



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
August 25, 2021 at 6:00 p.m.
Novi Civic Center – Council Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
AGENDA

Members: Avdoulos, Dismondy, Verma

Staff Support: Barb McBeth, Lindsay Bell, Christian Carroll, Ben
Peacock, Tom Schultz

1. Roll Call

2. Approval of Agenda

3. Appointment of Chair and Vice-Chair

4. Approval of December 11, 2019 Master Plan and Zoning Committee meeting minutes

5. Audience Participation and Correspondence

6. Discussion Items

A. Rezoning request by MI CAT to rezone from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO)

Review and provide comments on the rezoning request for a 5.29 acre portion of a 32.39 acre property located on the east side of Novi Road and north of Catherine Industrial Drive (Section 23)

B. Master Plan Update

Review information and provide comments on special topics

7. Adjourn

MASTER PLAN AND ZONING COMMITTEE MEETING MINUTES

DECEMBER 11, 2019



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
December 11, 2019 at 5:30 p.m.
Novi Civic Center – Council Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
MINUTES

CALL TO ORDER

The meeting was called to order at 5:32 PM.

ROLL CALL

Present: Tony Anthony, John Avdoulos, Cindy Gronachan

Absent: None

Staff Present: Barb McBeth, City Planner; Lindsay Bell, Planner; Sri Komaragiri, Planner; Thomas Schultz, City Attorney; Madeleine Kopko, Planning Assistant

1. Approval of Agenda

Member Anthony made a motion to approve the agenda with additions for audience participation in between each item. Member Gronachan seconded. Motion carried 3-0.

2. Approval of November 13, 2019 Master Plan and Zoning Committee Meeting Minutes

Member Gronachan made a motion to approve the November 13, 2019 Minutes. Member Anthony seconded. Motion carried 3-0.

3. Discussion Items

i. Holiday Inn PRO JZ19-24

Review and provide comments on the rezoning request for approximately 5.52 acres of property located south of Grand River Avenue, east of Beck Road (Section 16) from I-1 (Light Industrial) to TC (Town Center) with a Planned Rezoning Overlay.

Planner Bell explained the proposed hotel development.

- The property is currently zoned I-1, Light Industrial, and only allows motels as a Special Land Use, subject to certain standards.
- The rezoning request is necessary to allow the development of a four-story hotel.

- The current plan shows 117 guest rooms, a 40-seat restaurant, a future 10,417 square foot retail/restaurant space, and a public gathering space.
- The applicant is requesting a Planned Rezoning Overlay option with a TC, Town Center, rezoning, which is not currently supported by the 2016 Master Plan for Land Use.
- The Master Plan designates this area as City West and recommends a new zoning district to be created to enable the vision for this area.
- The applicant has chosen to pursue the PRO option. The Town Center District requested for rezoning seems to match the concept of the applicant's proposal. The Town Center Zoning District does currently resemble the City West area, which would accommodate the mix of uses proposed.
- The proposed site is currently developed with an industrial building which includes an upholstery shop and sign company.
- Staff indicated many issues that will need to be addressed in the applicant's next submittal including excessive amount of parking, the use of a private road, lack of connectivity, and lack of landscaping plans.

Brian Biskner, Powell Engineering, noted that the applicant wanted to follow along with the City West process, but decided to go with the PRO option as it may be a faster route. He also said he looks forward to receiving all comments from the Committee and is particularly interested in the comments regarding the public space location along Grand River.

Chair Avdoulos turned it over to the Committee for comments.

Member Anthony provided some of his comments.

- He believes that a hotel would be a good fit on this parcel.
- This use would be one that the Planning Commission looks at for parking reductions.
- The applicant should look at our Non-Motorized Master Plan to see how Novi is trying to be more walkable and see how they can incorporate those goals into their site plan. The Planning Commission likes to review that map and see how the City can improve its infrastructure.
- Member Anthony said that he could see this project connecting to the convention center and the hospital.
- We would not want to get involved with donations into the tree fund for this project, and scaling back on the parking would allow us to do that.
- There is an existing buffer between the existing industrial sites and the residential area; this is probably one of our best buffers in the City.
- When the Planning Commission looks at a plan, Member Anthony indicated that the parking, green space, and walkable connections are very important to us.

Member Anthony asked about the restaurant/commercial space.

Applicant Manhal Shammami said they are looking into family-style restaurants or quick, fast-food type establishments. It's tough right now because there isn't

much in between Taft and Beck Roads to draw a lot of attention to retail and restaurants. When we bring in the hotel, it may start to draw that attention.

Member Gronachan said Suburban Showplace hosts a lot of events in the summertime. That may be an important thing to note when deciding on a restaurant. As far as the green space, I think a park or open space idea for the guests or restaurant customers to use in between the hotel and restaurant would work out really well. It may encourage more people in their decision to go there because of that space. There's a long walk from here until the next Starbucks, for example. Member Gronachan said that she is a proponent of green space.

Member Avdoulos asked the applicant what made them look at this site?

Applicant Manhal Shammami said we know how busy Suburban Showplace gets and encourages people from other communities to visit the area. There's a lot of manufacturing coming in and Suburban Showplace has a lot of events related to that. So, first we picked the brand and that's Holiday Inn. When we built a Holiday Inn in 2009 on Twelve Mile near Haggerty Road, the hotel market was still strong during the recession, so we know the usage. We've done a study to show this would fit in very well there. I think this would be a really good place with Suburban Showplace across the street and the hospital down the street as well. No one has really built anything with a restaurant attached nearby. We forgot to mention the restaurant will be open to the public and there will be a conference room inside the hotel. We are shooting for 120 rooms with upgrades to the fitness center and the pool.

Chair Avdoulos said the location to me is odd because you think it would go across the street. I would like to see a map with a broader image that shows Beck Road and Grand River Avenue including recently built or proposed hotels and see how this ties into the Master Plan. I also think this can spur other developments. There are some other restaurants down the street so I would just like to see how all of this ties in.

Member Avdoulos asked if this is falling in line with what the Master Plan envisions.

Planner Bell said this falls into the City West area on all sides. Eventually development could happen all around it with the standards of the City West District. We were hoping to see some sidewalk connections to make these future connections possible. We think something more could be added to that.

Mr. Biskner said we started talking with staff last spring. We wanted to go with the City West concept, but we didn't know how long that would take and the franchise might have been lost so we wanted to go with the PRO option.

Member Anthony said what deviations would be included with that?

Planner Bell said maybe a hotel under three stories; however, this project is not abutting residential districts. In terms of other standards, we started with looking at the Town Center standards and it continues to evolve the more we work on it.

City Planner McBeth said the mix of uses may be more important. At some point, projects are going to come in and this seems like the starting point.

Member Avdoulos asked does this use work with all the other surrounding uses. I travel frequently and I use google maps to see what's nearby and I pick a hotel based on that. We have to keep up with today's technology.

Member Gronachan said I think this is the right place for this development. I think you just need to be creative and futuristic. I like the idea but it needs some work. I don't know how I feel about four stories either, but it will spark a lot of development. There is not a lot of height in that area right now and it may stick out.

Mr. Shammami said a new look for Holiday Inn just came out a couple of months ago and it is very modern. It looks about 3 stories because the roof is flat.

Member Avdoulos said I am not concerned about the height in that location. When it is time to go to Planning Commission, we can see some more visuals compared to the things already nearby. We like seeing things out of the box.

Planner Komaragiri asked the applicant if they anticipate many guests and noted that they should look into adding a crosswalk for people to cross the street from Suburban Showplace.

Member Gronachan confirmed that there is a crosswalk in front of Suburban Showplace.

Member Avdoulos closed the Committee's comments and asked the audience if they wished to speak.

Mike Duchesneau, 1191 South Lake Drive, said this is consistent with the Master Plan and this is what we are looking for along Grand River Avenue. Most PRO plans need some work explaining their existence but this works. The one thing that caught my eye is the second curb cut. You would end up with three curb cuts and that's a 50 mile per hour road. Grand River Avenue gets a lot of traffic and left turns will probably be difficult. I don't have any issues with height, personally. The Grand River Corridor Authority may want to look at goals for what we want to see on Grand River Avenue. This also may be a good location for a bus stop. I'm in support of the development.

Chair Avdoulos closed the audience participation seeing no one else wished to speak.

ii. Novaplex

Review and provide comments on the revised Concept Plan related to the rezoning request for a 22 acres of property located on the west side of Haggerty Road, north of Twelve Mile Road in Section 12 from Office Service Technology (OST) to Multi-family residential (RM-2) using a Planning Rezoning Overlay option.

Planner Komaragiri said we presented this project back in September. The Committee provided some good comments. The applicant listened to those comments and came back with revised plans. Some of the revisions to the concept plan include:

- The number of apartment units was reduced.
- Wetland and woodland site impacts were reduced.
- Wetland mitigation was proposed.
- The number of deviations was reduced.
- The overall density of the project was reduced.

Planner Komaragiri reminded the Committee of the comments from the last meeting:

- The Committee wanted the applicant to demonstrate connectivity and possibly provide a study before the public hearing is scheduled.
- The Committee wanted to see a connection maintained to Infinity Medical.

Planner Komaragiri said this parcel is going from an OST district to a dense residential district. The buildings proposed would be taller and would fit more of the RM-1 (Low Density, Low Rise Multiple Family District) style. The Ordinance states that if the building heights are lower than RM-2 it would be considered RM-1, meaning it has less than 4 stories. The unit count complies with RM-2, but the height complies with RM-1. The changes seen from the first concept plan include the buildings being completely above ground and not half underground.

Zach Weiss, of Beztak Communities, clarified that the buildings within the development are 4-stories.

The applicant, Mark Highlen said the buildings are above a straight 3-story but below a 4-story. Our major concern was the layout and making sure the use works here. We will come back with all of the details. With the connectivity issue, we want to provide for the surrounding OST (Office Service Technology Zoning District) area. We are not going to be able to create connectivity with shopping because its 1-2 miles away, as it is with most residential subdivisions. This is a car culture and people drive everywhere.

