



PLAN REVIEW CENTER REPORT

September 14, 2007

Planning Review

Novi Community Sports Park Storage Building
SP #07-42

Petitioner

City of Novi Parks, Recreation and Forestry Dept. (Matt Wiktorowski, Primary Contact)

Review Type

Preliminary and Final Site Plan

Property Characteristics

- Site Location: North side of Eight Mile Road, between Napier Road and Garfield Road
- Site Zoning: RA (Residential Acreage)
- Adjoining Zoning: North: RA; South: R-2 (Single-Family) (Northville Township); East: RA; West: Single-Family (0.5 acre) (Lyon Township)
- Site Use(s): Community Park
- Adjoining Uses: North: Utility Corridor; South: Park (Northville Township); East: Single-Family; West: Single-Family (Lyon Township)
- Site Size: 73.87 acres
- Building Size: 1,920 square feet
- Plan Date: Site Plan June 2007

Project Summary

The applicant is proposing to construct a 1,920 square foot storage building, in order to house tractors, lawn mowers and the like for maintenance and events at the Community Sports Park. The proposed structure is classified as an accessory building, per Section 2503 of the Zoning Ordinance, and is a Principal Use Permitted in the RA (Residential Acreage) District.

Recommendation

Staff recommends approval of the Preliminary and Final Site Plan, subject to the applicant receiving variances from the Zoning Board of Appeals for the following two issues:

- Per Section 2503.1.J of the Zoning Ordinance, a maximum of two detached accessory buildings are permitted on the subject site. The proposed storage building would be the fourth accessory building on the site. A variance from the

Zoning Board of Appeals would be necessary to provide a fourth accessory building. Staff would support this variance, as the site is 73.87 acres (far exceeding the minimum 1 acre lot size for Residential Acreage parcels), and a fourth accessory building would not have a negative impact on the health, safety or general welfare of the subject site or neighboring parcels.

- Per Section 2503.1.E.3 of the Zoning Ordinance, a maximum of 1,500 square feet is permitted for all accessory buildings on the site. The existing pavilion (2,240 square feet) and the two existing concession/restroom buildings (approximately 825 square feet each) provide a total of approximately 3,890 square feet of existing accessory buildings. The proposed building (1,920 square feet) would result in approximately 5,810 square feet of accessory buildings on the site. A variance from the Zoning Board of Appeals would be necessary to exceed the maximum square footage of accessory buildings on the site. Staff would support this variance, as the site is 73.87 acres (far exceeding the minimum 1 acre lot size for Residential Acreage parcels), and an additional 1,920 square foot accessory building would not have a negative impact on the health, safety or general welfare of the subject site or neighboring parcels.

Ordinance Requirements

The Preliminary/Final Site Plan was reviewed under the requirements of Zoning Ordinance Article 3 (RA - Residential Acreage District), Section 2400 (Schedule of Regulations), Section 2503 (Accessory Uses), Section 2511 (Exterior Lighting), and Section 2516 (Site Plan Review - All Districts). The attached table provides a summary of the ordinance requirements.

