH OF EXISTING BUILDING
 ELEVATION: 904.85 (NAVD 88)
 BM #2
 ARROW ON HYDRANT NEAR SOUTHEAST CORNER OF SITE
 ELEVATION: 889.75 (NAVD 88)
 BM #3
 LIGHT POLE NEAR OF EXISTING BUILDING OF SITE
 ELEVATION: 903.55 (NAVD 88)

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NOTE
 - CONTRACTOR SHALL USE CONCRETE EMBEDDED DETECTABLE WARNING PLATES AT ALL RAMP LOCATIONS.

LEGEND

DL. NO. 1	PROP. SIGN	CONCRETE PAVING AREA
DL. POWER LINE	FINISH IN CURB AND GUTTER	
DL. CURB	FITCH CUT CURB AND GUTTER	
DL. TRAFFIC SIGNAL	HEAVY DUTY ASPHALT	
DL. UTILITY POLE	ASPHALT PAVING AREA	
DL. LIGHT POLE		
DL. POST		
DL. SIGN		
DL. CUT WIRE		
DL. FOUND IRON		
DL. AIR CONDITIONING UNIT		
DL. TRANSFORMER		
DL. ELECTRIC METER		
DL. SIGNAL		
DL. TRUCK PULCHER		
DL. WALKER		
DL. FENCE		

PARCEL ID: 50-22-23-251-015
SITE DATA:
 SITE AREA: 10.00± ACRES GROSS
 8.82± ACRES NET
 EXISTING ZONING: B3 - GENERAL BUSINESS DISTRICT & P1 - VEHICULAR PARKING DISTRICT
 PROPOSED ZONING: B3 - GENERAL BUSINESS DISTRICT & P1 - VEHICULAR PARKING DISTRICT
 EXISTING BUILDING: 30,110 S.F.± (DANITY FELDMAN CHEVROLET)
 6,845 S.F.± (PROPOSED ADDITIONS)
 PROPOSED BUILDING: 8,800 S.F.± (FELDMAN KIA)
 REQUIRED BUILDING: 30' FRONT MIN.
 15' EACH SIDE MIN.
 20' REAR MIN.
 REQUIRED PARKING: MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENTS ONE (1) FOR EACH TWO HUNDRED (200) SQUARE FEET OF USABLE FLOOR AREA OF SALES ROOM AND ONE (1) FOR EACH ONE (1) AUTO SERVICE STALL IN THE SERVICE ROOM.
 KIA: 3,636 SF OF SALES ROOM/200 SF: 19 SPACES
 4 AUTO SERVICE STALLS
 CHEVROLET: 5,880 SF OF SALES ROOM/200 SF: 28 SPACES
 40 SPACES
 TOTAL PARKING REQUIRED: 91 SPACES
 PROVIDED PARKING:
 KIA CUSTOMER SERVICE: 20 SPACES
 4 SPACES
 CHEVROLET CUSTOMER SERVICE: 28 SPACES
 40 SPACES
 INVENTORY: 313 SPACES
 TOTAL: 605 SPACES
 TOTAL INTERIOR SERVICE STALLS, INVENTORY AND CUSTOMER PARKING: 848 SPACES
 MAXIMUM HEIGHT OF STRUCTURES: 30 FEET

NOTES:
 1) ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOW STANDARDS AND SPECIFICATIONS.
 2) ROOF TOP EQUIPMENT MUST BE SCHEDULED PER ORDINANCE REQUIREMENTS.
 3) EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOW CODE.
 4) RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOW FOR ANY WORK IN THE GRAND RIVER AVENUE RIGHT-OF-WAY.
 5) ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOW, AND WHERE REQUIRED SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED.
 6) ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 7) NOTIFY THE CITY OF NOW A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 8) CALL MISS DIG (800) 452-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 9) ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
 10) ALL EXCAVATION UNDER OR WITHIN A 1' ON 1' INFLUENCE OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT).
 11) THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 12) PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
 13) IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
 14) INVENTORY PARKING SPACES ARE FOR VEHICLE DISPLAY/INVENTORY/SERVICE/STORAGE AND ARE NOT TO BE USED FOR CUSTOMER PARKING.

