



## DETROIT CATHOLIC CENTRAL FIELD EXPANSION SP 11-26

### DETROIT CATHOLIC CENTRAL FIELD EXPANSION SP 11-26

Public hearing on the request of Catholic Central High School for approval of the Preliminary Site Plan, Special Land Use Permit and Stormwater Management Plan. The subject property is located on the south side of Twelve Mile Road, west of Wixom Road, in Section 18 of the City. The property totals 39.8 acres and the applicant is proposing to construct an area for shot-put and discus practice and competition and four grass athletic practice fields for practice only.

### REQUIRED ACTION

Approve or deny Preliminary Site Plan, Stormwater Management Plan and Special Land Use Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	07/01/11	<ul style="list-style-type: none"> <li>• Waiver of Noise Impact Statement requested (staff supports)</li> <li>• Design and construction standards waiver for Twelve Mile Road sidewalk requested (staff could support with conditions)</li> <li>• Items to be addressed on the Stamping Set submittal.</li> </ul>
Engineering	Approval recommended	07/01/11	Items to be addressed on the Stamping Set submittal.
Traffic	Approval recommended	06/16/11	Items to be addressed on the Stamping Set submittal.
Landscape	Approval not recommended	06/24/11	<ul style="list-style-type: none"> <li>• Waiver requested for right-of-way greenbelt plantings along Twelve Mile Road (staff supports with conditions)</li> <li>• Waiver requested for berm required along Twelve Mile Road (staff supports with conditions)</li> <li>• Waiver requested for berm required along adjacent I-1 property (staff supports)</li> <li>• Waiver requested for berm required along adjacent B-2 property (staff supports)</li> <li>• Waiver requested for berm</li> </ul>

			<p>required along adjacent R-1 property to the west (<i>staff does not support</i>)</p> <ul style="list-style-type: none"><li>• <b>Waiver requested for street trees along Twelve Mile Road (<i>staff supports with conditions</i>)</b></li><li>• Items to be addressed on the Stamping Set submittal.</li></ul>
Fire	Approval recommended	06/17/11	No additional items to be addressed.

## Motion sheet

### Approval – Special Land Use

In the matter of the request of Catholic Central High School for Detroit Catholic Central Field Expansion SP 11-26, 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 no additional traffic is anticipated as a result of the development)*.
  - 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 the proposed use is an extension of a previously approved adjacent use.)*
  - 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. Waiver of the required Noise Impact Statement *(as the use is not expected to generate any substantial additional noise)*;
- c. Applicant providing the required sidewalk along Twelve Mile Road or receiving a Design and Construction standards waiver from the City Council to provide it with the construction of any structures on the property and/or the development of any adjacent properties;
- d. Compliance with all conditions and requirements listed in the staff and consultant review letters; and
- e. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

### Denial – Special Land Use

In the matter of the request of Catholic Central High School for Detroit Catholic Central Field Expansion SP 11-26, motion to **deny** the Special Land Use permit ...*because the plan is not in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance.*

Approval – Preliminary Site Plan

In the matter of the request of Catholic Central High School for Detroit Catholic Central Field Expansion SP 11-26, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Applicant providing the required sidewalk along Twelve Mile Road or receiving a Design and Construction standards waiver from the City Council to provide it with the construction of any structures on the property and/or the development of any adjacent properties;
- b. Applicant providing the required right-of-way greenbelt planting along Twelve Mile Road. Alternately, a Planning Commission waiver of this requirement in conjunction with the required Design and Construction Standards waiver for the sidewalk along Twelve Mile Road with the condition that the applicant provides the right-of-way greenbelt planting at the time the sidewalk is installed;
- c. Applicant providing the required berm along Twelve Mile Road. Alternately, a Planning Commission waiver of this requirement in conjunction with the required Design and Construction Standards waiver for the sidewalk along Twelve Mile Road with the condition that the applicant provides the berm at the time the sidewalk is installed;
- d. Planning Commission waiver for the berm required adjacent to the I-1 property;
- e. Planning Commission waiver for the berm required adjacent to the B-2 property;
- f. Applicant providing the required berm along the adjacent R-1 property to the west;
- g. Planning Commission waiver of the required street trees along Twelve Mile Road in conjunction with the required Design and Construction Standards waiver for the sidewalk along Twelve Mile Road with the condition that the applicant provides the street trees at the time the sidewalk is installed;
- h. Compliance with all the conditions and requirements listed in the staff and consultant review letters; and
- i. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Article 4, 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 Catholic Central High School for Detroit Catholic Central Field Expansion SP 11-26, motion to **deny** the Preliminary Site Plan...because the plan is not in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance.

Approval – Storm Water Management Plan

In the matter of the request of Catholic Central High School for Detroit Catholic Central Field Expansion, SP 11-26, motion to **approve** the Storm Water Management Plan, subject to:

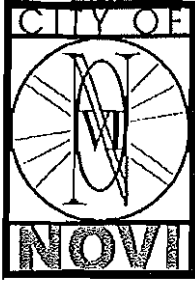
- a. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- b. *(additional conditions here if any)*

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

Denial – Storm Water Management Plan

In the matter of Catholic Central High School for Detroit Catholic Central Field Expansion, SP 11-26, 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

July 1, 2011

### Planning Review

Detroit Catholic Central Field Expansion

SP11-26

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#### Petitioner

Catholic Central High School

#### Review Type

Preliminary/Final Site Plan and Special Land Use

#### Property Characteristics

- Site Location: South side of Twelve Mile Road, west of Wixom Road (Section 18)
- Site Zoning: I-1, Light Industrial (Proposed Rezoning to R-4, One-Family Residential)
- Adjoining Zoning: North: RC-1, Multiple-Family Residential, B-3, General Business (City of Wixom); South: R-1, One-Family Residential; East: B-2, Community Business, I-1; West: RA, Residential Acreage
- Current Site Use: Vacant
- Adjoining Uses: North: Multiple-Family Residential, Vacant (City of Wixom); South: Catholic Central High School; East and West: Vacant
- School District: South Lyon School District
- Site Size: 39.8 acres
- Plan Date: 06-13-11

#### Project Summary

The applicant is proposing to construct an area for shot-put and discus practice and competition and four grass athletic practice fields for practice only on the subject property to be used for Catholic Central athletic programs. No structures are proposed. The use would be accessory to the existing Catholic Central High School immediately south the subject properties. No lighting fixtures are proposed.

The applicant has applied for a rezoning of the property from I-1, Light Industrial to R-4, One-Family Residential. The proposed rezoning will be considered by the Planning Commission and City Council prior to consideration of the site plan and Special Land Use being considered by the Planning Commission. This letter reviews the site plan and Special Land Use request against the standards of the proposed R-4 District, per the direction of the applicant. If the rezoning is not approved, additional reviews would be required.

#### Recommendation

Provided the applicant receives a waiver of the required Noise Impact Statement, approval of the site plan and special land use permit is recommended.

#### Special Land Use Considerations

In the R-4 District educational uses and their accessory uses fall under the Special Land Use requirements (Section 402).

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 4 (R-4 One-Family Residential 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. Noise Impact Statement: Educational uses and their accessory uses in the R-4 District require the submission of a Noise Impact Statement. The applicant has requested a waiver of the Noise Impact Statement requirement from the Planning Commission and has submitted a letter explaining the waiver request. Staff supports this waiver.
2. Sidewalks: The Bicycle and Pedestrian Master Plan requires a five foot sidewalk along the Twelve Mile Road frontage of the northern-most subject property. The applicant has indicated they would like to request a waiver of this requirement from the City Council. **Staff does not support the waiver and notes the applicant should provide the required sidewalk.** Alternately, staff could support a waiver if the applicant were willing to agree to a condition on the Special Land Use approval noting that the sidewalk would be required with the construction of any structures on the property and/or the development of any adjacent properties. The applicant would need to provide an agreement to the City to be recorded at the County stating such conditions.