Planner Komaragiri asked the applicant to provide an exhibit showing how far these shopping services are.

Member Anthony said I think my issue last time was the isolation the project sits in. I like the changes to the density. I started to become okay with it. At least

it's connected to the neighborhoods across the street. The school connection seemed very lengthy. I could get over the lack of shopping connectivity.

Mr. Highlen said we are trying to market this development as a younger adult living area.

Member Anthony said all it takes is one child to move in and the school system has to provide for that one child.

Member Gronachan said I'm grateful for all the new explanations. The only concern is the isolation and marketing for younger adults.

Chair Avdoulos said because there is residential across the street in Farmington Hills, it does help me with understanding the rezoning request. What would really help me is identifying the other services nearby and how you know where these are. We want to see a successful project. Communicating to the Planning Commission why this property makes sense is going to be the most helpful. I recognize that apartment style living is becoming more popular.

Mr. Weiss said our main accomplishment is to provide support to the employment nearby.

Chair Avdoulos closed the Committee's comments and asked if anyone in the audience wished to speak.

Mike Duchesneau, 1191 South Lake Drive, said as a resident this is not consistent with the Master Plan or existing uses. The parcel should remain as Office Service Technology. Across the street in Farmington Hills, the residential zoning would probably be closely related to our R-3 District which doesn't compare to the proposed multiple family. Townhomes are being built nearby and Manchester is under construction. I don't see why we would allow this to go through. There are many homes nearby that are already residential for lease. I can't get past the rezoning request.

Dorothy Duchesneau, 125 Henning, said I have the same issue. I think the development is nice, but the location is not good. You would have to cross I-96 and M-5 to get to school. It makes things difficult for young students. I know what it feels like. It does not make sense to put an isolated sliver of residential right here. There isn't a park nearby for kids.

Chair Avdoulos closed the audience participation.

iii. Adjourn

Member Gronachan made a motion to adjourn. Member Anthony seconded.

Meeting adjourned at 6:47 PM.

**REZONING REQUEST
FROM I-1 (LIGHT INDUSTRIAL) TO I-2 (GENERAL INDUSTRIAL)
WITH A PLANNED REZONING OVERLAY (PRO)
REQUESTED BY MI CAT
AT CATHERINE ACCESS DRIVE**

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE
FROM: CHRISTIAN CARROLL, PLANNER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: CONSIDERATION OF REZONING REQUEST FOR
JZ21-22 MI CAT CATHERINE ACCESS DRIVE
DATE: AUGUST 19, 2021

The petitioner is requesting a Zoning Map amendment for 5.29 acre portion of a 32.39 acre property located on the east side of Novi Road and north of Catherine Industrial Drive (Section 23) from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay.

The applicant states that the rezoning request is necessary to develop the vacant site as an outdoor storage area, which is only permitted in the I-2 Zoning District as a principle permitted use. The proposed site will be used as outdoor storage for construction equipment related to Michigan CAT's shore and pump operations. The equipment is less than eight feet tall in height and will be stored year-round. The trucks carrying this equipment are projected to increase traffic to the site by ten trucks per day from December to March and by twenty trucks per day from April to November. The site will continue to be accessed off Novi Road and will have a gate off Catherine Industrial Drive for emergency access only. The outdoor storage area is proposed to be leveled with asphalt millings and will be screened to meet the City's landscape standards at a minimum. The site will also be fenced along the south and west property lines by an eight foot tall opaque fence for security and storage purposes. The applicant anticipates that construction on this site will take 28 days.

The applicant has provided the following studies as part of their application packet. All are attached to this memo following the staff and consultant reviews:

1. PRO Project Narrative
 - a. List of Requested Deviations
 - b. List of Project Benefits
 - c. List of Prospective PRO Agreement Conditions
2. Response Letter to Previous Review Comments

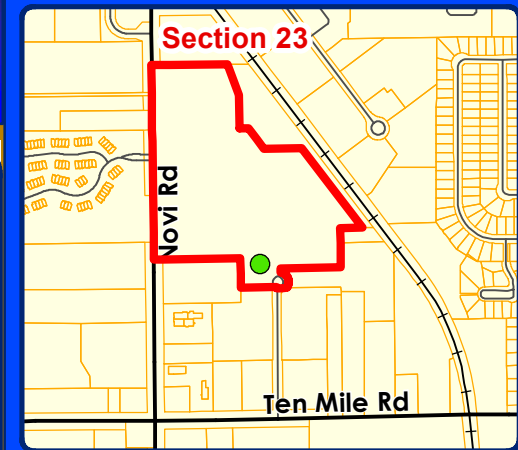
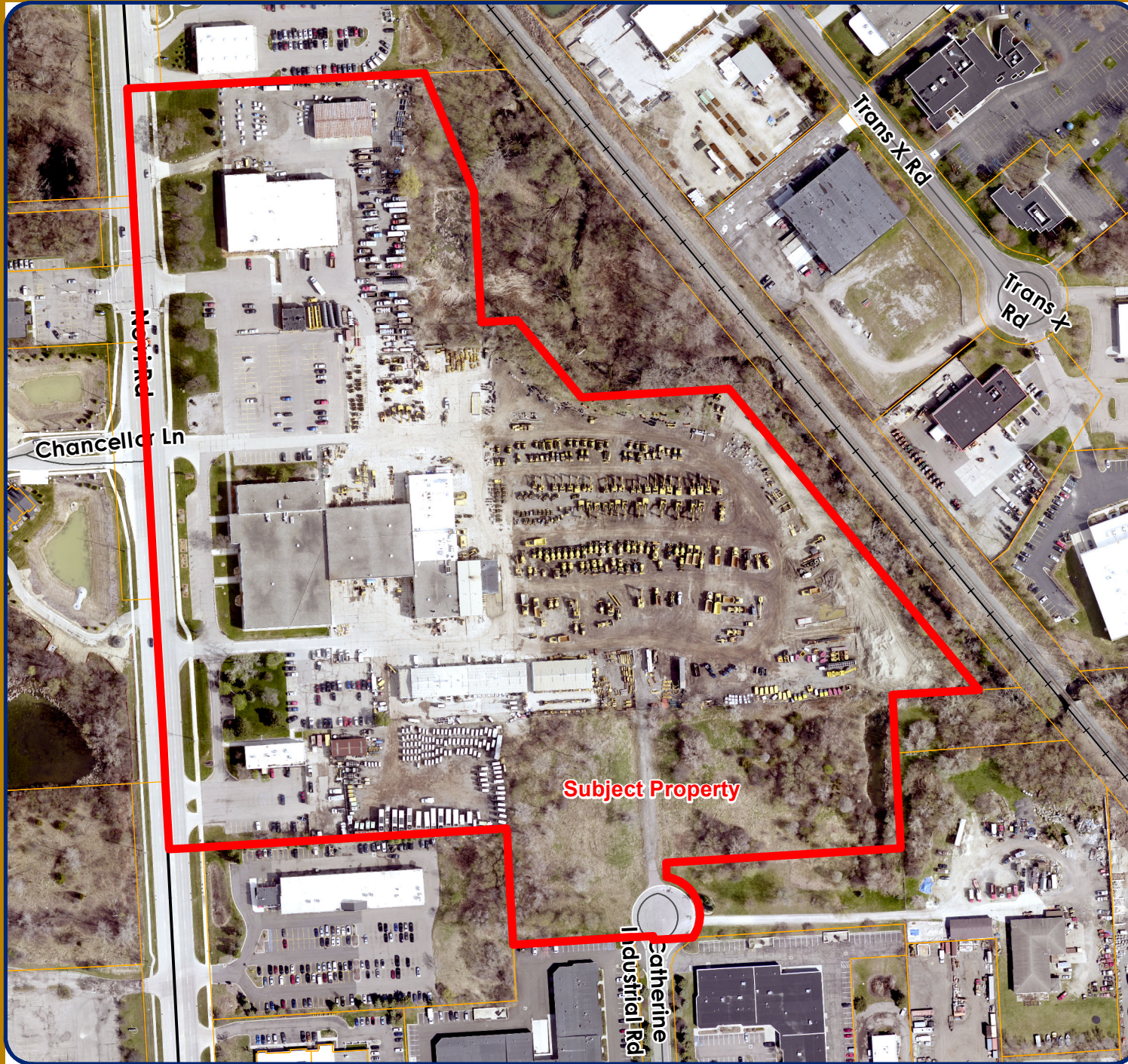
The rezoning request is presented to this Committee for input as the proposed rezoning is currently not explicitly supported by our 2016 Master Plan for Land Use. Staff is requesting the Committee consider the applicant's request, review staff and consultants' review letters and provide direction to staff and the applicant.

The memo also includes reviews for Planning, Engineering, Landscape, and Fire. Please note that recommendations in all reviews are left blank on purpose.