FIRE DEPARTMENT NOTES:
 1) ALL ROADS ARE TO BE PAVED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 2) ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 3) 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.

COMMERCIAL
 SURVEYING
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PLANNING PLATS
 CONSTRUCTION LAYOUT

RESIDENTIAL
 SURVEYING
 BOUNDARY SURVEYS
 PLANNING PLATS
 CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
 4885 WEST ROAD
 SUITE 100
 HOWLAND, MICHIGAN 49429
 (616) 824-7000 (EXT)
 (616) 824-7005 (V.O.)
 (616) 824-7007 (FAX)
 WWW.ALPINE-ENG.COM

FELDMAN AUTOMOTIVE, INC.
 FINAL SITE PLAN
 FELDMAN KIA / FELDMAN CHEVROLET
 TOWNSHIP OF HOWLAND
 OAKLAND COUNTY
 MICHIGAN
 SECTION: 23

REVISIONS

NO.	DATE	DESCRIPTION
1	2010-05-17	DATE
2	2010-05-17	DRAWN BY: TD
3	2010-05-17	CHECKED BY: TD/TD
4	2010-05-17	SCALE: 1/8" = 1'-00"
5	2010-05-17	DATE
6	2010-05-17	SCALE: 1/8" = 1'-00"

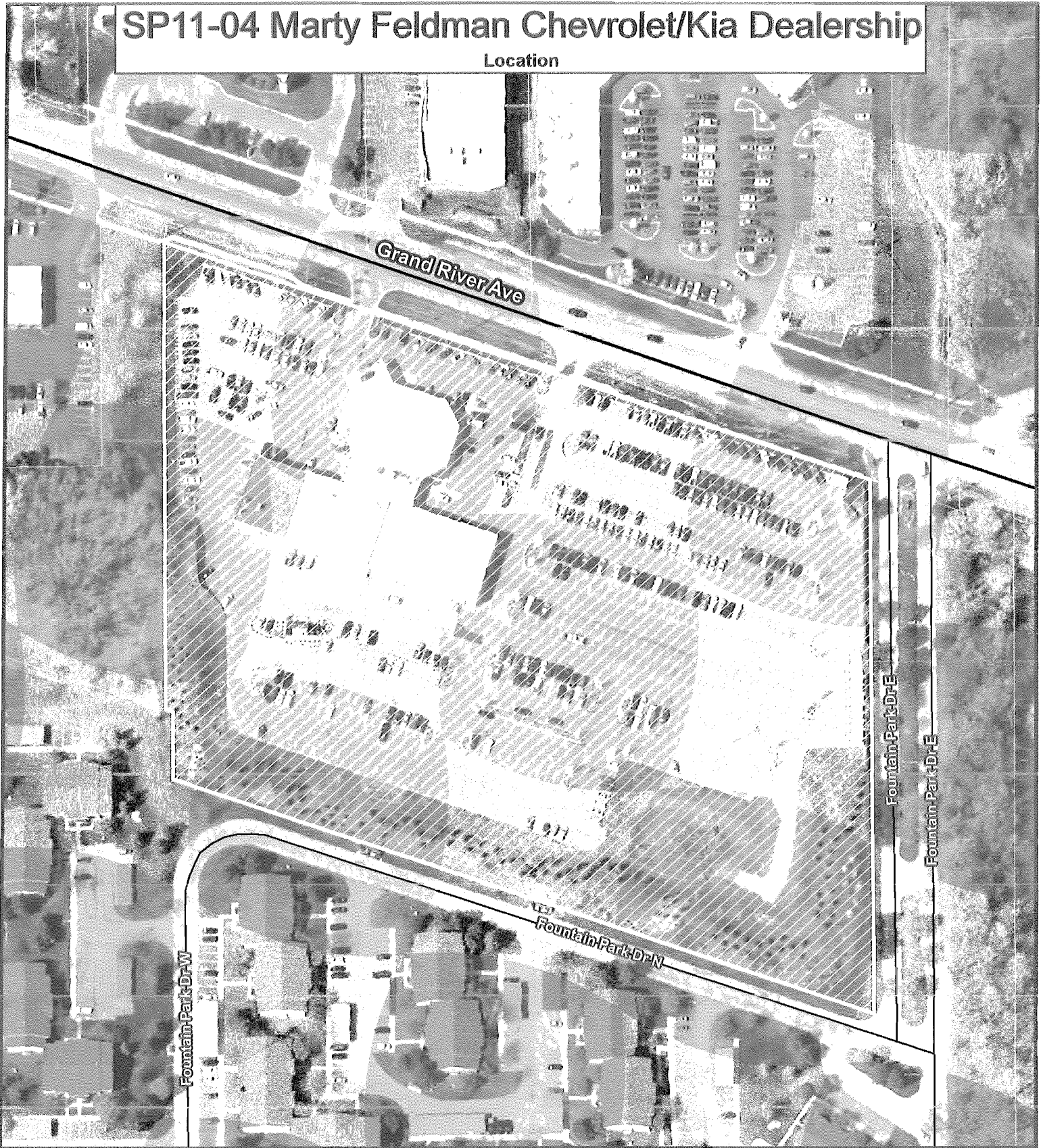
SCALE: 1/8" = 1'-00"
 1/8" = 1'-00"
 1/8" = 1'-00"