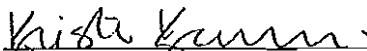
#### Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this review letter is required prior to the Planning Commission meeting.

#### Stamping Set Approval

Stamping sets are required for this project. Provided the applicant receives approval of the Preliminary Site Plan and Special Land Use Permit from the Planning Commission, eight signed and sealed sets of plans incorporating all staff and consultant comments should be submitted for Stamping Set approval.

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



**ENGINEERING REVIEW**



## PLAN REVIEW CENTER REPORT

July 1, 2011

**Engineering Review**  
Catholic Central Field Expansion  
SP11-26

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### **Petitioner**

Catholic Central High School

### **Review Type**

Preliminary Site Plan

### **Property Characteristics**

- Site Location: south on Twelve Mile Rd., west of Wixom Rd.
- Site Size: 39.84 acres
- Plan Date: 6/13/11

### **Project Summary**

- Construction of five (5) practice fields that will be utilized by Catholic Central High School with an emergency access provided off on Twelve Mile Rd.

### **Recommendation**

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

### **Comments:**

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

### **Additional Comments (to be addressed prior to the Final Site Plan submittal):**

#### **General**

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Investigate the location of any existing utilities or easements on site. If any, include these locations on the plans.
4. Provide the standard "Miss Dig" note and phone number on the plan sheets.

**The following must be submitted at the time of Final Site Plan submittal:**

5. An Itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

**The following must be submitted at the time of Stamping Set submittal:**


6. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
7. A draft copy of the private Ingress/Egress easement for shared use of the drive entry off of 12 Mile Road must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

8. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
9. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
10. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
11. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
12. A permit for work within the right-of-way of 12 Mile Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.

13. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
14. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance.

Please contact Nathan Bouvy at (248) 735-5648 with any questions.

A handwritten signature in black ink, reading "Nathan Bouvy", is written over a horizontal line.

cc: Ben Croy, Engineering  
Brian Coburn, Engineering  
Kristen Kapelanski, Community Development Department  
Tina Glenn, Water & Sewer Dept.

**TRAFFIC REVIEW**

June 16, 2011

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



**SUBJECT: Catholic Central High School Athletic Field Expansion –  
Rezoning, Special Use, and Preliminary Site Plan – SP#11-26,  
Traffic Review**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

**Recommendation**

We recommend approval of the preliminary site plan, subject to City's approval of the rezoning and special use, and subject to the issues shown below in **bold** being satisfactorily addressed on the final site plan.

**Project Description**

What is the applicant proposing?

1. The applicant, Catholic Central High School, proposes the rezoning of two adjacent parcels – totaling 39.84 acres – from I-1 (Light Industrial) to R-4 (One-Family Residential), so as to develop four athletic fields, a discus facility, and a shot-put facility (as a special land use). The four fields will be used for soccer, football, and lacrosse practice, and the discus/shot-put facilities will be used for practice and as competitive stations during track meets.
2. The subject site extends north from the existing campus to 12 Mile Road, and west from ¼ to ½ mile west of Wixom Road (see attached aerial photo). No regular motor vehicle circulation or parking is planned for the subject property. According to the Community Impact Statement, visitors and staff will park in existing on-campus lots and walk to the various proposed facilities; "public access to the fields from 12 Mile Road will not be permitted," although we note that no fence appears to be proposed along 12 Mile. Limited facilitation of EMS access will be provided via two 10-ft-wide gravel paths, one extending north from an existing on-campus concrete walk, and the other extending south from a gated access on 12 Mile Road. The two paths will stop about 600 ft away from each other.

**Trip Generation**

How much traffic would the proposed development generate?

- The table below forecasts the site's trip generation if it were conventionally developed consistent with the existing I-1 and proposed R-4 zoning. We have no basis for forecasting the actual trip generation by the proposed athletic uses.

### Trip Generation Forecast

Land Use	ITE Use	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
<b>Existing I-1 Zoning</b>									
General Light Industrial	110	39.84 acres	2,064	248	51	299	64	225	289
<b>Proposed R-4 Zoning</b>									
Single-Family Detached Homes	210	156'	1,565	30	89	119	99	58	157
<b>Trip Reduction</b>									
I-1 Trips less R-4 Trips			499	218	-38	180	-35	167	132

<sup>1</sup> Assumes 10% of the land area is used for streets, and the balance is divided at 10,000 s.f. per lot.

### Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

- N/A. No new full-service access drives are proposed.

### Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed driveway(s)?

- No, N/A.

### Driveway Design and Control

Are the driveways acceptably designed and signed?

- The proposed **Access Gate Detail on sheet 2 of 3 should be redesigned to better comply with the comparable detail in the City's Design and Construction Standards (Figure VIII-K). Missing, for instance, are the Emergency Access Only sign and red reflective diamond panels.**

### Pedestrian Access

Are pedestrians safely and reasonably accommodated?

- The Community Impact Statement indicates that a sidewalk along 12 Mile Road is not proposed [since] "all pedestrian traffic to the fields will come from the existing campus." However, this disregards the customary use of a frontage sidewalk by pedestrians walking past a site, not just those entering and exiting a site. In this case, there are homes west and north of the site, and commercial uses east of the site, which may generate pedestrian

traffic between them, especially if a sidewalk exists along the frontage of the subject site. **A 5-ft sidewalk must be provided along the site's 12 Mile Road frontage, as required by Sec 11-276(b) of the City's Design and Construction Standards Ordinance, unless a City Council waiver is granted.**

### Parking and Circulation

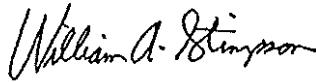
Can vehicles safely and conveniently maneuver through the site?

8. N/A.

Sincerely,  
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP  
Vice President



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

Attached: Vicinity Aerial





Vicinity Aerial, Proposed Catholic Central High School Athletic Field Expansion

**LANDSCAPE REVIEW**



cityofnovi.org

# **PLAN REVIEW CENTER REPORT**

June 24, 2011

## **Preliminary Landscape Review**

### **Catholic Central Field Expansion SP#11-26**

#### **Property Characteristics**

- Site Location: south on Twelve Mile Rd., west of Wixom Rd.
- Current Zoning: I-1, Light Industrial District
- Proposed Zoning: R-4, One-family Residential District
- Site Size: 39.84 acres
- Plan Date: May 2011

#### **Recommendation**

Approval of the Preliminary Site Plan for Detroit Catholic Central Field Expansion SP#11-26 cannot be recommended at this time. The Applicant would need to receive multiple waivers from the Planning Commission. All requested waivers must be included on the site plans. Please address the concerns noted below upon subsequent submittal.

#### **Ordinance Considerations**

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

1. A 3' tall landscape berm would be required along the 12 Mile Road right-of-way adjacent to parking areas. It appears that no parking is proposed on the submitted site plan.
2. Right-of-way greenbelt planting calculations and plantings are required along the Twelve Mile frontage. These calculations and plantings have not been provided at this time. The Applicant should provide these calculations on the plan. Alternately if the Applicant can show that existing vegetation along this frontage is mature and adequate enough to provide a buffer from the adjacent property, a Planning Commission waiver may be requested. In the absence of proven adequate vegetative buffering, staff cannot support the waiver at this time.