MAPS
Location
Zoning
Future Land Use
Natural Features

JZ21-22 MI CAT PRO CONCEPT

LOCATION



LEGEND

 Subject Property

City of Novi



Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
Date: 8/18/21
Project: MI CAT PRO CONCEPT
Version #: 1

0 55 110 220 330 Feet

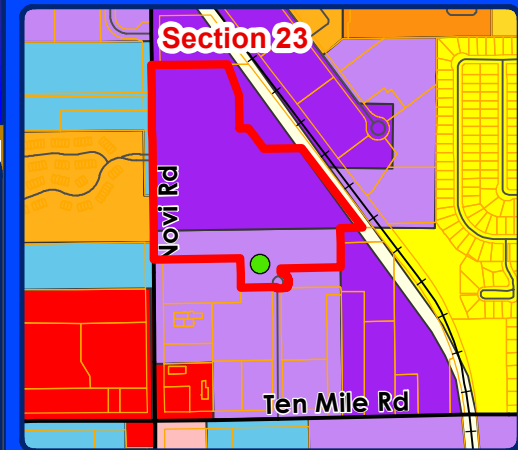
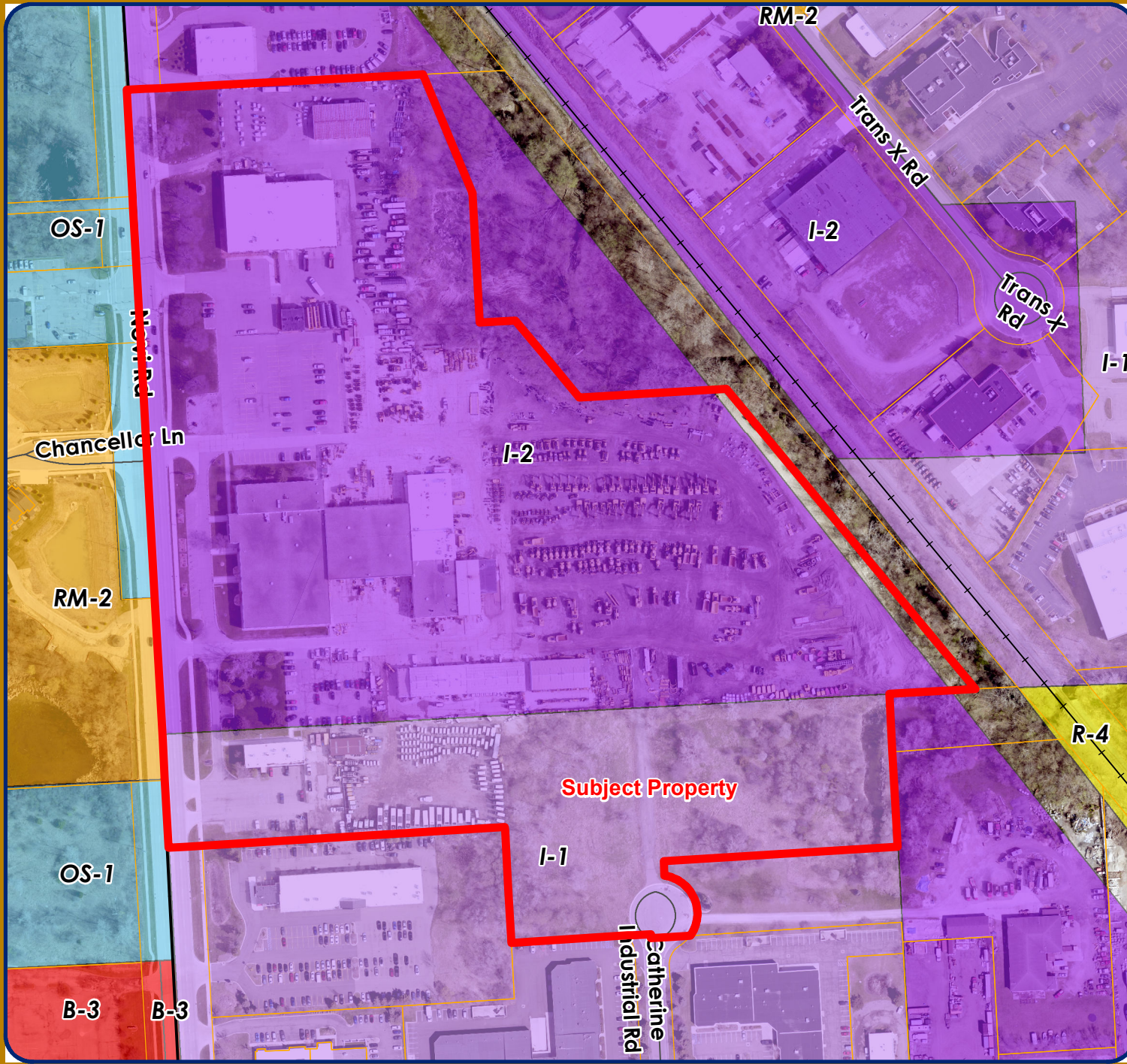
1 inch = 257 feet



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.

JZ21-22 MI CAT PRO CONCEPT ZONING



LEGEND

- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- TC-1: Town Center - I District
- Subject Property

City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

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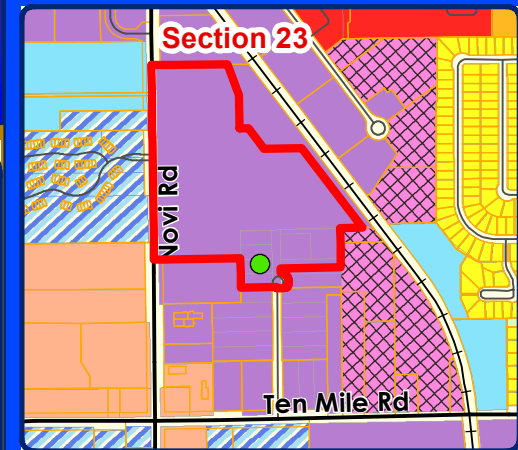
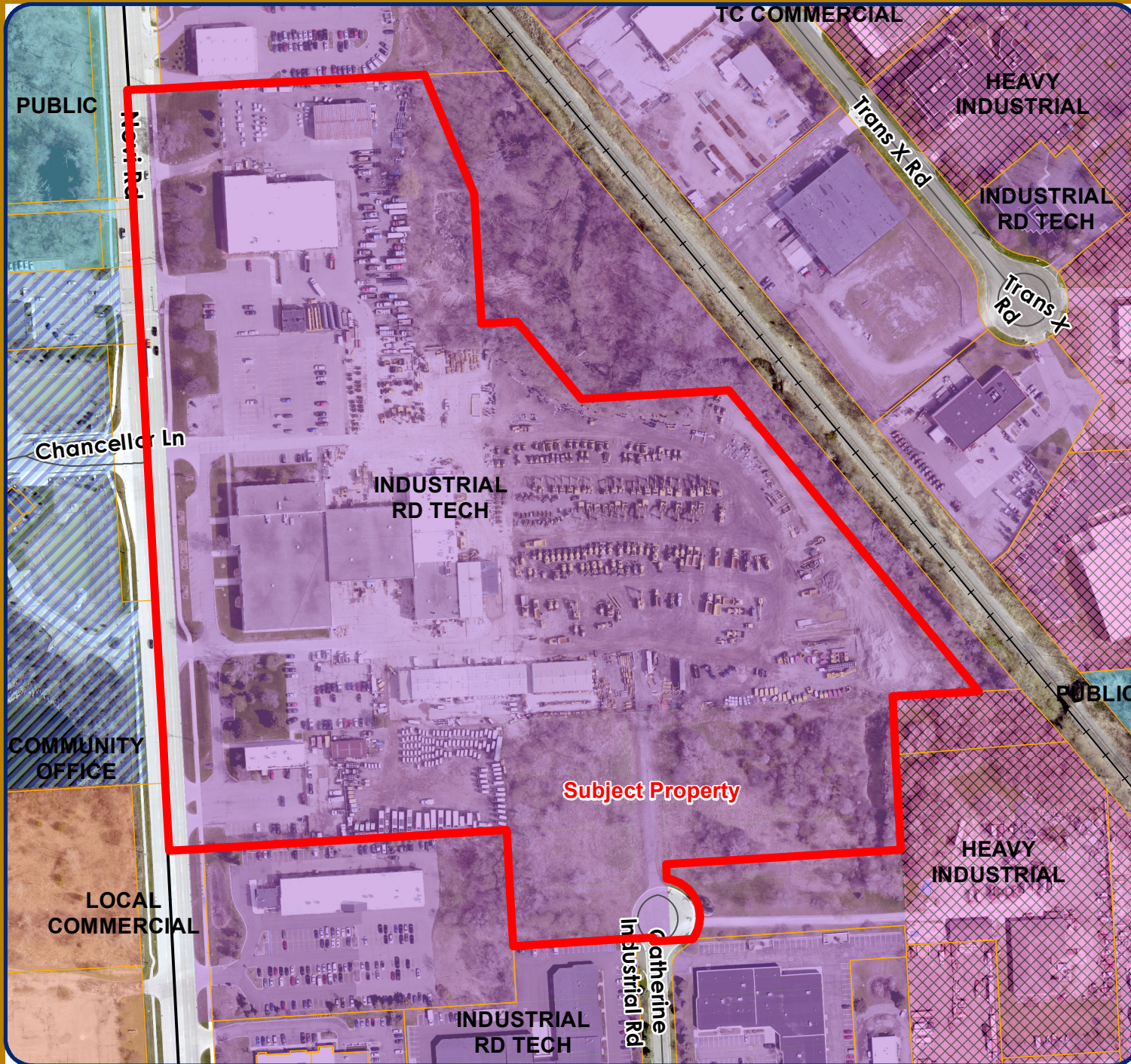
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JZ21-22 MI CAT PRO CONCEPT

FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Community Office
- Industrial Research Development Technology
- Heavy Industrial
- Local Commercial
- TC Commercial
- Public
- Private Park
- Subject Property