2
 05-17-2010

MAPS
Location
Zoning
Future Land Use
Natural Features

SP11-04 Marty Feldman Chevrolet/Kia Dealership

Location



Map Author: Kristen Kapelanski
Date: 01/31/11
Project: SP11-04 Marty Feldman
Chevrolet/Kia Dealership
Version #: 1.0

Map Legend

Subject Property

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.



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

0 25 50 100 150 200
Feet

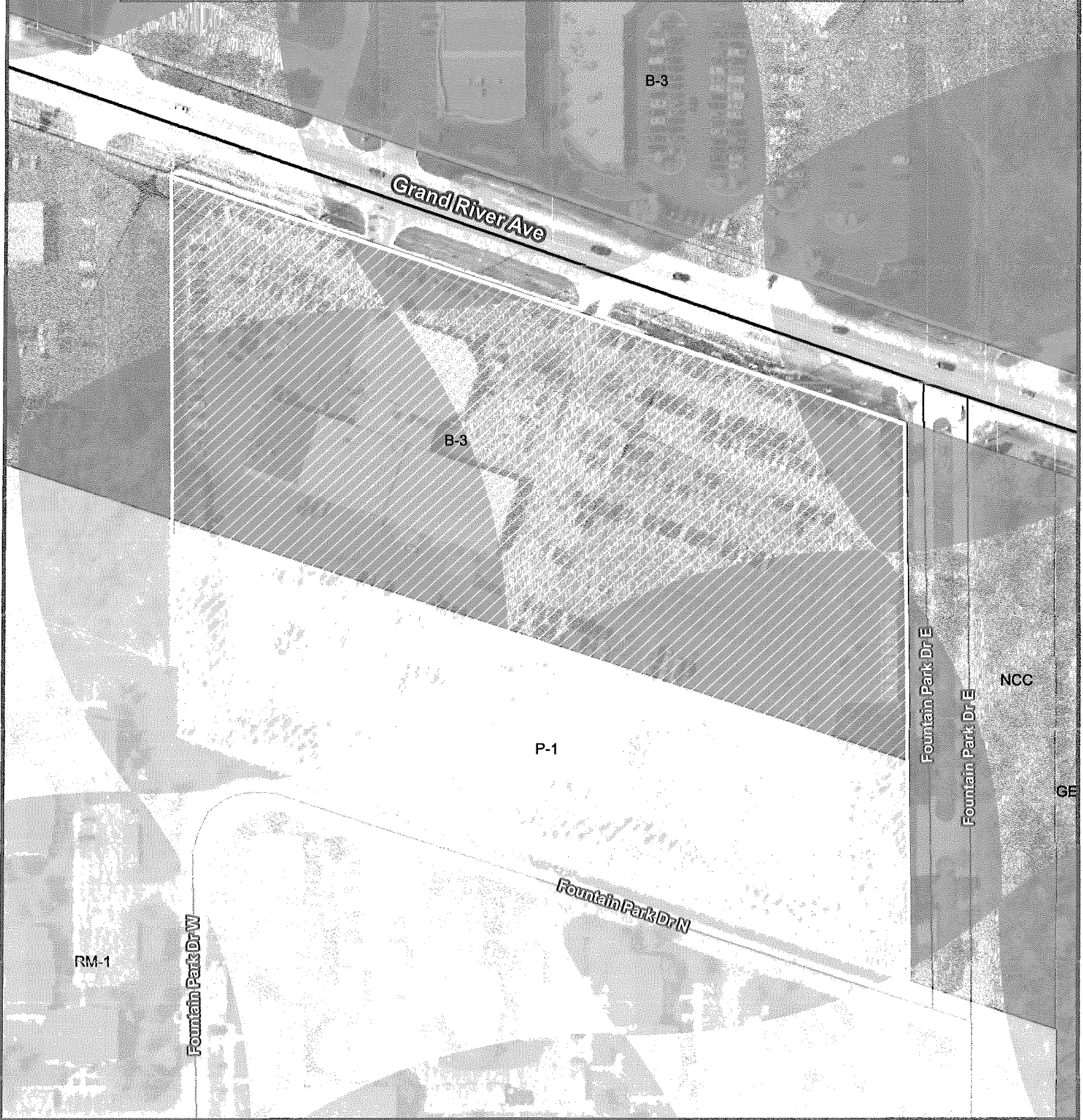


1 inch = 140 feet

SP11-04 Marty Feldman Chevrolet/Kia Dealership

Zoning

I-1



Map Author: Kristen Kapelanski
 Date: 01/31/11
 Project: SP11-04 Marty Feldman
 Chevrolet/Kia Dealership
 Version #: 1.0

MAP INTERPRETATION NOTICE

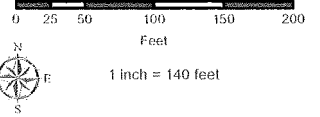
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Map Legend

- Subject Property RM-1: Low-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- P-1: Vehicular Parking District