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

1. Due to the Special Land Use proposed a 4'-6" to 6' tall landscape berm would be required between the Special Land Use / school use property and adjacent Residential uses. Twelve Mile Road is the boundary between the City of Novi and the City of Wixom. The property in the City of Wixom is a residential use. The berm should be provided. Alternately if the Applicant can show that existing vegetation along this frontage is mature and adequate enough to provide a buffer from the adjacent property, and that the installation of a berm would prove disruptive, a Planning Commission waiver may be requested. In the absence of proven adequate vegetative buffering, staff cannot support the waiver at this time.
2. A 4'-6" to 6' tall landscape berm would be required between the Special Land Use / school use property and adjacent I-1 Light Industrial. A portion of the property directly to the east of the project property is zoned I-1. That portion of

the property boundary adjacent to I-1 zoning is required to have a 10' to 15' tall landscape berm with a 6' crest. **Alternately if the Applicant can show that existing vegetation along this frontage is mature and adequate enough to provide a buffer from the adjacent property, a Planning Commission waiver may be requested.** Please also note that the construction of a berm in this location would require significant modification of existing site woodlands and wetlands. **Staff would support the waiver.**

3. Due to the proposed residential zoning a landscape berm would be required between the subject property and adjacent commercial uses. The property directly to the east of the project property is zoned B-2 Community Business. That portion of the property boundary adjacent to B-2 zoning is required to have a 6' to 8' tall landscape berm. **Alternately if the Applicant can show that existing vegetation along this frontage is mature and adequate enough to provide a buffer from the adjacent property, a Planning Commission waiver may be requested.** Please also note that the construction of a berm in this location would require significant modification of existing site woodlands and wetlands. **Staff would support the waiver.**
4. Due to the Special Land Use / school use proposed a landscape berm would be required between the subject property and adjacent residentially zoned property. The property directly to the west of the project property is zoned R-1 Single-family Residential. The property boundary adjacent to R-1 zoning is required to have a 10' to 15' tall landscape berm with a 6' crest. **Alternately if the Applicant can show that existing vegetation along this frontage is mature and adequate enough to provide a buffer from the adjacent property, a Planning Commission waiver may be requested.** Staff would NOT support the waiver.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. One street tree is required per 35 LF along the Twelve Mile Road frontage. These trees are required to be planted between the curb and the sidewalk. The Applicant has not proposed any street trees. Twelve Mile is unpaved in this location, has no curbing and no sidewalks. **The Applicant should discuss these facts and the potential for inclusion of street trees with the project. This road is under Oakland County jurisdiction and any work would require approval and permit by the Road Commission.** Alternately the Applicant could request a Planning Commission waiver for the required street trees.

**Parking Landscape (Sec. 2509.3.c.)**

1. No parking is proposed.

**Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))**

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. The Applicant has adequately provided for the requirement.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. No buildings are proposed.

**Plant List (LDM)**

1. No plantings other than turf are proposed.

**Planting Notations and Details (LDM)**

1. The Planting Details and Notations as provided meets the requirements of the Ordinance and the Landscape Design Manual.

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

1. An Irrigation Plan must be provided upon Stamping Set submittal.

**General Comments**

1. *Signage indicating the limits of the protected wetland buffer areas should be provided for the protection of those natural features.*

*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.*

Reviewed by: David R. Beschke, RLA

### **Financial Requirements Review**

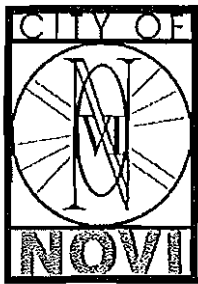
To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 49,776			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 746.64			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	\$ 52,876		Does not include street trees. Includes Irrigation.
Landscape Financial Guaranty	YES	\$ 79,314		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	\$ 3,172.56		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	\$ 475.88		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the Issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 2,400		\$400 per tree.
Street Tree Inspection Fee	YES	\$ 144		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	YES	\$ 150		\$25 per tree.
Landscape Maintenance Bond	YES	\$ 5,287.60		10% of verified cost estimate due prior to release of Financial Guaranty.

**FIRE REVIEW**



June 17, 2011

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

RE: Detroit Catholic Central Field Expansion

SP#: 11-26

**Project Description:**

Addition of athletic fields on approximately 40 acres south of 12 Mile Rd. and north of the existing Catholic Central property.

**Comments:**

While there are no structures on this submittal, our discussion at the pre-application meeting included a means of providing an EMS vehicle access path and also consideration of additional parking in the event that these fields were utilized for more than just team practices. There is not ordinance requirement for the EMS vehicle path.

An EMS vehicle gravel path has been provided to a portion of the fields.

**Recommendation:**

This plan is Recommended for Approval.

Sincerely,

Michael W. Evans  
Fire Marshal

cc: file

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Filscher

Wayne Wrobel

City Manager  
Clay J. Pearson

Director of Public Safety  
David Molloy

Director of Fire and EMS  
Jeffrey Johnson

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

cityofnovi.org



**APPLICANT RESPONSE LETTER**

**Z EIMET W OZNIAK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100  
New Hudson, Michigan 48165-9318  
248.437.5099 · 248.437.5222 fax  
www.zeimetwozniak.com

July 20, 2011

Ms. Kristen Kapelanski, Planner  
City of Novi  
Community Development  
45175 West Ten Mile Road  
Novi, Michigan 48375

RE: Catholic Central Athletic Field Expansion  
Novi, Michigan

Dear Ms. Kapelanski:

We have reviewed the Plan Review Center Report dated July 1, 2011 and offer our response.

**Planning Review**

1. Noise Impact Statement: No comment

2. Sidewalks: Our client agrees to install a five foot wide sidewalk along the Twelve Mile Road frontage. As suggested in the review letter, we would request that a condition on the Special Land Use approval require the walk be constructed with the construction of any structures on the property and/or the development of any adjacent properties. Catholic Central will provide an agreement to the City to be recorded at the County stating such conditions.

**Engineering Review**

1 through 4. These items will be addressed and included on the stamping set.

5. An itemized cost estimate will be provided to the Community Development Department.

6 and 7. The City Engineering Department has informed us that these items do not apply to this project .

8. A pre-construction meeting will be completed prior to construction.

9 through 12. The required permits will be obtained prior to construction.

13 and 14. Construction inspection fees and performance guarantee will be paid prior to construction as required by the City.

## **Traffic Review**

1 through 5. No comment

6. The Access Gate Detail will be redesigned to comply with the City's Design and Construction Standards and included on the stamping set.

7. Please see Planning Review comment 2 above.

8. No comment

## **Landscape Review**

### **Adjacent to Public Rights-of-Way – Berm & Buffer**

1. No comment

2. Right-of-way greenbelt planting is not proposed. There is existing vegetation along the entire Twelve Mile Road frontage. This vegetation extends from the edge of the road to the right-of-way line and is at least thirty feet wide. This vegetation is extremely dense and mature and includes approximately 20 regulated trees. Since Twelve Mile Road is not being improved at this time, we feel that it is important that the rural feel of the road be maintained for the residents of the co-op apartments on the north side of the road and for the school. Removing the existing vegetation would eliminate the visual buffer that the residents now have. Additionally, if the fields are more visible, access from Twelve Mile Road may be encouraged. Catholic Central requests a waiver from the Planning Commission for this item.

### **Residential Adjacent to Non-Residential**

1. As mentioned previously, there is dense vegetation along the entire Twelve Mile Road frontage. In addition, there are two regulated wetlands which abut approximately 550 feet of the existing vegetation. Construction of a berm would destroy the existing vegetation, including approximately 20 regulated trees and impact the regulated wetlands. Catholic Central would like this property to retain its natural features. In our opinion, the existing vegetation provides a much greater buffer than a landscape berm. Catholic Central requests a waiver from the Planning Commission for this item.

2. This adjacent property is part of the Catholic Central High School campus and has extensive regulated wetlands and woodlands. Catholic Central requests a waiver from the Planning Commission for this item.