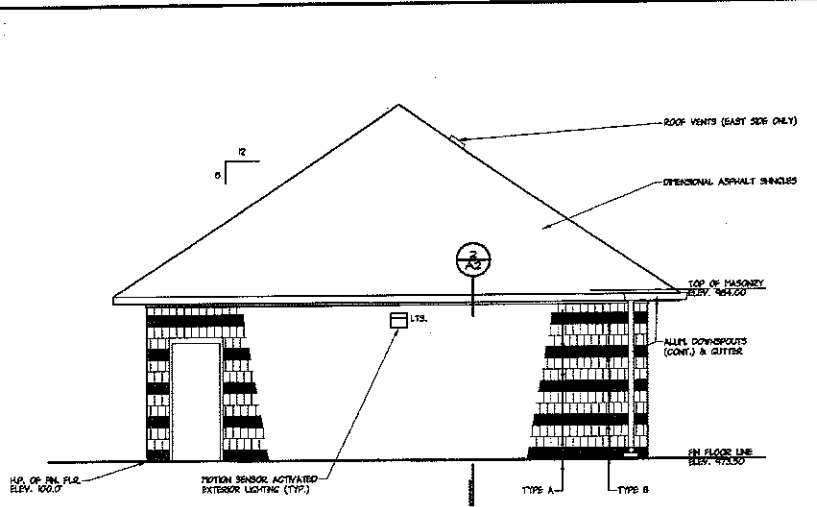
- Building Height – Per Section 2400 of the Zoning Ordinance, the building meets the Zoning Ordinance standard, as it is less than 16 feet in height and a maximum height of 35 feet is permitted.
- Building Setback - Per Section 2503.1.G of the Zoning Ordinance, the north and east property lines (rear yard and interior side yard, respectively) have a minimum setback standard of 6 feet. Per Section 2400(b) and Section 2503.1.B&D, the south and west property lines (front yard and exterior side yard, respectively) have a minimum setback standard of 75 feet. The proposed storage building meets all setback standards.
- Accessory Buildings –
 1. Per Section 2503.1.J of the Zoning Ordinance, a maximum of two detached accessory buildings are permitted on the subject site. The proposed storage building would be the fourth accessory structure on the site (a pavilion/restroom structure and two concessions/restroom buildings

are existing). A variance from the Zoning Board of Appeals would be necessary to provide a fourth accessory building on the site.

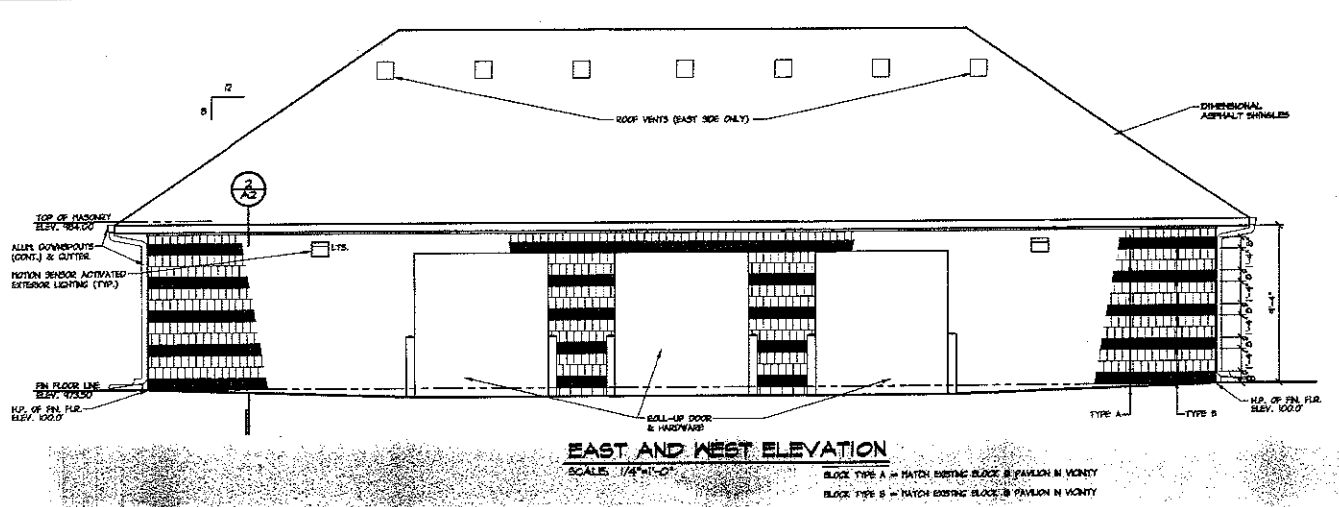
2. Per Section 2503.1.E.3 of the Zoning Ordinance, a maximum of 1,500 square feet is permitted for all accessory buildings on the site. The existing pavilion (2,240 square feet) and the two existing concession/restroom buildings (approximately 825 square feet each) provide a total of approximately 3,890 square feet of existing accessory buildings. The proposed building would result in approximately 5,810 square feet of accessory buildings on the site. A variance from the Zoning Board of Appeals would be necessary to provide additional square footage of accessory buildings on the site.
 3. Per Section 2503.1.L of the Zoning Ordinance, the building must be designed and constructed of materials and architecture compatible with the principal structure, with a minimum roof pitch of 3/12 and overhangs no less than 6". The design and construction of the proposed storage building is compatible with the existing pavilion/restroom structure (constructed approximately 5 years ago), located near the proposed structure. It is staff's opinion that the proposed storage building meets the intent of the Zoning Ordinance standards.
- Lighting – Per Section 2511 of the Zoning Ordinance, security lighting must be shielded from adjacent properties and the night sky. The applicant is proposing wall-mounted fixtures (100W, metal halide) on each building elevation, with a cut-off design and motion-detector sensors. The proposed fixtures meet the zoning standard.

