



PLAN REVIEW CENTER REPORT

November 6, 2012

Planning Review

Kroger Fuel Station

JSP12-44

Petitioner

Landplan Engineering

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: 47045 Pontiac Tr., south of Pontiac Tr. and east of Beck Rd. (Section 4)
- Site Zoning: B-3, General Business
- Adjoining Zoning: North: Commercial (Commerce Township); South and West: B-3; East: RM-1
- Current Site Use: Vacant
- Adjoining Uses: North: Existing commercial; South: Shopping Center; West: Pharmacy; East: Multiple-family development
- School District: Walled Lake District
- Site Size: 1.08 acres
- Plan Date: 10-10-12

Project Summary

The applicant is proposing to construct a fuel station on an outlot of the existing shopping center at the southeast corner of Pontiac Trail and Beck Road. The proposed Kroger Fuel Station would complement the Kroger store on the opposite side of Pontiac Trail in Commerce Township. The applicant is proposing 7 dual customer fuel pumps along with a 207 sq. ft. service kiosk. Access points are shown on the shopping center entrance drive and Pontiac Trail.

Recommendation

Provided the applicant receives the necessary variances from the Zoning Board of Appeals, staff recommends approval of the Preliminary Site Plan. There are only minor planning related items to be addressed on the Final Site Plan submittal. Planning Commission approval of the Preliminary Site Plan is still required.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 15 (B-3 General Business 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. Access Points: **Access points for fuel stations must be located 100 feet from residential zoning. The proposed access point on Pontiac Trail is 35 feet from the adjacent residential district.** The applicant has elected to seek a variance from the Zoning Board of Appeals for this deficiency. If the variance is not granted, plans will need to be modified to meet the ordinance standards.
2. Parking Setback: The required side yard parking setback is 10 feet. The applicant has provided an 8 foot setback in the western side yard. **The applicant should adjust the site layout to accommodate the required parking setback or seek a variance from the Zoning Board of Appeals.**
3. Parking Space Dimensions: **The applicant should ensure all parking spaces are 17 feet to the face of curb and denote a 4 inch curb wherever 17 foot spaces are proposed.**
4. Barrier Free Signage: **The applicant should indicate the required barrier free sign on the site plan.**
5. Dumpster Screening: **The applicant should provide the required dumpster screening details.** Additional information regarding the requirements can be found in the planning review chart.

6. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

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 checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

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 consideration by the Planning Commission and with the next plan submittal.

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



Kristen Kapelanski, AICP, Planner

Planning Review Summary Chart

Kroger Fuel Station

JSP12-44

Preliminary Site Plan

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Community Commercial	Community Commercial	Yes	
Zoning	B-3	B-3	Yes	
Use (Sec. 1501 and Sec. 1502)	Commercial uses, etc. listed in Section 1501 and Section 1502	Fuel station	Yes	
Building Height (Sec. 2400)	30 feet	19 feet	Yes	
Fueling Station Provisions (Sec. 1402.1)				
Access points	Must be located 100' from an intersection or a residential district	Access point on Pontiac Trail 35 feet from adjacent residential property	No	Applicant will seek a variance from the Zoning Board of Appeals.
Lot area	Min. 1 acre	1.08 acres	Yes	
Noise Standards	Noise Impact Statement per Sec. 2519.10(c) required	Noise Impact Statement submitted indicating site will not exceed noise standards	Yes	
Building Setbacks (Sec. 2400)				
Front (north)	30 feet	66 feet	Yes	
Interior Side (west)	15 feet	24 feet	Yes	
Interior Side (east)	15 feet	36 feet	Yes	
Rear (south)	20 feet	94 feet	Yes	
Parking Setbacks (Sec. 2400)				
Front (north)	20 feet	25 feet	Yes	
Interior Side (west)	10 feet	8 feet	No	Applicant should adjust the site layout to meet the required setback. Alternately, a new application could be submitted to the Zoning Board of Appeals.
Interior Side (east)	10 feet	20 feet	Yes	
Rear (south)	10 feet	36 feet	Yes	
Number of Parking Spaces (Sec. 2505)	One for each fuel dispensing stand plus one per 200 sq. ft. usable floor area (min. 3 spaces required)	4 spaces provided	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	3 spaces required			
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions and 24' wide drives for 90° parking layout. (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb)	9' x 17' parking space dimensions with 24' wide drive for 90° parking space.	Yes	A 4" curb should be indicated on the site plan wherever 17' spaces are proposed. It appears spaces have been measured to back of curb. Striping should be adjusted so spaces measure 17' in length to face of curb.
Barrier Free Spaces (Barrier Free Code)	1 van accessible space	1 van accessible space	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with an 8' wide access aisle for van accessible	8' wide with a 8' wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	No barrier free sign indicated.	No	Applicant should provide required barrier free sign.
Loading Spaces (Sec. 2507)	10 sq. ft. of loading space for each front ft. of building in the rear yard 23' x 10 = 230 sq. ft. required	230 sq. ft. loading space shown	Yes	
Loading Space Screening	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading space to be screened by landscaping	Yes	
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally	Dumpster enclosure setback 63 feet from the proposed building and setback 42 feet from the nearest property line in the rear yard.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.			
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	Dumpster screening details not provided.	No	Applicant should provide details for dumpster screening.
Exterior Signs	Exterior Signage is not regulated by the Planning Division or Planning Commission.			<u>Please contact Jeannie Niland (248.347.0438).</u>
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan provided.		Please see attached lighting chart.
Sidewalks (City Code Sec. 11-276(b))	Building exits must be connected to sidewalk system or parking lot.	Sidewalk connections existing	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org



Aerial Photo of Proposed Kroger Gas Station Site and Surroundings