3. The entire east portion of the subject property provides a dense buffer including both regulated wetlands and woodlands. Catholic Central requests a waiver from the Planning Commission for this item.

4. The majority of the west property line has a dense vegetation buffer including approximately fourteen regulated trees. The buffer is located on both the subject property and the parcel located to the west. Construction of a landscape berm would destroy this buffer. The adjacent property is owned by Lakeside Oakland Development. A letter from Lakeside Oakland Development supporting this project and opposing removal of this vegetative and construction of a landscape berm is attached. Catholic Central requests a waiver from the Planning Commission for this item.

### Street Tree Requirements

1. As noted previously, there is dense vegetation along the entire frontage of Twelve Mile road. This buffer extends from the edge of the gravel road to the existing right-of-way. It is our opinion that street trees should be planted when Twelve Mile Road is improved. It is our understanding that Twelve Mile Road is under the jurisdiction of the City of Novi not Oakland County, as noted in the review letter. As previously stated, a permit will be obtained from the City of Novi for construction of the access drive. Catholic Central requests a waiver from the Planning Commission for the street trees.

### Parking Landscape

1. No Comment

### Parking Lot Perimeter Canopy Trees

1. No comment

### Building Foundation Landscape

1. No Comment

### Plant List

1. No Comment

### Planting Notations and Details

1. No comment

### Irrigation

1. An irrigation plan will be provided in the stamping set if required by the City.

### General Comments

1. Signage indicating the limits of the protected wetland buffer areas will be provided if required by the city.

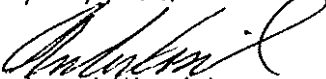
### Financial Requirement Review

Please note that no landscaping, other than seed and mulch, is proposed. Review and inspection fees as well as a performance guarantee for seed and mulch are part of the City of Novi "Sedimentation and Soil Erosion Control Permit".

### Fire Department Review

No Comment

Very truly yours,

  
Andrew J. Wozniak

Attachments

**Z EIMET W OZNIAK**  
& ASSOCIATES

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July 20, 2011


Ms. Kristen Kapelanski, Planner  
City of Novi  
Community Development  
45175 West Ten Mile Road  
Novi, Michigan 48375

RE: Catholic Central Athletic Field Expansion  
Novi, Michigan

Dear Ms. Kapelanski:

With regards to the Catholic Central Athletic Field Expansion, we would like to request a landscape waiver of the requirements for greenbelt planting along the Twelve Mile Road frontage, landscape berms along the property lines and street trees. Catholic Central would like this property to retain its natural features including the existing wooded areas and wetlands.

Very truly yours,



Andrew J. Wozniak

**Z EIMET W OZNIAK**  
& ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100  
New Hudson, Michigan 48165-9318  
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July 5, 2011

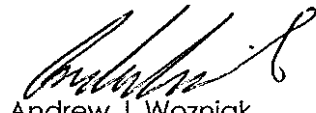
Ms. Kristen Kapelanski, Planner  
City of Novi  
Community Development  
45175 West Ten Mile Road  
Novi, Michigan 48375

RE: Catholic Central Athletic Field Expansion  
Novi, Michigan

Dear Ms. Kapelanski:

With regards to the Catholic Central Athletic Field Expansion, we would like to request a waiver of the requirement for a Noise Impact Statement. There are no structures proposed on the property and the fields will be used during daylight hours only.

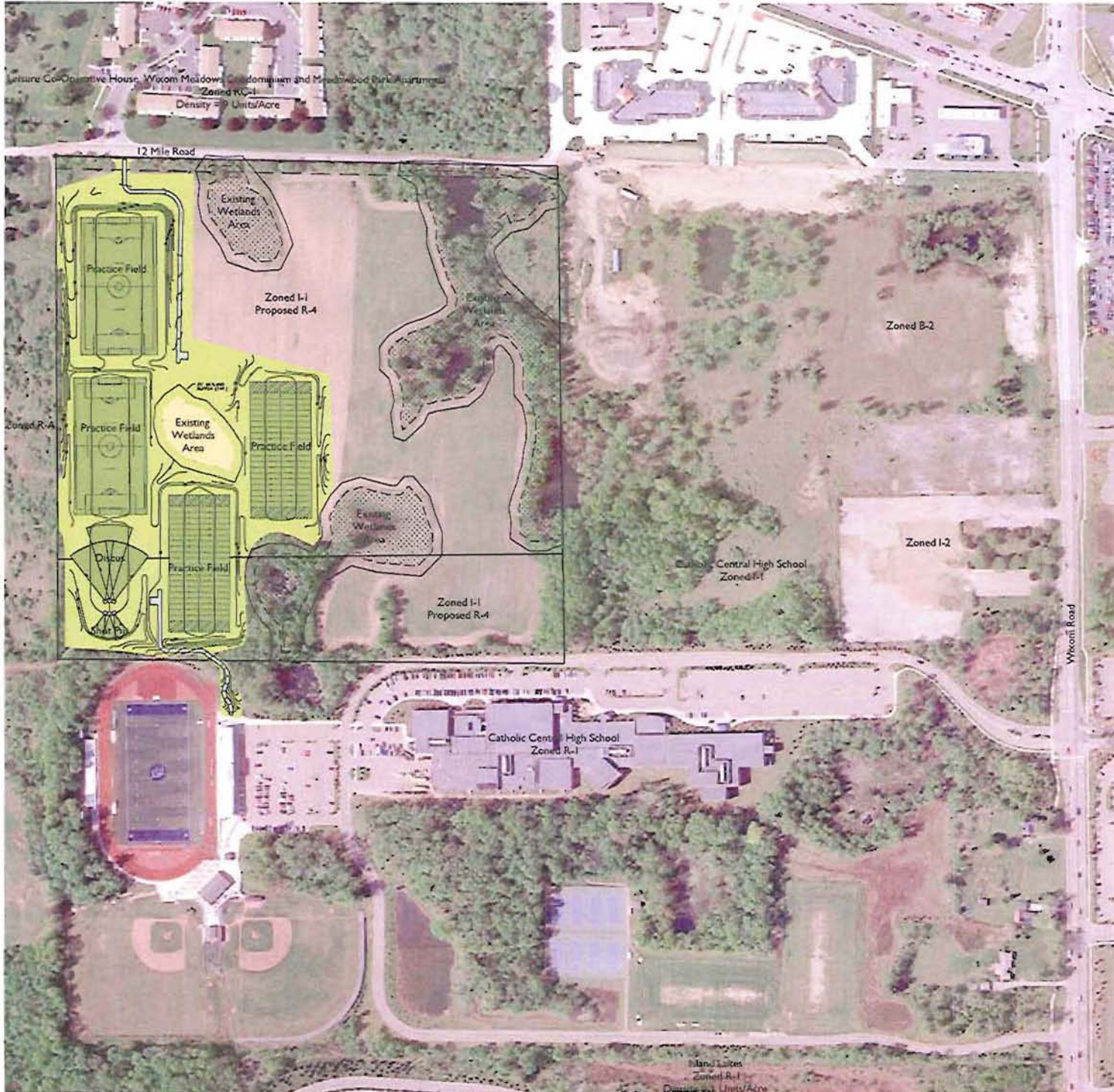
Very truly yours,



Andrew J. Wozniak

**SITE PLAN**

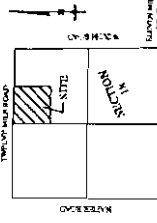
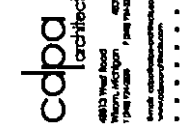






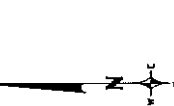
MICHIGAN STATE PLANE COORDINATE  
N - 16,547,738.48  
E - 7,324,789.48  
SECTION 18  
T 1 N. R 1 E.  
OAKLAND COUNTY, MI.