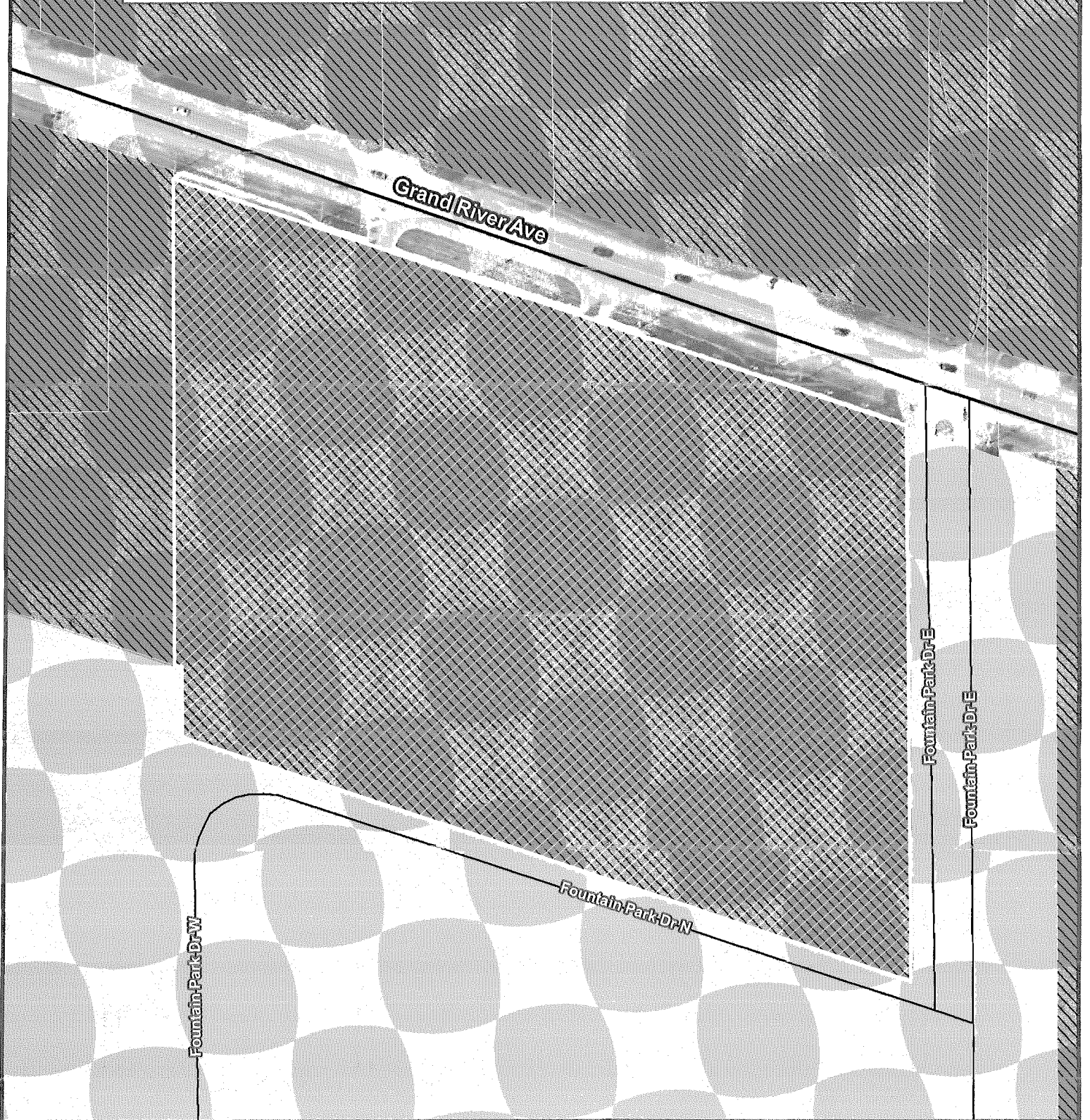


City of Novi
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 45175 W Ten Mile Rd
 Novi, MI 48375
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SP11-04 Marty Feldman Chevrolet/Kia Dealership

Future Land Use






Map Author: Kristen Kapelanski
 Date: 01/31/11
 Project: SP11-04 Marty Feldman
 Chevrolet/Kia Dealership
 Version #: 1.0

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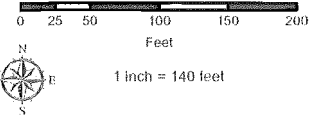
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Map Legend