City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
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Feet
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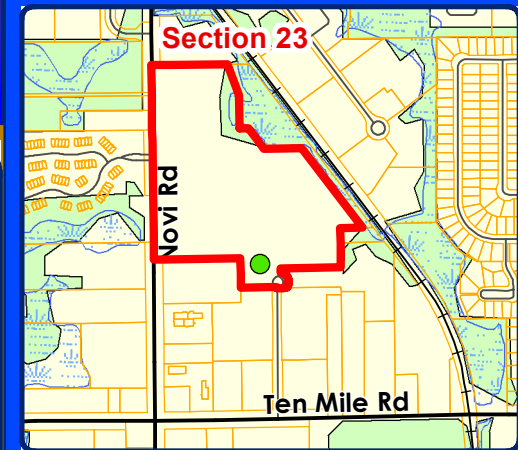
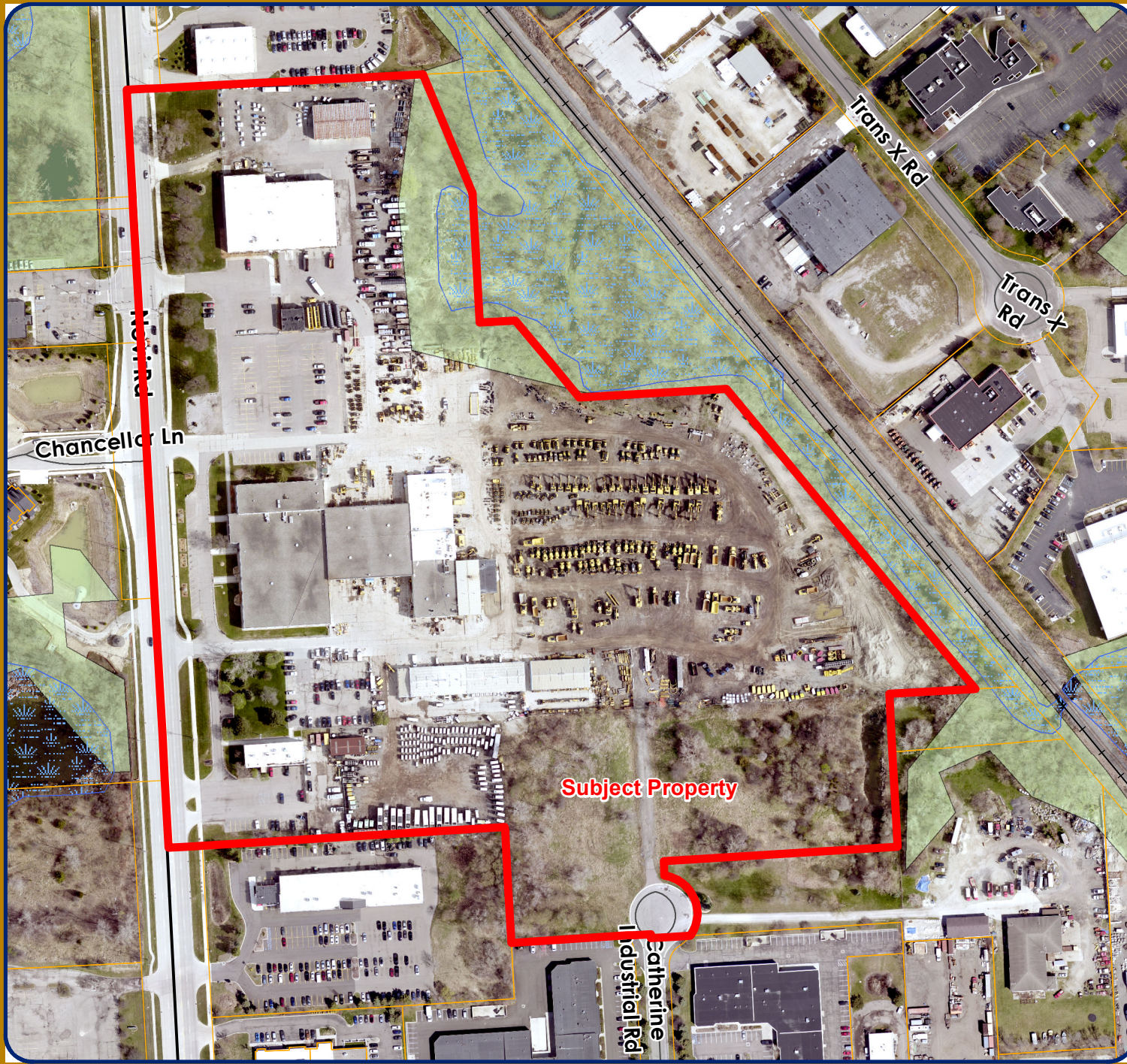
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JZ21-22 MI CAT PRO CONCEPT

NATURAL FEATURES



- LEGEND**
- WETLANDS
 - WOODLANDS
 - Subject Property



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
Date: 8/18/21
Project: MI CAT PRO CONCEPT
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APPLICANT NARRATIVE

Community Development Department
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

August 18, 2021

Re: Michigan CAT Land Development for Parcel number 50-22-23-351-065

To Whom it may concern,

Michigan CAT has begun the planning process to develop the existing campus on Novi Road to accommodate a Shoring & Pump division of the company. Currently, the Shoring & Pump division is located on a leased property in Waterford, MI.

Last month, a land combination was approved to consolidate the Michigan CAT campus. Parcel numbers 50-22-23-351-059 & 50-22-23-351-060 were combined and added to the 2021 database as parcel # 50-22-23-351-065. Thus, Lots 6, 7, 8, 9, 17 & Part of Lot 16 of Ten-Novu Industrial Park which is vacant land have become combined under one parcel number. The next step in our process is to align the current I-2 zoning of the campus with the I-1 zoning of the vacant land. An application for site plan and land use approval has been submitted to re-zone the vacant land to I-2 via the City Planned Re-zoning Overlay process.

We propose to re-zone these lots from I-1 to I-2, which would make the entire Michigan CAT operation an I-2 zoned property. The Michigan CAT property to the immediate north of the former Ten-Novu Industrial Park lots, is currently zoned I-2. The desired result is a seamless integration with the existing outdoor storage on the Michigan CAT campus.

The proposed use of the property for which we are seeking the I-2 zoning will specifically be as follows:

- Develop and operate a Shoring & Pump operation, owned by Michigan CAT and currently located in Waterford, MI
- Specifically, the developed area will be limited to outdoor storage of construction equipment associated with a Shoring and Pump operation (see attached photos for type of items stored).
- The types of equipment and associated items are as follows:
 - Steel shoring boxes of various sizes
 - Sections of pipe of various sizes
 - Hosing and pumps
 - CAT equipment to lift and maneuver shoring boxes and piping

Corporate Headquarters 24800 Novi Road, Novi, MI 48375-0918
1-888-MICH CAT

www.michigancat.com

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- The equipment and associated items identified above will be limited in height such that these will not be stored higher than the top of fence elevation to be constructed as part of the proposed development.
- There is no intent currently to build structures on the developed area/lots.

The proposed development will include the following elements to ensure integration with the existing outdoor storage (to the north) and improve the appearance of the vacant lot from the public view from Catherine Industrial Drive and the I-1 property to the west:

- An asphalt millings surface with proper drainage to the existing drainage way to the east will be installed after grading. Asphalt millings are an efficient re-cycled material that perform well for outdoor storage that will have traffic from large equipment needed to move the stored items. Our understanding is that the use of millings may not be identified as a surface material in the City's ordinances. Thus, we are proposing that a condition of the PRO agreement allow for this as a variance.
- Preservation of the existing drainage way on the east side of the property.
- Installation of an 8-foot high opaque fence along the south and west perimeter of the developed area. This will provide security and restrict the public view.
- To "soften" the impact of the fencing, a landscaping/green buffer will be utilized on the public side of the fence along the south and west perimeter. The landscaping will meet City requirements at a minimum.
- Retention of the existing emergency egress gravel road (for Fire Department access). A gate with Knox Box will be installed in the south fence-line to accommodate this access.

Operationally, the equipment to be stored in the developed area will arrive via the existing access off Novi Road. The average day typical traffic generated by the Shoring & Pump operation is ten trucks in the low-season (December through March) and twenty trucks in the high season (April through November).

In terms of long-term maintenance of the proposed development area, Michigan CAT will routine maintain the storage area to eliminate debris and over-grown vegetation. A professional landscaping contractor will be utilized to maintain the landscaping/green buffer.

The benefits for the City of Novi include additional revenue and employee salary generated by the Shoring & Pump operation. Revenue from this business had an annual average of \$3.45M over the past two years and the estimated revenue for 2021 is \$4.0M. Total gross salary for the staff that operate this business is \$1.3M annually. This development is required to be able to accommodate Shoring & Pump on the Novi Michigan CAT campus.

In terms of economic value generated by the follow-on construction, there will be jobs created as a result of the site improvements on the Catherine Drive Development (re-zoned lots) and a new building will be added to the existing part of the campus already zoned I-2. These are correlated activities. The estimated job creation value is as follows:

For the Catherine Drive Development, total duration for construction is estimated to be 28 days.

- Clearing & Grubbing: 2 operators and 4 laborers
- Cut / Fill / Grade: 2 operators and 2 laborers
- Asphalt millings: 2 operators and 2 laborers
- Fencing: 6 laborers
- Landscaping: 8 laborers.

For the New Building proposed for the existing part of the Michigan CAT campus, total duration for construction is estimated to be 59 days.

- Demo: 2 operators and 4 laborers
- Site prep: 2 operators and 1 laborer
- Concrete (structural): 1 operator, 4 carpenters, 1 laborer.
- Steel: 1 operator, 6 ironworkers
- Metal siding: 4 sheetmetal workers
- Concrete (slabs): 1 operator, 2 carpenters, 1 laborer, 4 cement masons
- Electricians: 2 (+2 more during underground and feeder)
- Plumbers: 2 (+2 more during underground)
- Pipefitters: 2
- HVAC Sheetmetal: 2

Another benefit to the Novi community is that a vacant lot will be improved and the public image from the cul-de-sac at the end of Catherine Industrial Drive will be vastly improved with the landscaping/green buffer. The emergency access gate to be in the fence line along Catherine Industrial Drive shall be a decorative metal gate.

The landscaping plan has provided more than the city guidelines require by providing a double-line of evergreens along the public borders (south and west). The delineation of the existing drainage way along the eastern border will improved and better defined.

As an additional benefit to the community, Michigan CAT will enhance the existing streetscape of Novi Road along the CAT campus. This will enhance the visual corridor for the recent residential development on the west side of Novi Road. The enhancements will include more shrubs, ornamental trees and edging/bedding treatments.

Sincerely,

Rich Potosnak

Rich Potosnak

Director of Facilities & Real Estate

SITE PLAN

(Full plan set available for viewing at the Community Development Department.)