CITY OF WIXOM  
ZONED RC-1  
C/L 12 MILE ROAD (33' WD., 172 WIDTH)



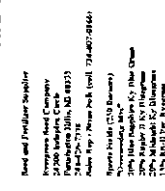
### WETLAND NOTES:

1. THE WETLAND BOUNDARIES AND 25' UPLAND-WETLAND BUFFER ARE SHOWN ON THIS PLAN.
2. THE WETLANDS ARE CLASSIFIED AS B1, B2, AND E1.
3. THE BUFFER AREAS ARE SHOWN ON THIS PLAN.
4. THE BUFFER AREAS ARE CLASSIFIED AS B1, B2, AND E1.
5. THE BUFFER AREAS ARE CLASSIFIED AS B1, B2, AND E1.
6. THE BUFFER AREAS ARE CLASSIFIED AS B1, B2, AND E1.
7. THE BUFFER AREAS ARE CLASSIFIED AS B1, B2, AND E1.
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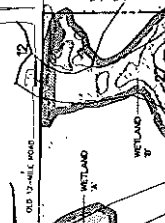


- ### WETLAND AREAS SUMMARY:
- | WETLAND CODE | ACRES       | PERCENTAGE OF TOTAL WETLANDS |
|--------------|-------------|------------------------------|
| B1           | 0.27        | 0.00%                        |
| B2           | 3.30        | 100.00%                      |
| E1           | 1.58        | 100.00%                      |
| <b>TOTAL</b> | <b>5.15</b> | <b>100.00%</b>               |

- ### WETLANDS NOTES:
1. SUBJECT SITE CONTAINS 4.2 ACRES OF REGULATED WETLANDS.
  2. REGULATED WETLANDS ARE SHOWN ON THIS PLAN.
  3. REGULATED WETLANDS ARE SHOWN ON THIS PLAN.
  4. REGULATED WETLANDS ARE SHOWN ON THIS PLAN.
  5. REGULATED WETLANDS ARE SHOWN ON THIS PLAN.
  6. REGULATED WETLANDS ARE SHOWN ON THIS PLAN.



- ### SOIL DESCRIPTIONS
- Soil descriptions for wetland areas 10B, 11B, and 12B. Includes details on soil texture, color, and hydrology.



**PROPOSED ZONING**  
CATHOLIC CENTRAL HIGH SCHOOL

**PROPOSED ZONING**  
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CATHOLIC CENTRAL HIGH SCHOOL

**CATHOLIC CENTRAL HIGH SCHOOL**  
ATHLETIC FIELD EXPANSION  
SECTION 18  
T 1 N. R 1 E.  
OAKLAND COUNTY, MI

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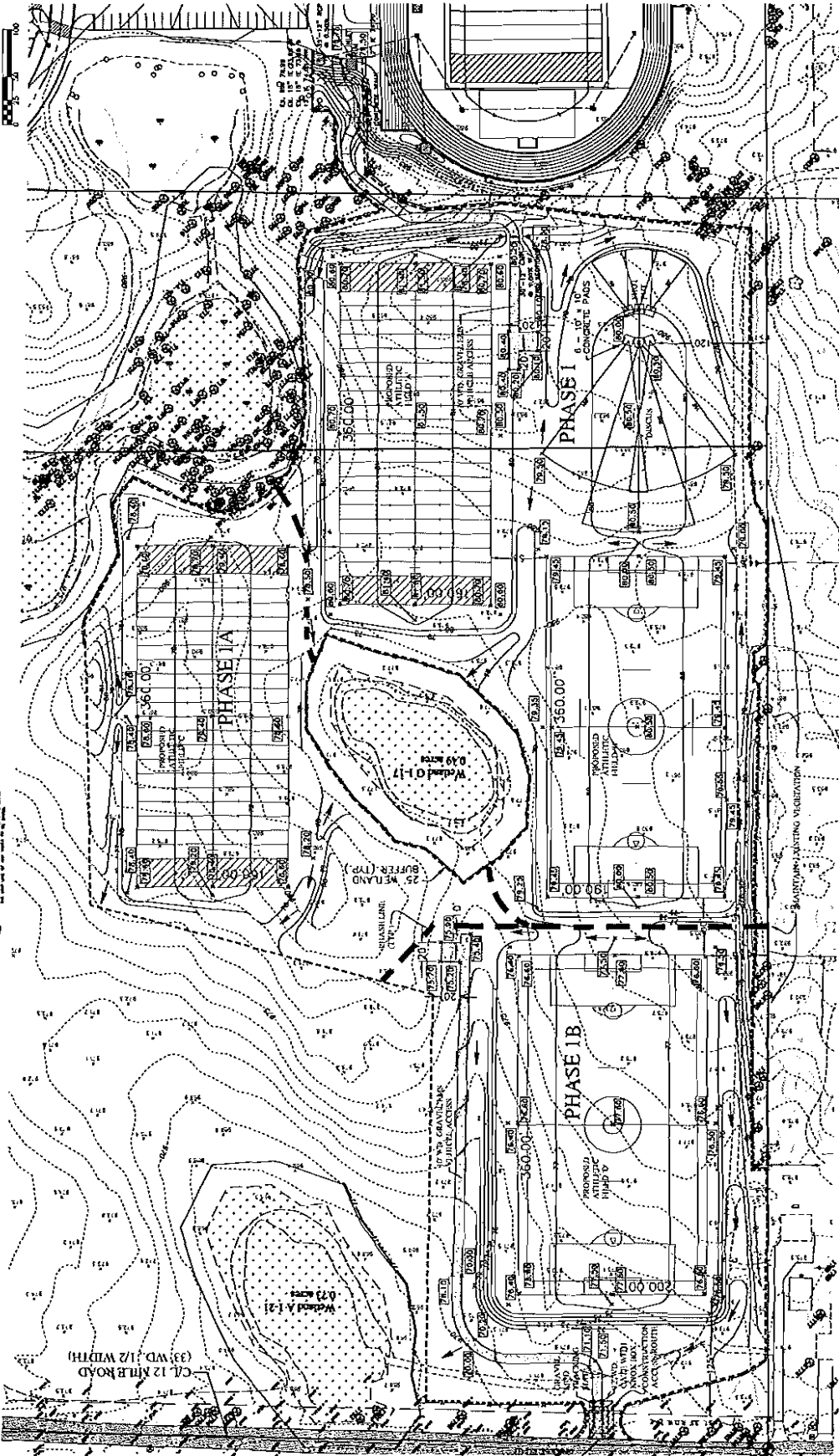
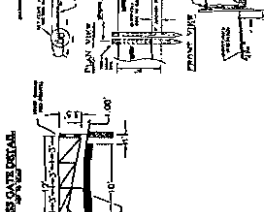
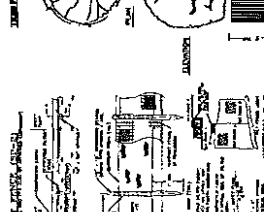
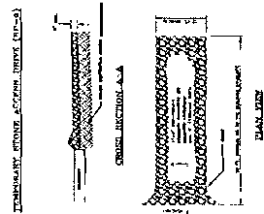
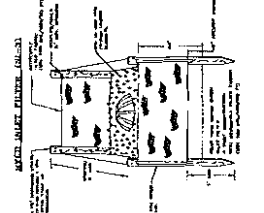
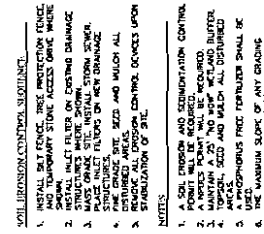
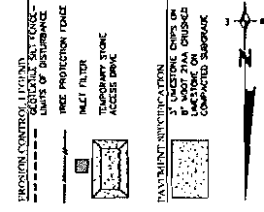
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DATE	DESCRIPTION
12/11/21	PRELIMINARY
01/11/22	FINAL

**DRAINAGE ANALYSIS**

A hydrologic runoff analysis has been performed for the site using the Rational Method. The runoff coefficient (C) values used in the analysis are listed in the table below. The peak runoff rate (Q) is calculated using the Rational Method. The peak runoff rate (Q) is calculated using the Rational Method.