-  Subject Property
-  Multiple Family
-  TC Gateway

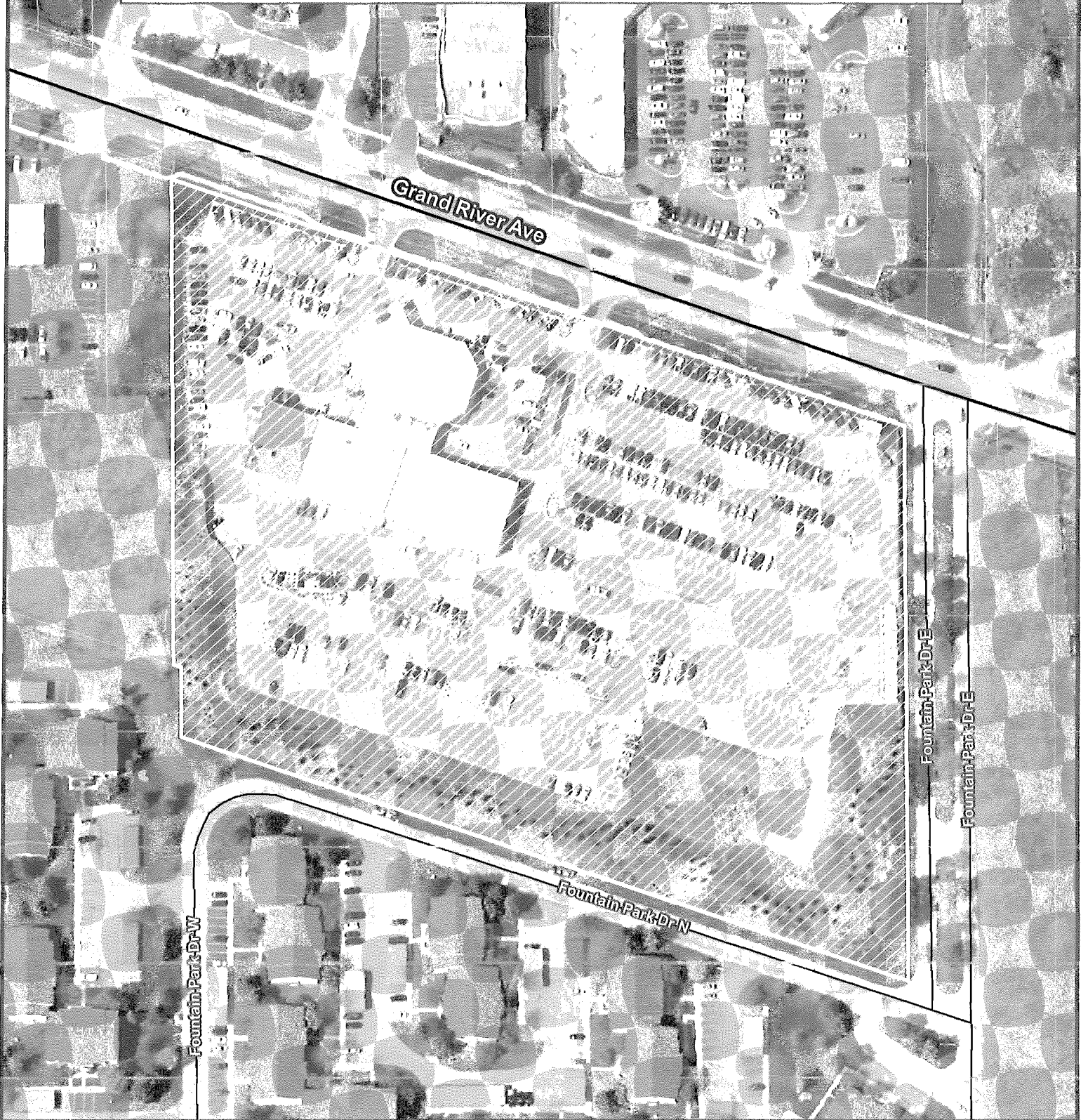


City of Novi
 Planning Division
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 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



SP11-04 Marty Feldman Chevrolet/Kia Dealership

Natural Features



Map Author: Kristen Kapelanski
 Date: 01/31/11
 Project: SP11-04 Marty Feldman
 Chevrolet/Kia Dealership
 Version #: 1.0

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Map Legend

- Subject Property
- Wetland Areas
- Woodlands



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
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