DEVELOPMENT PLANS FOR PROPOSED MICHIGAN CAT NOVI PUMP & SHORING MAINTENANCE 24800 NOVI ROAD NOVI, MICHIGAN 48375



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

7050 West Saginaw Hwy.
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Lansing, MI 48917

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GRANGER
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MICHIGAN CAT NOVI PUMP & SHORING MAINTENANCE

24800 NOVI ROAD
NOVI, MI 48375

Date Revised: 08/17/2021
Description: CITY OF NOVI RESUBMITTAL

PROJECT CONTACTS

CIVIL ENGINEER

BERGMANN ASSOCIATES
7050 W SAGINAW HWY
LANSING, MI 48917
PAUL FURTAW, P.E.
(517) 272-9835

DEVELOPER

GRANGER CONSTRUCTION COMPANY
6267 AURELIUS RD
LANSING, MI 48911
DAN GERMAN
(517) 393-1392

OWNER

MICHIGAN CAT
24800 NOVI RD
NOVI, MI 48375
RICH POTOSNAK
(888) 642-4228

LANDSCAPE ARCHITECT

DEAK PLANNING & DESIGN
143 CADYCENTRE #79
NORTHVILLE, MI 48167
STEPHEN DEAK
(866) 355-4204

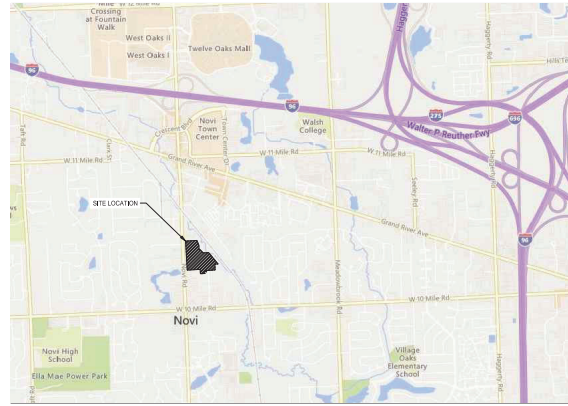
UTILITY AND JURISDICTIONAL CONTACTS

PLANNING AND ZONING

CITY OF NOVI
45175 TEN MILE RD
NOVI, MI 48375
CHRISTIAN CARROLL
(248) 735-5607

ENGINEERING

CITY OF NOVI
45175 TEN MILE RD
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VICTOR BORON
(248) 735-5695



SITE LOCATION MAP
NOT TO SCALE



Sheet List Table	
Sheet Number	Sheet Title
■ C000	COVER
■ C100	OVERALL SITE PLAN
■ C101	SITE PLAN
■ C110	GRADING & UTILITY PLAN
■ LP-1	SITE LANDSCAPE PLAN
■ LP-2	LANDSCAPE DETAILS
■ WP-1	WOODLAND IMPACT PLAN
■ TL-1	TREE INVENTORY

DRAWING KEY

- INCLUDED IN PLAN SET
- NOT INCLUDED IN PLAN SET

DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, INCLUDING LOTS 6 TO 9 INCLUSIVE, ALSO VACATED ROAD ADJACENT TO SAME, ALSO PART OF LOTS 15 AND 16, ALSO ALL OF LOT 17, ALSO OUTLOT A OF "TEN-NOVI INDUSTRIAL PARK" A SUBDIVISION AS RECORDED IN LIBER 178, OF PLATS, PAGES 22, 23 AND 24 OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING: AT THE SOUTHWEST CORNER OF LOT 6 OF SAID "TEN-NOVI INDUSTRIAL PARK", SAID POINT BEING DISTANT NORTH 89 DEGREES 34 MINUTES 50 SECONDS EAST 400.00 FEET AND NORTH 00 DEGREES 02 MINUTES 50 SECONDS WEST 812.00 FEET AND NORTH 89 DEGREES 32 MINUTES 20 SECONDS EAST 159.65 FEET AND NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST 100.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST 206.40 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 20 SECONDS WEST TO A POINT ON THE WEST LINE OF SAID SECTION 23, 599.62 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 23 AND CENTERLINE OF NOVI ROAD (120.00 FEET WIDE) NORTH 00 DEGREES 02 MINUTES 50 SECONDS WEST 1351.89 FEET (REC. AS 1351.89 FEET); THENCE SOUTH 89 DEGREES 50 MINUTES 51 SECONDS EAST 927.86 FEET; THENCE SOUTH 19 DEGREES 35 MINUTES 04 SECONDS EAST 228.37 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 231.44 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 05 SECONDS EAST 63.20 FEET; THENCE SOUTH 36 DEGREES 38 MINUTES 40 SECONDS EAST 177.77 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 05 SECONDS EAST 263.12 FEET; THENCE SOUTH 36 DEGREES 31 MINUTES 04 SECONDS EAST 693.34 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 20 SECONDS WEST 153.09 FEET TO THE NORTHEAST CORNER OF SAID "TEN-NOVI INDUSTRIAL PARK"; THENCE IN PART ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 00 DEGREES 02 MINUTES 50 SECONDS WEST 272.38 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 20 SECONDS WEST 417.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 50 SECONDS WEST 25.42 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 68.00 FEET (REC. AS 68.60 FEET), CENTRAL ANGLE 117 DEGREES 35 MINUTES 04 SECONDS (REC. AS 117 DEGREES 34 MINUTES 51 SECONDS), AN ARC LENGTH OF 139.55 FEET, WHOSE CHORD BEARS SOUTH 20 DEGREES 03 MINUTES 00 SECONDS EAST 116.32 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 20 SECONDS WEST 69.97 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST 7.38 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 20 SECONDS WEST 248.95 FEET TO THE POINT OF BEGINNING BEING SUBJECT TO DECLARATION OF TAKING RECORDED IN LIBER 32171, PAGE 226, OAKLAND COUNTY RECORDS FOR THE WESTERLY 60.00 FEET OF PARCEL 50--22--23--351--059 (NOVI ROAD 120.00 FEET WIDE) AND ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AS THEY MAY AFFECT SAID LAND AND CONTAINING 30.54 ACRES OF LAND MORE OR LESS.

TAX NO.: 50--22--23--351--065

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Project Manager	Discipline Lead
T. REIDER	P. FURTAW, PE
Designer	Reviewer
J. SMITH	P. FURTAW, PE
Date Issued	Project Number
AUG 17, 2021	01518100