• **Development Area 1 (0.25 AC)**

Runoff Coefficient (C)	0.25
Area (A)	0.25 AC
Volume (V)	0.25 AC * 0.25 * 1.172' = 0.073 AC-ft
Change (ΔQ)	0.073 AC-ft

• **Development Area 2 (0.25 AC)**

Runoff Coefficient (C)	0.25
Area (A)	0.25 AC
Volume (V)	0.25 AC * 0.25 * 1.172' = 0.073 AC-ft
Change (ΔQ)	0.073 AC-ft

• **Development Area 3 (0.25 AC)**

Runoff Coefficient (C)	0.25
Area (A)	0.25 AC
Volume (V)	0.25 AC * 0.25 * 1.172' = 0.073 AC-ft
Change (ΔQ)	0.073 AC-ft

• **Development Area 4 (0.25 AC)**

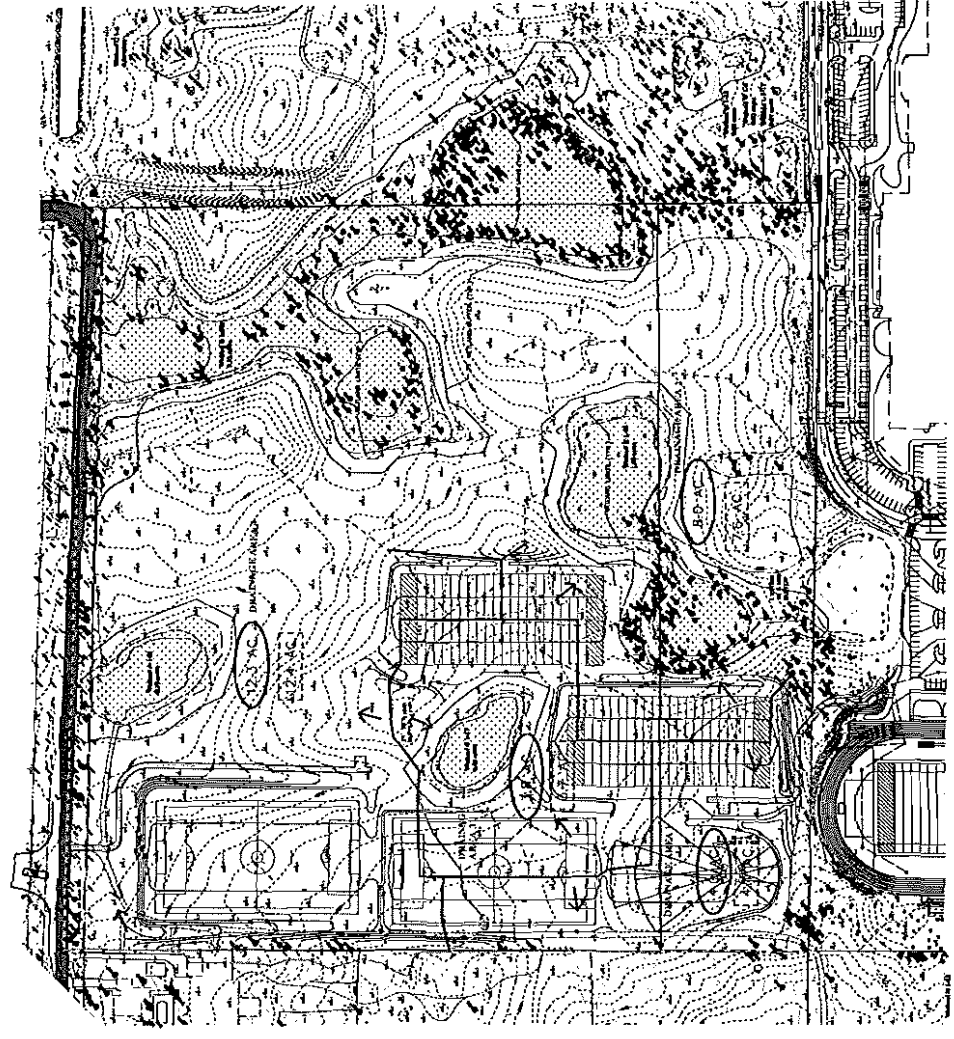
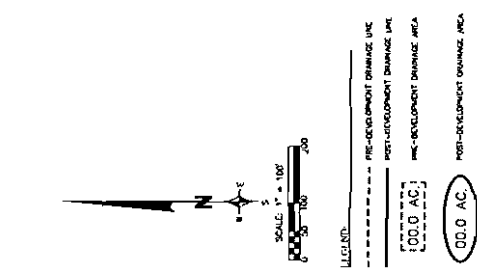
Runoff Coefficient (C)	0.25
Area (A)	0.25 AC
Volume (V)	0.25 AC * 0.25 * 1.172' = 0.073 AC-ft
Change (ΔQ)	0.073 AC-ft

• **Development Area 5 (0.25 AC)**

Runoff Coefficient (C)	0.25
Area (A)	0.25 AC
Volume (V)	0.25 AC * 0.25 * 1.172' = 0.073 AC-ft
Change (ΔQ)	0.073 AC-ft

• **Development Area 6 (0.25 AC)**

Runoff Coefficient (C)	0.25
Area (A)	0.25 AC
Volume (V)	0.25 AC * 0.25 * 1.172' = 0.073 AC-ft
Change (ΔQ)	0.073 AC-ft