Karen F. Reinowski

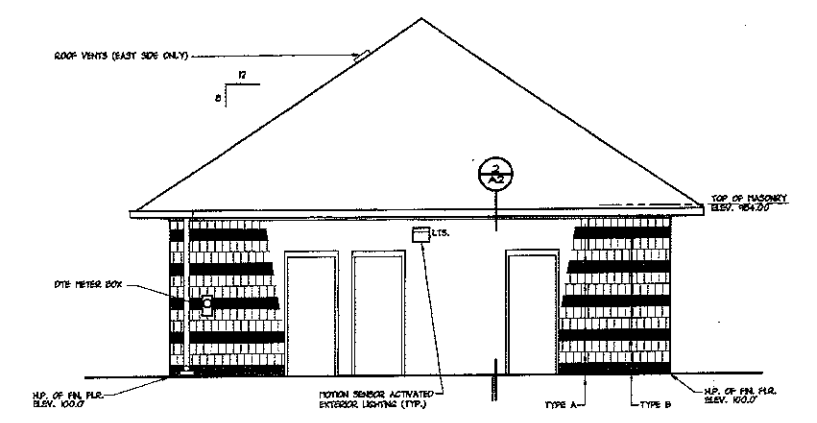
Planning Review by Karen F. Reinowski, AICP, PCP 248-347-0484 or
kreinowski@cityofnovi.org
Attachments: Planning Review Chart



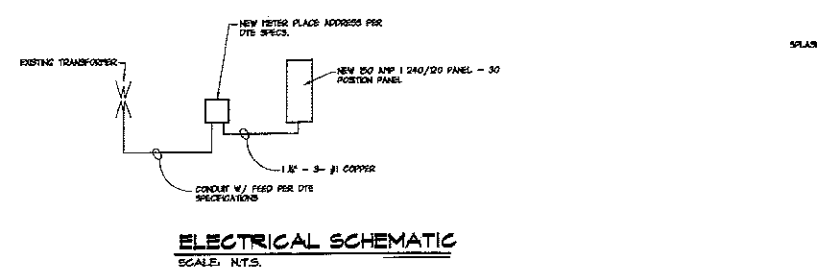
SOUTH ELEVATION
SCALE: 1/4"=1'-0"
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BLOCK TYPE B = MATCH EXISTING BLOCK @ PAVILION N VICINITY