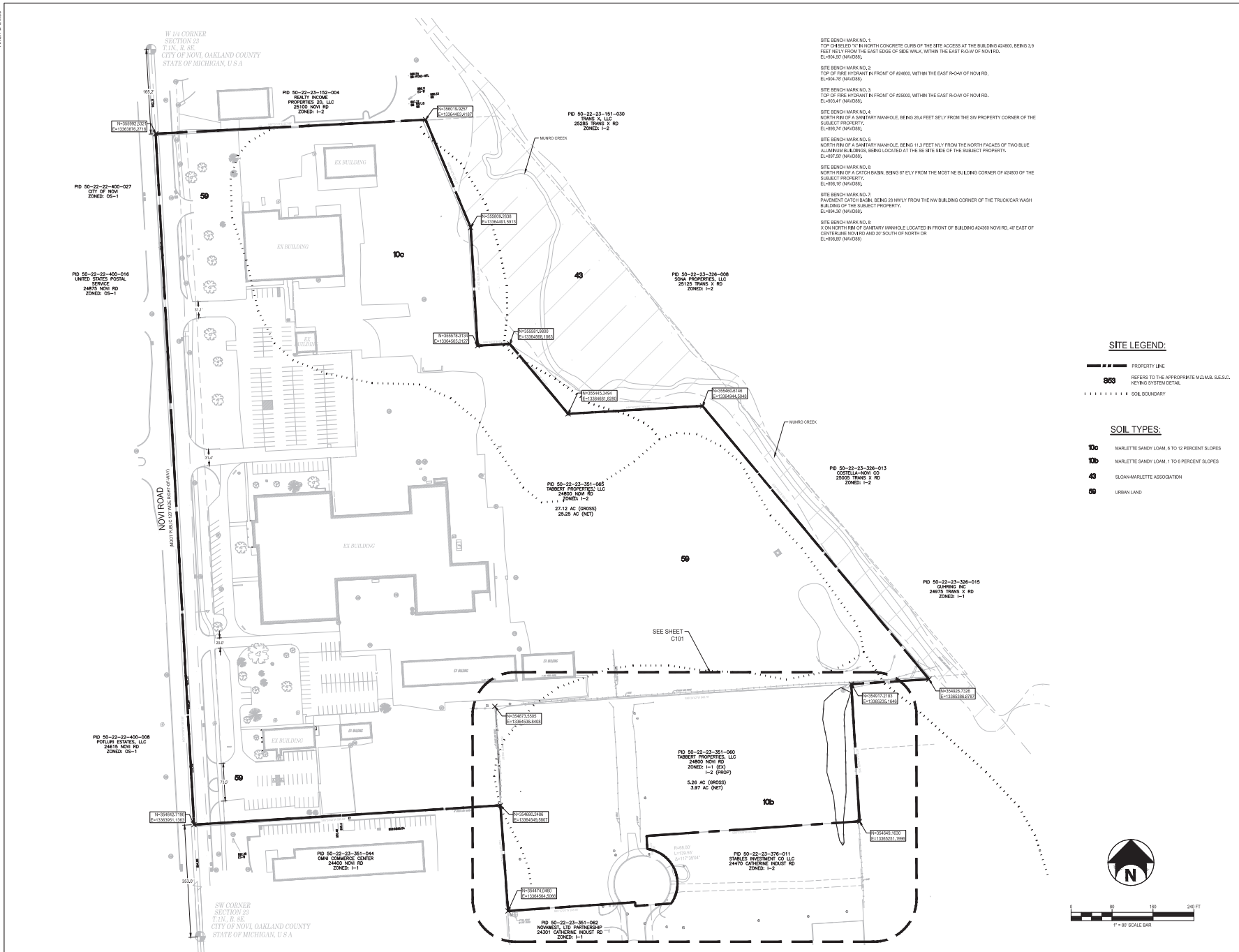
Sheet Name

COVER

Drawing Number

C000

ARCH D 2636



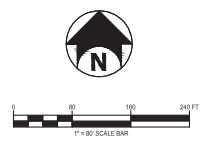
- SITE BENCH MARK NO. 1
TOP CORNER OF CONCRETE CURB OF THE SITE ACCESS AT THE BUILDING #24800, BEING 3.0 FEET NELY FROM THE EAST EDGE OF SIDE WALK AT THE EAST FACE OF 24800'S.
E L=94.207 (NAD83)
- SITE BENCH MARK NO. 2
TOP OF FIRE HYDRANT IN FRONT OF #24800, WITHIN THE EAST ROW OF NOVI RD.
E L=94.78 (NAD83)
- SITE BENCH MARK NO. 3
TOP OF FIRE HYDRANT IN FRONT OF #25000, WITHIN THE EAST ROW OF NOVI RD.
E L=94.147 (NAD83)
- SITE BENCH MARK NO. 4
NORTH RIM OF A SANITARY MANHOLE, BEING 28.4 FEET SELV FROM THE SW PROPERTY CORNER OF THE SUBJECT PROPERTY.
E L=94.74 (NAD83)
- SITE BENCH MARK NO. 5
NORTH RIM OF A SANITARY MANHOLE, BEING 11.0 FEET NLY FROM THE NORTH FACIES OF TWO BLUE ALUMINUM BUILDINGS, BEING LOCATED AT THE SE SITE SIDE OF THE SUBJECT PROPERTY.
E L=95.05 (NAD83)
- SITE BENCH MARK NO. 6
NORTH RIM OF A CATCH BASIN, BEING 47 ELY FROM THE MOST NE BUILDING CORNER OF #24800 OF THE SUBJECT PROPERTY.
E L=94.16 (NAD83)
- SITE BENCH MARK NO. 7
PAVEMENT CATCH BASIN, BEING 28 NELY FROM THE NW BUILDING CORNER OF THE TRUCKCAR WASH BUILDING OF THE SUBJECT PROPERTY.
E L=94.59 (NAD83)
- SITE BENCH MARK NO. 8
X ON NORTH RIM OF SANITARY MANHOLE LOCATED IN FRONT OF BUILDING #24300 NOVI RD, 47 EAST OF CENTERLINE NOVI RD AND 23 SOUTH OF NORTH OR.
E L=94.69 (NAD83)

SITE LEGEND:

- PROPERTY LINE
- 883 REFERS TO THE APPROPRIATE M.D.M.A. S.E.S.C. KEYING SYSTEM DETAIL
- SOIL BOUNDARY

SOIL TYPES:

- 10c MARLETTE SANDY LOAM, 6 TO 12 PERCENT SLOPES
- 10b MARLETTE SANDY LOAM, 1 TO 6 PERCENT SLOPES
- 43 SCLAN-MARLETTE ASSOCIATION
- 09 URBAN LAND



B

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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Lansing, MI 48917
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GRANGER
ADVANCE THE ART OF BUILDING

**MICHIGAN CAT
NOVI
PUMP & SHORING
MAINTENANCE**

24800 NOVI ROAD
NOVI, MI 48375

Date Revised	Description
08/17/2021	CITY OF NOVI RESUBMITTAL



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Project Manager	Discipline Lead
T. REIDER	P. FURTAU, PE
Designer	Reviewer
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AUG 17, 2021	01518100

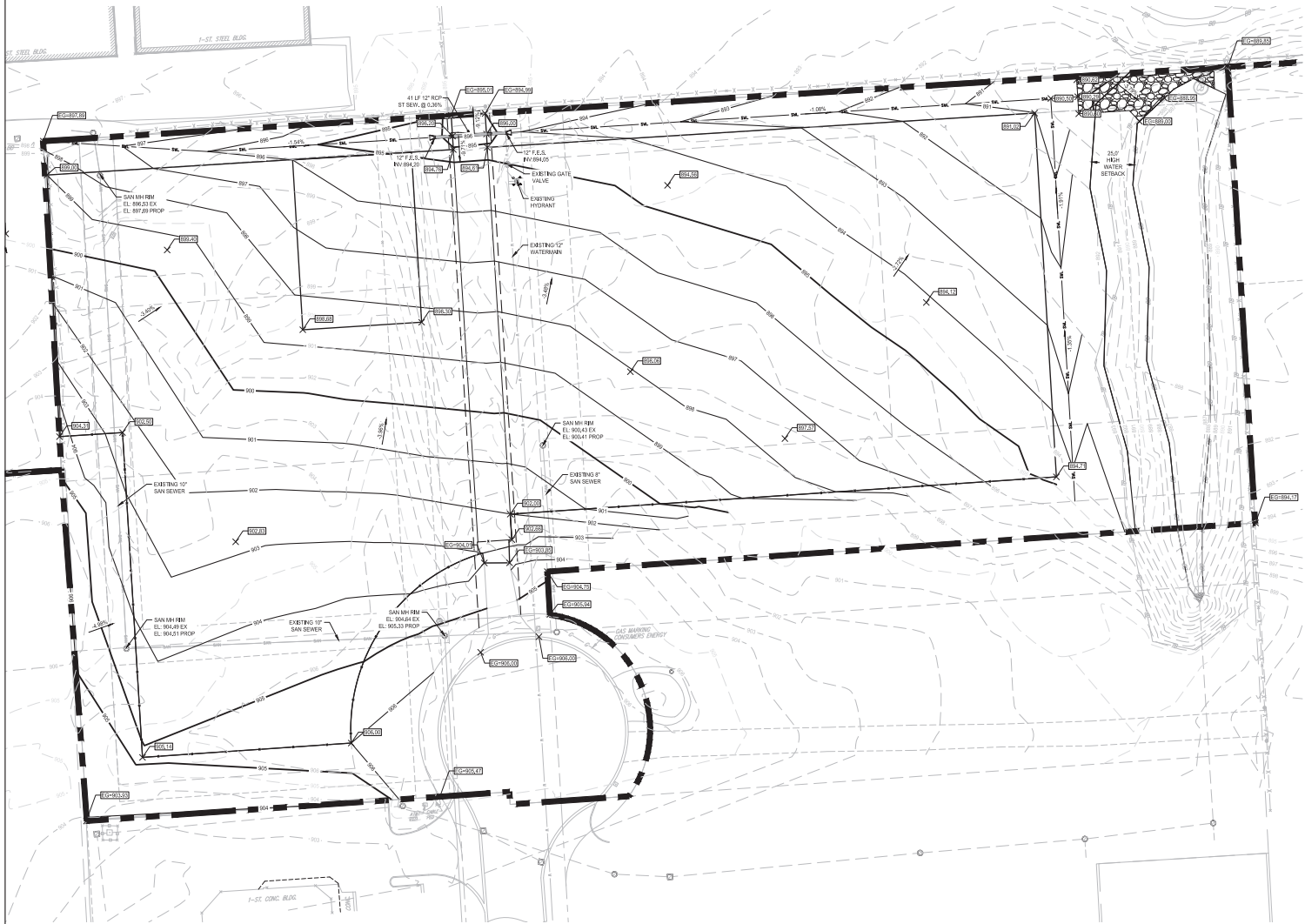
Sheet Name

OVERALL SITE PLAN

Drawing Number

C100

ARCH D 24.06



GRADING NOTES

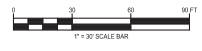
1. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR REQUIRED EROSION AND SEDIMENT CONTROL MEASURES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENT CONTROL MEASURES. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED COMPLETELY.
3. ALL SILT FENCE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE RE-ERECTED AT A MINIMUM OF EVERY 2 MONTHS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
5. SILT FENCE, JUTE MESH AND/OR EROSION CONTROL BLANKETS WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND BELIEVED TO BE THE MOST EFFECTIVE DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER OR SPECIFIED ON PLANS.
6. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
7. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING WITHIN 2 WEEKS OF DISTURBANCE.
8. ALL SITE GRADING MUST BE PERFORMED TO INSURE POSITIVE DRAINAGE ACROSS THE ENTIRE SITE, THROUGHOUT THE PERIOD OF CONSTRUCTION AND AFTER PROJECT COMPLETION.
9. ALL SEDIMENTATION AND SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF SITE GRADING AND MUST CONFORM TO PART 91 OF ACT 401 OF THE PUBLIC ACTS OF 1964 AS AMENDED. ALL APPLICABLE PERMITS SHALL BE OBTAINED BEFORE IMPLEMENTING THESE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION AND SOIL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
10. IN GENERAL, BATTERING AND PAVERS CONSTRUCTION SHOULD BE PERFORMED IN ACCORDANCE WITH THE LATEST 30" X 30" STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
11. REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, AND ALL FILL VEGETATION, TREES OR OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE. TREE ROOTS SHOULD BE COMPLETELY REMOVED.
12. ESCURTOUR TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PERMISSIBLE SYSTEM.
13. ON SITE FILL MATERIAL CAN BE USED IF THE SPECIFIED CONSTRUCTION REQUIREMENTS CAN BE ACHIEVED. IF ON SITE MATERIAL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
14. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED USING A LOOSE TAMPOR MADE FROM UNDER THE SUPERVISION OF A GEOTECHNICAL/PAVEMENT ENGINEER, LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
15. IF DEVIATIONS ARE ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEVIATING PLAN MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

GRADING LEGEND:

- 71- PROPOSED MAJOR CONTOUR
- 72- PROPOSED MINOR CONTOUR
>X 71.73 PROPOSED SPOT ELEVATION
X 801.73 EXISTING ELEVATION
X 811.73 PROPOSED HIGH POINT ELEVATION
X 701.73 PROPOSED TOP OF GRATE ELEVATION
-2.0% PROPOSED SLOPE
-72- EXISTING CONTOUR

UTILITY LEGEND:

- ⊗ HYDRANT
- ⊙ VALVE/CURB BOX
- WATER MAIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE



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**MICHIGAN CAT
 NOVI
 PUMP & SHORING
 MAINTENANCE**

24800 NOVI ROAD
 NOVI, MI 48375

Date Revised Description
 08/17/2021 CITY OF NOVI RESUBMITTAL



[Signature]
 9-17-2021

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 100% SUBMISSION**

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Project Manager T. REIDER	Discipline Lead P. FURTAW, PE
Designer J. SMITH	Reviewer P. FURTAW, PE
Date Issued AUG 17, 2021	Project Number 01518A.00

Sheet Name

GRADING & UTILITY PLAN

Drawing Number

C110

scale:



project sponsor:
MacAllister Machinery Co., Inc.
6300 Southeastern Ave.
Indianapolis, IN 46203
317.545.2151

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revisions:

SITE PLAN APPROVAL	05/06/21
R/USD PER CMTS	05/21/21
R/USD PER CMTS	08/18/21

sheet title:

SITE LANDSCAPE PLAN

project no.