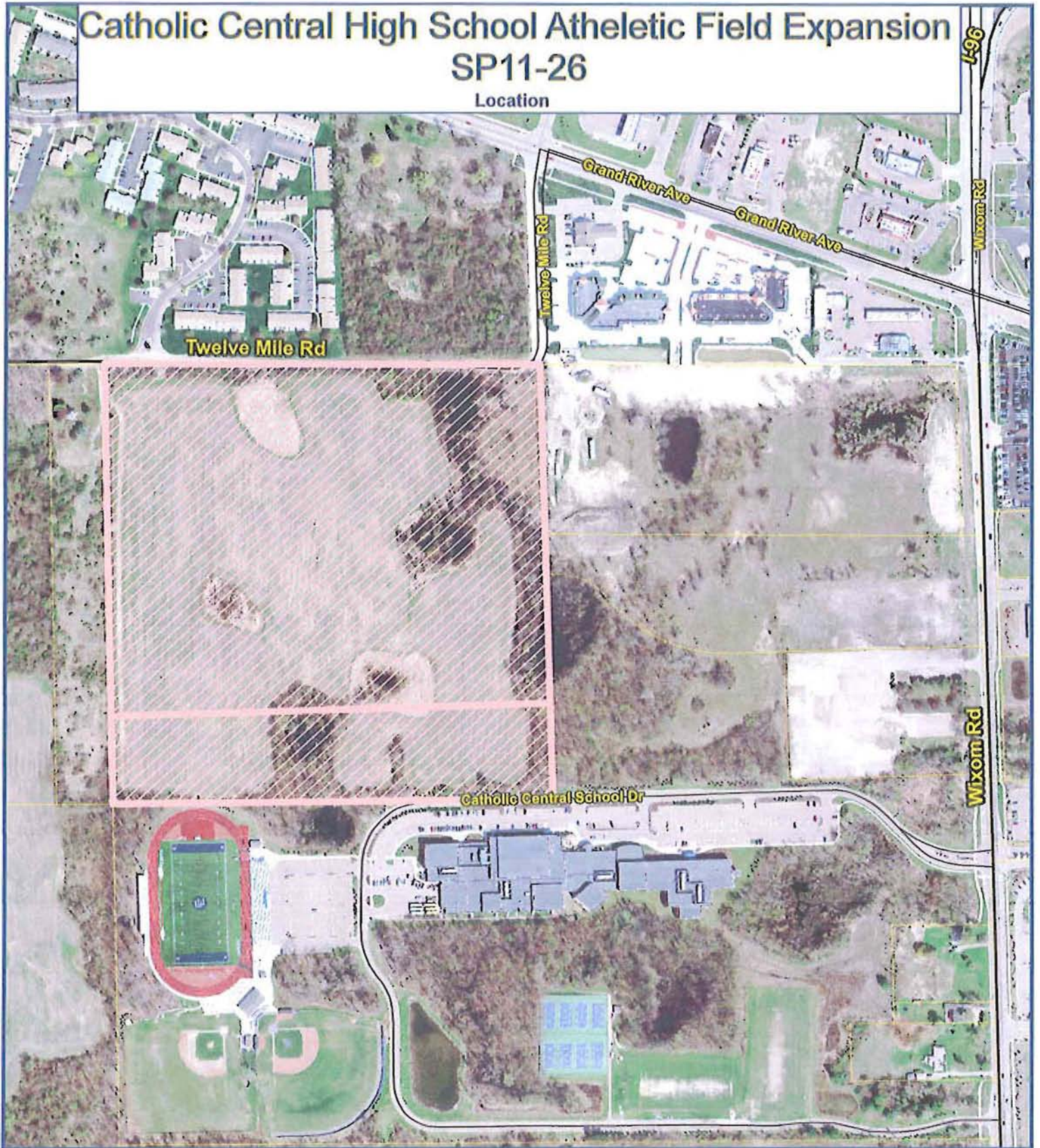
MAPS  
Location  
Zoning  
Future Land Use  
Natural Features



# Catholic Central High School Athletic Field Expansion

## SP11-26

Location



Map Author: Kristen Kapolanski  
 Date: June 21, 2011  
 Project: Rezoning 18.699  
 Version #: Place version here

### Map Legend

 Subject Property



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



1 inch = 391 feet

#### MAP INTERPRETATION NOTICE

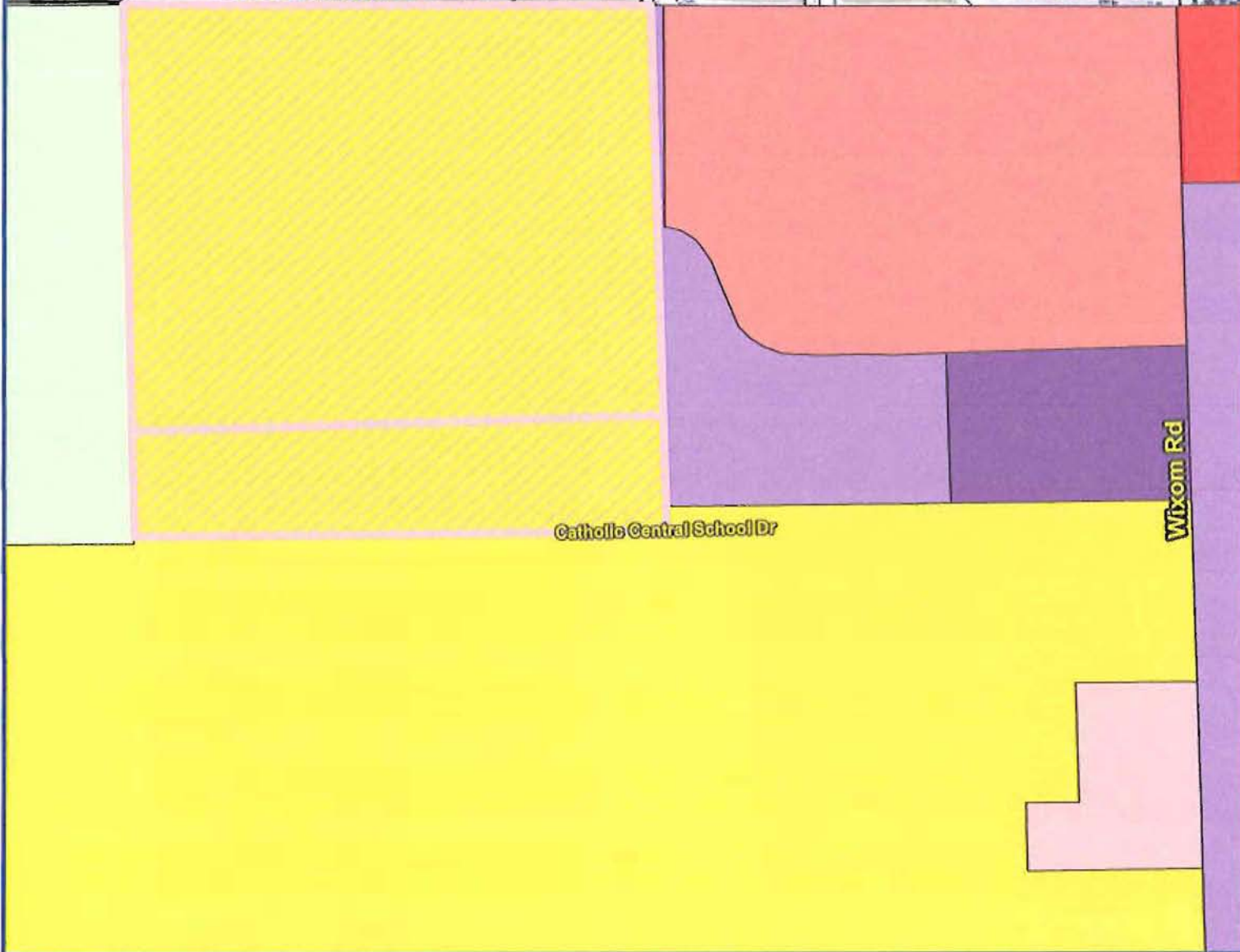
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.



# Catholic Central High School Athletic Field Expansion

## SP11-26







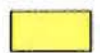

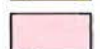
### Zoning



Map Author: Kristen Kapelanski  
 Date: June 21, 2011  
 Project: Rezoning 18.059  
 Version #: Place version here

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	Subject Property		B-2
	Subject Property		B-3
	RA		I-1
	R-1		I-2
	B-1		