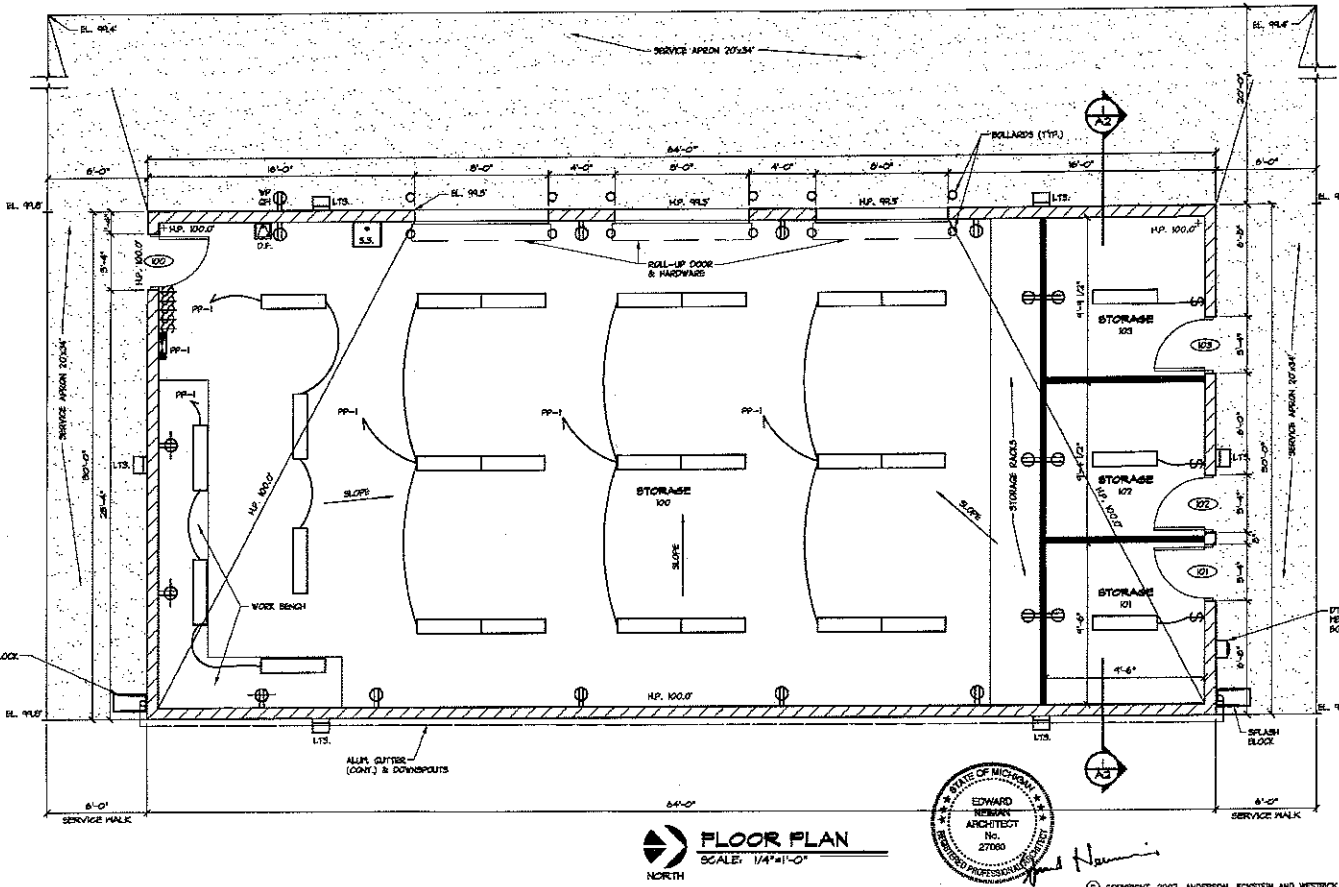
EAST AND WEST ELEVATION
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BLOCK TYPE A = MATCH EXISTING BLOCK @ PAVILION N VICINITY
BLOCK TYPE B = MATCH EXISTING BLOCK @ PAVILION N VICINITY



NORTH ELEVATION
SCALE: 1/4"=1'-0"
BLOCK TYPE A = MATCH EXISTING BLOCK @ PAVILION N VICINITY
BLOCK TYPE B = MATCH EXISTING BLOCK @ PAVILION N VICINITY



ELECTRICAL SCHEMATIC
SCALE: N.T.S.



FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



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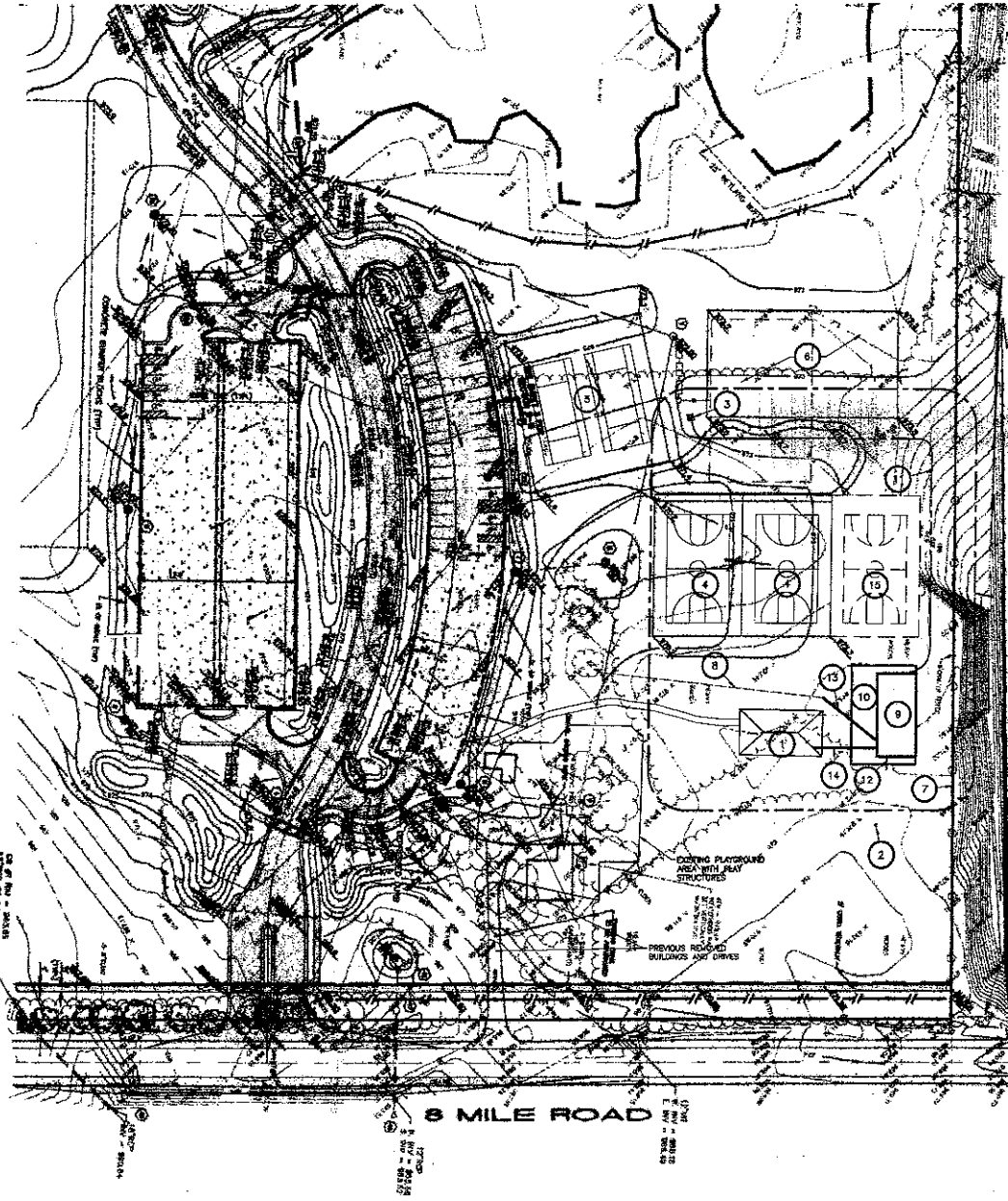
DATE	REVISIONS	DATE	REVISIONS
08-14-07	REVISIONS		

STORAGE BUILDING
COMMUNITY SPORT PARK
NOVI PARKS AND RECREATION-NOVI, MICHIGAN

ANDERSON, ECKSTEIN AND WESTRICK, INC.
Civil Engineers • Surveyors • Architects
43001 Schwanerway Road, Shelby Township, Michigan 48115
Phone 588-7224-1254 Fax 588-7224-9790