162109

sheet no.

LP-1

- NOTE KEY:**
- 1 PROPOSED FENCE - SEE CIVIL DRAWINGS
 - 2 PROPOSED GATE - SEE CIVIL DRAWINGS
 - 3 EXISTING DRIVE TO REMAIN
 - 4 EXISTING FENCE TO REMAIN
 - 5 PROPOSED STORAGE AREA SURFACE - SEE CIVIL DRAWINGS
 - 6 EXISTING VEGETATION TO REMAIN
 - 7 NEW SEEDED LAWN
 - 8 SHOVEL CUT BED EDGE - TYP
 - 9 CONTINUOUS MULCH BED
 - 10 EXISTING STORM WATER BASIN - SEE CIVIL DRAWING

- GENERAL PLANTING REQ.:**
- 1 THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
 - 2 ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.A.S. STANDARDS FOR GRADE NO. 1 NURSERY STOCK AND NORTHERN NURSERY GROWN.
 - 3 ALL TREE LOCATIONS SHALL BE STATED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT.
 - 4 ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - 5 ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE OR TWO LEADERS WITH TRIM CUT BRANCHES SHALL NOT BE ACCEPTED.
 - 6 ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - 7 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
 - 8 WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH TOPSOIL AND WATER SHALL BE GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
 - 9 ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. CUTS SHOULD BE FLUSH LEAVING THE BARK UNHARMED.
 - 10 THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIALS SHALL HAVE A MINIMUM OF ONE GROWING SEASON IN THE GROUND PRIOR TO BE DELIVERED. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 2% DIE BACK AS DETERMINED BY THE OWNER REPRESENTATIVE SHALL BE REJECTED. THIS FINAL GUARANTEE INCLUDES THE SUBSTITUTION OF OTHER PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
 - 11 TOPSOIL SHALL BE FRAGILE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.5 TO 7.5. SOIL SHALL BE FREE FROM CLAY LUMPS, CORNERS SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.
 - 12 NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRAZE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
 - 13 IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AHEAD FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
 - 14 ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH SEE DRIP SPECIFICATION.
 - 15 SOO SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DRIP SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
 - 16 SOO SHALL BE TWO YEAR OLD "BAMBOOCHERALEPH" KENTUCKY BLUE GRASS GROWN IN A SOO NURSERY ON LOAM SOIL.

PLANT MIX

ALL PLANTING PERENNIAL BEDS TO RECEIVE:

- 1-6 CU FT. CITY OF COMPOST
- 1-40 LBS. DRAINAGE
- 1-1 LB BAG STEERING 15-13-13 MULTI PURPOSE FERTILIZER

PER 140 SQ FT BED AREA, HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALLETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DRIP SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

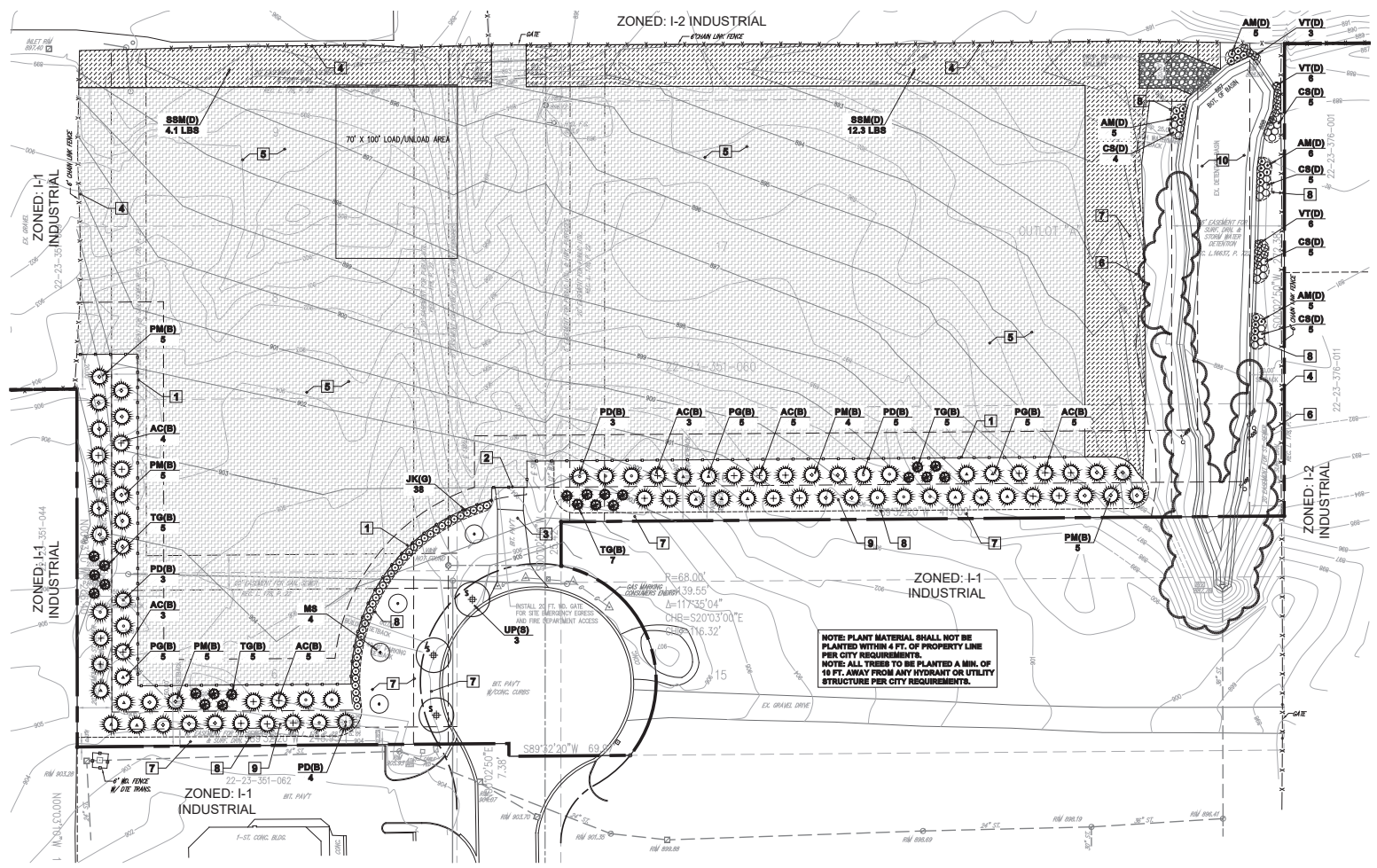
- TREE SYMBOL
- TREE TYPE KEY - SEE PLANT LIST SHEET LP-2
- QTY - QUANTITY NOV PLANTING DETAILS SEE SHEET LP-2

IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM



NOT TO BE USED AS CONSTRUCTION DRAWING



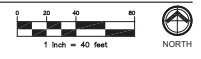
SITE PLANTING PLAN

SCALE: 1" = 40'

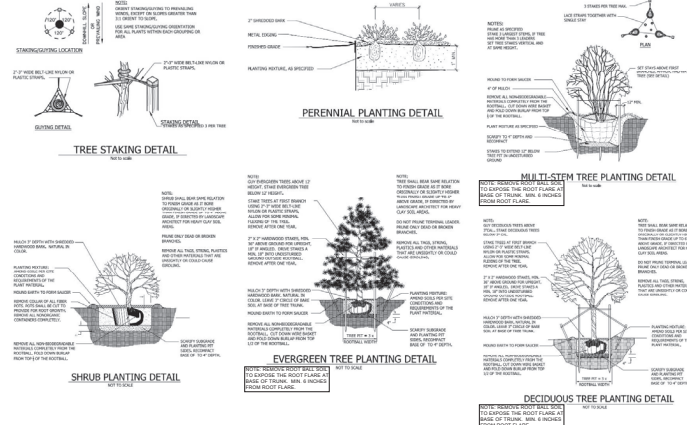
LANDSCAPE DATA

R.O.W. Greenbelt	150 in. ft.	Street Trees	150 in. ft.
Catherine Dr. Frontage (150 in. ft. - 19 in. ft.)		Twelve Mile Road Frontage (150 in. ft. less 19 in. ft.)	
Canopy Evergreen Trees Req. (1 Tree/60 in. ft.)	3 Trees	(1 Tree/45 in. ft.) Trees Required	3 Trees
Canopy Evergreen Trees Prov.	*None	Total Trees Provided:	3 Trees
Sub-Canopy Trees Req. (1 Tree/40 in. ft.)	4 Trees		
Sub-Canopy Trees Prov.	4 Trees		
Provided: Continuous tall evergreen hedge to screen storage area			

- NOTES:
- 1 NO OVERHEAD UTILITIES EXIST OR ARE PROPOSED ON SITE.
 - 2 SEE CIVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.
 - 3 NO PHRAGMITES OBSERVED ON SITE.
 - 4 NO JAPANESE KNOTWEED OBSERVED ON SITE.