**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



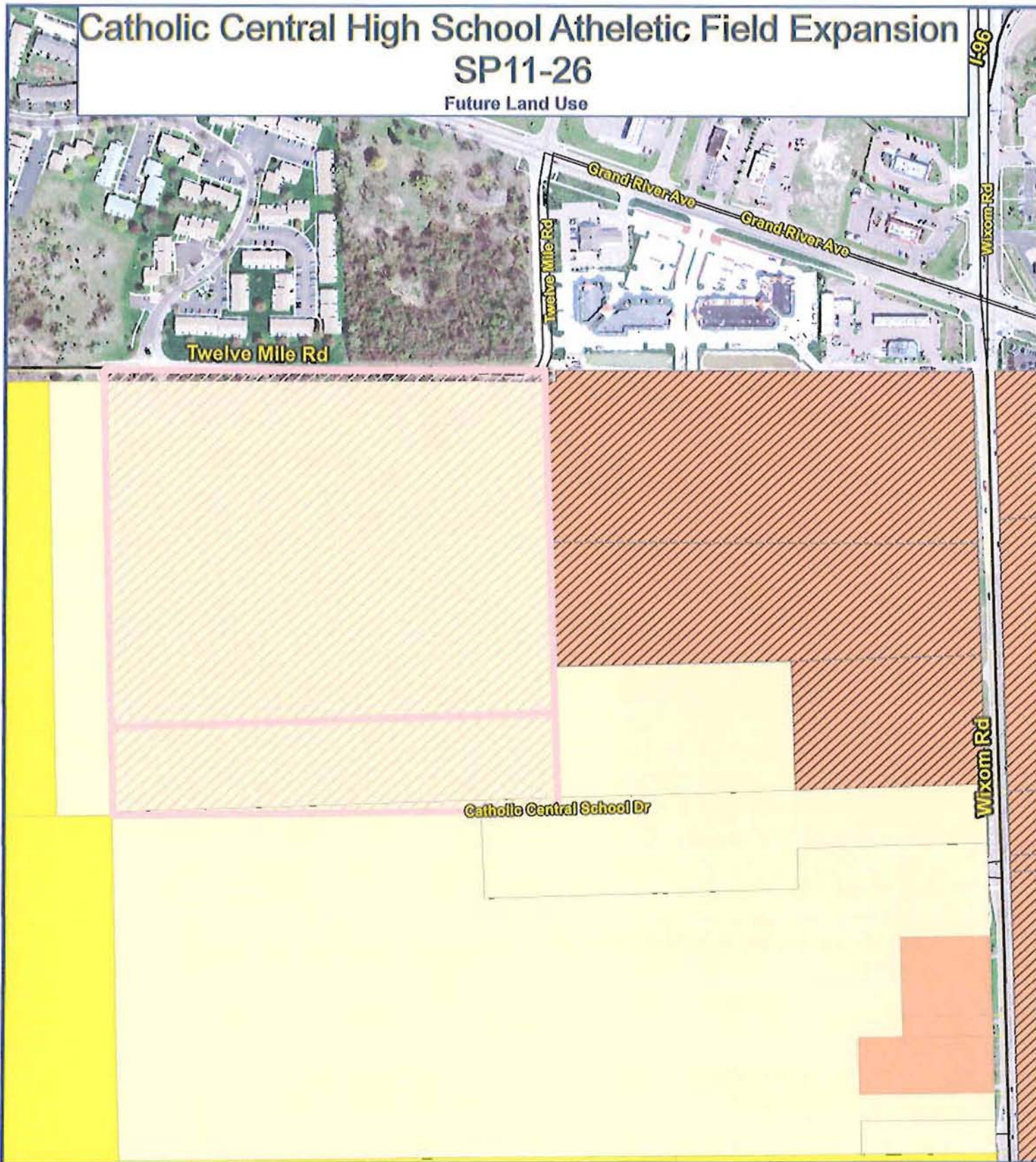
1 inch = 391 feet



# Catholic Central High School Athletic Field Expansion

## SP11-26

### Future Land Use





Map Author: Kristen Kapelanski  
 Date: June 21, 2011  
 Project: Rezoning 18.099  
 Version #: Place version here

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#### Map Legend

-  Subject Property
-  Single Family
-  Local Commercial
-  Community Commercial
-  Educational Facility



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



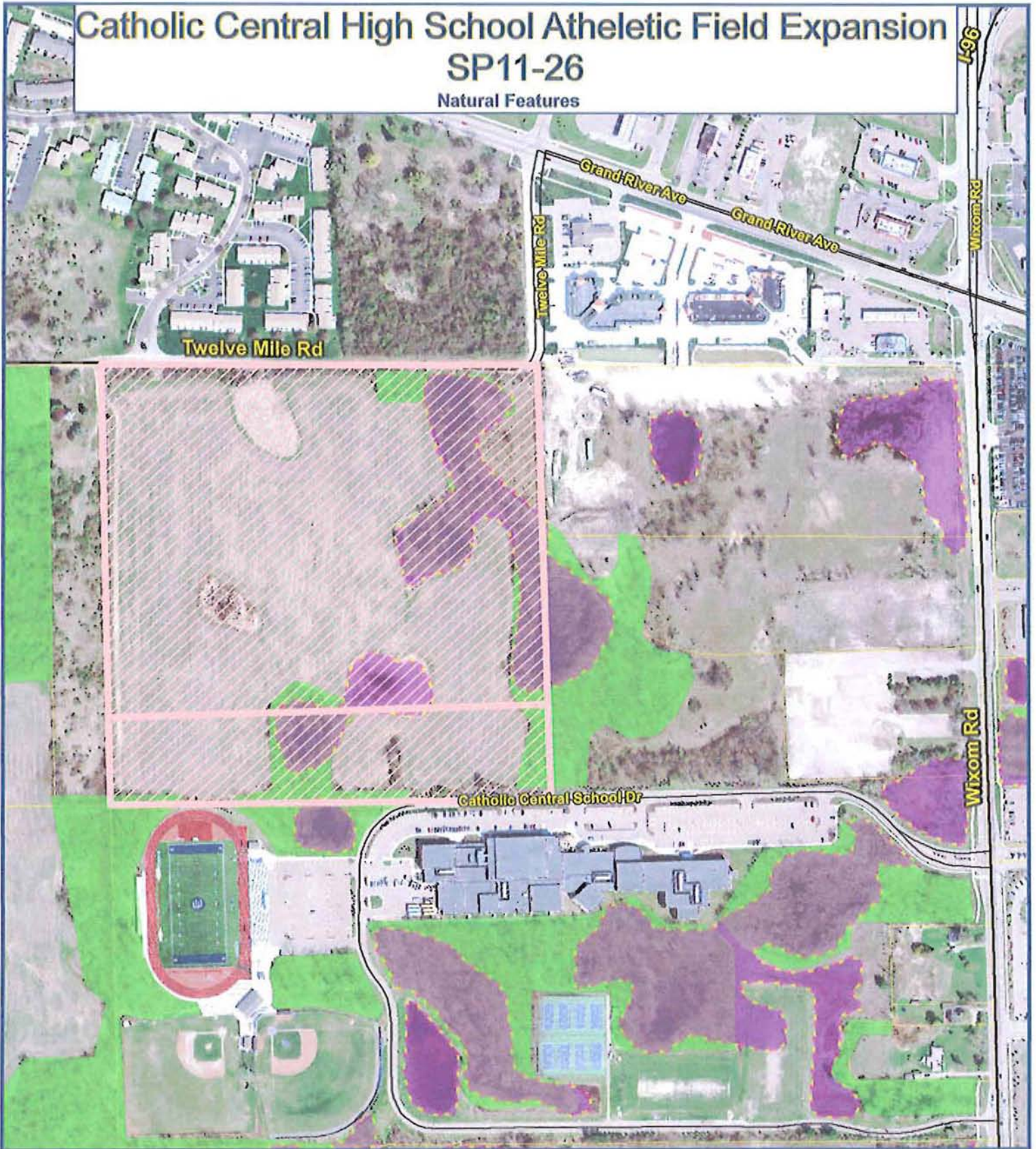
1 inch = 391 feet



# Catholic Central High School Athletic Field Expansion

## SP11-26

### Natural Features



Map Author: Kristen Kapelanski  
 Date: June 21, 2011  
 Project: Rezoning 18.699  
 Version #: Place version here

#### Map Legend

-  Subject Property
-  Wetland Areas
-  Woodlands



**City of Novi**  
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 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



1 inch = 391 feet

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