FLOOR PLAN
EXTERIOR ELEVATIONS

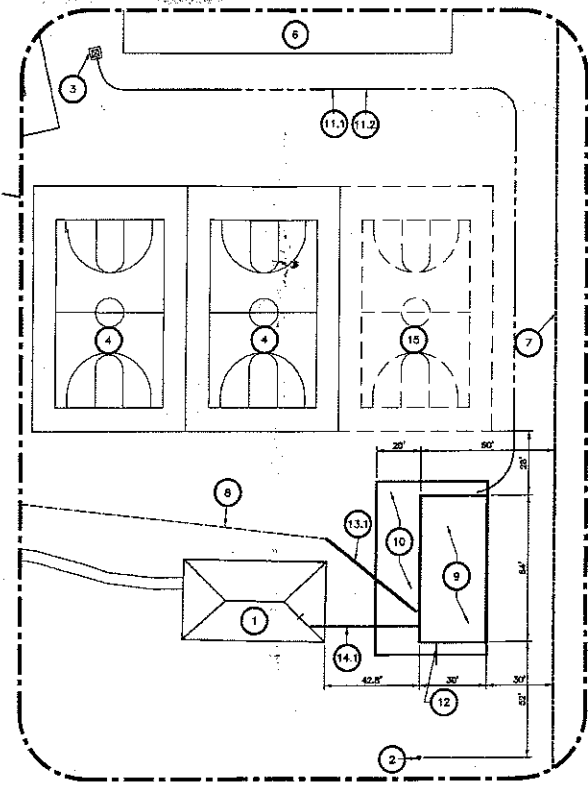
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<input type="checkbox"/> AS-BUILT		DRAWN BY: PED	CHECKED BY: DJ



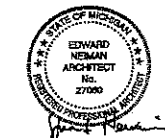
SITE PLAN
SCALE: 1"=50'-0"
NORTH

SITEPLAN NOTES

1. EXISTING PAVILION BUILDING
2. EXISTING WELL
3. EXISTING TRANSFORMER AND PAD
4. EXISTING BASKET BALL COURT
5. EXISTING TENNIS COURT
6. EXISTING SEPTIC FIELD
7. EXISTING PROPERTY LINE
8. EXISTING SANITARY SEWER SERVICE
9. PROPOSED 30'-6" STORAGE BUILDING
10. PROPOSED FLAT WORK
11. PROPOSED 1" ELECTRICAL CONDUIT
- 11.1. CONTRACTOR TO PROVIDE 2" CONDUIT FROM EXISTING TRANSFORMER TO NEW DTE METER
- 11.2. DTE TO INSTALL SERVICE - COST OF DTE WORK TO BE INCLUDE IN PRICE OF STRUCK
12. PROPOSED 10 FEET OF 1" EMPTY CONDUIT W/ CAP BOTH ENDS
13. PROPOSED 4" SANITARY SEWER
- 13.1. CONTRACTOR TO PROVIDE 4" SANITARY SERVICE TO PROPOSED BUILDING, CONNECT TO EXISTING SANITARY SERVICE (LOCATE IN FIELD)
14. PROPOSED WATER SERVICE
- 14.1. CONTRACTOR TO INSTALL 1" WATER LINE (MINIMUM 42" BELOW GRADE) FROM EXISTING PAVILION
15. FUTURE BASKETBALL COURT



ENLARGED PARTIAL SITE PLAN
SCALE: 1"=30'-0"
NORTH



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DATE	REVISIONS	DATE	REVISIONS
06-14-07	PERMITS		

**STORAGE BUILDING
COMMUNITY SPORT PARK
NOVI PARKS AND RECREATION-NOVI, MICHIGAN**

ANDERSON, ROCKSTEIN AND WESTRICK, INC.
Civil Engineers - Surveyors - Architects
51951 Schoenherr Road, Shelby Township, Michigan 48315
Phone 588-7254-5254 Fax 588-7254-9799

SITEPLAN

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<input type="checkbox"/> CONSTRUCTION	SCALE: 1"=50'-0"	DATE: JUNE 2007	
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