NOVI PLANTING DETAILS



SWALE MIX

INCLUDE 8000 BLANKET ENTIRE AREA

Botanical Name	Common Name	Quantity/acre
Swale Seed Mix		
Permanent Grasses/Sedges		
<i>Andropogon gerardii</i>	Big Bluestem	12.00
<i>Carex cornuta</i>	Bristly Sedge	2.00
<i>Carex lasiocoma</i>	Crested Owl Sedge	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.50
<i>Carex lasiocoma</i>	Prarie Sedge Mix	2.00
<i>Carex lasiocoma</i>	Brown F. Sedge	4.00
<i>Elymus virginicus</i>	Virginia Wild Rye	8.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Stipa spartea</i>	Wood Grass	0.50
<i>Spartina pectinata</i>	Prarie Cord Grass	3.00
		40.00
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Ryegrass	100.00
		460.00
Forbs		
<i>Alisma spp.</i>	Water Plantain (Various)	1.00
<i>Achillea millefolium</i>	Oswegyo Milkweed	2.00
<i>Aster novae-angliae</i>	New England Aster	0.50
<i>Cirsium striatum</i>	Tall Coreopsis	1.00
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	0.25
<i>Impatiens virginica</i>	Blue Flag	4.00
<i>Liatris scariosa</i>	Marys Blazing Star	1.00
<i>Loebelia cardinalis</i>	Cardinal Flower	0.25
<i>Loebelia spicata</i>	Great Blue Loebelia	0.50
<i>Lycopodium americanum</i>	Common Water Horehound	0.25
<i>Scrophularia auriculata</i>	Common Airplant	0.25
<i>Solidago nemoralis</i>	Prarie Dock	1.00
<i>Verbena hastata</i>	Blue Veraneth	1.50
<i>Zizia aurea</i>	Golden Alexanders	0.75
		14.75

EROSION CONTROL BLANKET

Material and Performance Specification Sheet

5150 Erosion Control Blanket

Item	Description	Quantity	Unit	Price
1	5150 Erosion Control Blanket	1000	Sq. Yd.	100.00
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NATIVE SEEDING MAINTENANCE

During the first growing season, native areas should be mowed a maximum of four times to height of about 4" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot get too high enough, a string trimmer may be used.

During the second growing season, mowing should be reduced to a maximum of two times to height of about 8" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed to provide for full coverage.

Long term management to reduce unwanted plantings, including hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be needed to a short height and the clipping removed in the early spring before ground nesting birds begin nesting.

SEED MIX NOTES

- The seed rates shall be applied at the specified rate for each mix.
 - Must be installed to meet specific requirements.
 - The planting mix for the seed germination shall be 70% sharp sand and 30% compost.
- Manufacturer: J.P. Inc. 12000 Blandford Mill Rd. 48024 248-2412

NOVI SPECIFICATIONS

- Whenever in this Ordinance landscape plantings are required or permitted, they shall be planted in accordance with the approved final stamped landscape plan.
- All plant material shall be installed between April 15th and November 15th. All installed landscapes including plant materials, mulch, staking, irrigation, and sodding, must be installed and inspected by the City prior to issuance of a Temporary Certificate of Occupancy. At that time, a financial guarantee of 1.2 times the cost of any deficiencies will be held until inspections occur for a Final Certificate of Occupancy. In order to receive a Final Certificate of Occupancy, the deficiencies must be addressed within 30 days during the April 15th to November 15th planting season. If the deficiencies are not addressed in the time period outlined above, the City will cash in the amount being held for the outstanding items and remedy those items.
- A City representative will perform landscape inspections following a request from the developer or owner. The inspection time period is from April 15th to November 15th. If an inspection is requested between November 16 and April 14, a financial guarantee is to be provided based on 1.2 times the percent incomplete for a Temporary Certificate of Occupancy as outlined above. Beginning April 15th, the Applicant then has 30 days to complete items or the City will cash in the amount being held and finish the job.
- The establishment period for the plant material guarantee will occur beginning at the Final Certificate of Occupancy inspection approved to 2 years from that date. All plantings shall be properly staked as to be in a healthy, growing condition at the commencement of the establishment period. At the end of the establishment period, any plantings, which are 20% dead or greater, shall be replaced.
- Notes of installation/owner change:
 - The owner or developer must notify the City of the installation schedule. The City may request any material which is defective or poor position.
 - Minor changes regarding plant materials per the approved and stamped landscape plan may be allowed upon written notification to, and written sign-off by, the City Landscape Architect of species, size, change, and location.
 - Minor changes due to installation problems and lack of plant availability may be approved in writing by the City Landscape Architect when there is no reduction in the quality of plant material, no significant change in size or location of plant material, the new plant material is compatible with the area and in the same general type (deciduous/evergreen), exhibiting same design characteristics (mature height, crown), as the material being replaced. If these criteria are not fulfilled or changes are significant from approved plan, the landscape plan shall be revised and resubmitted for plan approval.
- Additional notes:
 - Maintenance of required plantings by the owner shall be carried out so as to preserve a healthy, neat and orderly appearance. New trees and shrubs shall be properly maintained and as a condition of Final Site Plan approval, the property owner shall enter into and report with the office of the Clerk/Clerk County Register of Deeds a Landscape Maintenance Agreement, or include such provisions as part of subdivision restrictions or condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City care of trees/shrubs by the responsible entity. Such instrument shall also include provisions for all unmet and dead material shall be replaced within one (1) month, or the next appropriate planting period, whichever occurs first, at landscape areas shall be provided with sufficient water for establishment and long-term survival. Tree stakes, guy wires and tree wrap are to be removed after one winter season. Plantings shall be guaranteed for two (2) growing seasons after date of the acceptance of the installation. If grass or weeds exceed the height specified in Chapter 21 of the Zoning Ordinance, or if shrubs are allowed to obstruct vision across any portion of the island and the responsible party is unwilling to height the grounds, the City will remove shrubs and shall assess the cost of such abatement measures in the manner proposed by the developer and approved by the City.
 - Responsibility and Certificate of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for maintaining the landscape plan by landscaping the approved final landscape plan as specified in this Section. Where the property is occupied by a person other than the owner, the occupant shall also be responsible for maintenance. All landscaping work required pursuant to this Section shall be installed at the expense of the responsible party. Sections 3005-B and 9 to be maintained on an ongoing basis by the occupant and/or landowner.

* These requirements supersede all other planting requirements or specifications.

SEED CONVERSION:

8.7 = LBS / (LBS. PER AC. - LB. 37.7) x 45,000 / 0
 88.8 LBS. / 37.7 x 45,000 / 0 = 7,823 8.7.

PLANT LIST - Greenbelt

QUAN.	KEY	COMMON BOTANICAL NAME	SIZE	SPEC.	UNIT	TOTAL
30	JK	Keller Juniper <i>J. Keldor</i>	6' H.	BAB	\$ 60.00	\$ 1,800.00
6		SHREDDED HARD BARK MULCH (C.Y.)			\$ 36.00	\$ 176.00
						TOTAL: \$ 2,076.00

PLANT LIST - Buffer

QUAN.	KEY	COMMON BOTANICAL NAME	SIZE	SPEC.	UNIT	TOTAL
25	AC(B)	Concolor Fir <i>Abies concolor</i>	6'-10" H.	BAB	\$ 375.00	\$ 9,375.00
15	PD(B)	Black Hills Spruce <i>Picea g. Demotte</i>	6'-10" H.	BAB	\$ 375.00	\$ 5,625.00
15	PG(B)	White Spruce <i>Picea princeps</i>	6'-10" H.	BAB	\$ 375.00	\$ 5,625.00
24	PM(B)	Douglas Fir <i>Pseudotsuga menziesii</i>	6'-10" H.	BAB	\$ 375.00	\$ 9,000.00
22	TO(B)	Green Giant Arborvitae <i>Thuja standishii x plantae</i>	6' H.	BAB	\$ 250.00	\$ 5,500.00
10		SHREDDED HARD BARK MULCH (C.Y.)			\$ 36.00	\$ 630.00
						TOTAL: \$ 35,785.00

PLANT LIST - Detention Basin & Swale

QUAN.	KEY	COMMON BOTANICAL NAME	SIZE	SPEC.	UNIT	TOTAL
21	AM	Miquole Beauty Chokeberry <i>Aronia m. Miquole Beauty</i>	36" H.	Cont.	\$ 50.00	\$ 1,050.00
24	CS	Red Aard Dogwood <i>Cornus sericea</i>	36" H.	Cont.	\$ 50.00	\$ 1,200.00
15	VT	Baldy Cornet Viburnum <i>Viburnum trilobum Baldy Cornet</i>	36" H.	Cont.	\$ 50.00	\$ 750.00
16.4	8SM	Swale Seed Mix	32.2 lbs/acre.	LBS.	\$ 300.00	\$ 4,920.00
8		SHREDDED HARD BARK MULCH (C.Y.)			\$ 36.00	\$ 280.00
						TOTAL: \$ 8,200.00

PLANT LIST - Street Trees

QUAN.	KEY	COMMON BOTANICAL NAME	SIZE	SPEC.	UNIT	TOTAL
3	UP	Pinkston Elm <i>Ulmus americana Pinkston</i>	3" Cal.	BAB	\$ 400.00	\$ 1,200.00
4	MS	Super Yume Crabapple <i>Malus SugarYume</i>	2" Cal.	BAB	\$ 250.00	\$ 1,000.00
1.5		SHREDDED HARD BARK MULCH (C.Y.)			\$ 36.00	\$ 62.00
						TOTAL: \$ 2,200.00
1,200		SEDED LAWN (S.Y.)			\$ 3.00	\$ 3,760.00

- NOTE:
- CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS.
 - ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE CITY IN WRITING PRIOR TO INSTALLATION.
 - PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY REQUIREMENTS.
 - DO NOT USE DWARF SPECIES OR CORNUS SERICEA.



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 143 cadycentre #79
 northville, mi 48167

deakplanningdesign.com

MICHIGAN CAT STORAGE
 24800 Novi Road, Novi, Michigan



project sponsor:
 MacAllister Machinery Co., Inc.
 6300 Southeastern Ave.
 Indianapolis, IN 46203
 317.545.2151

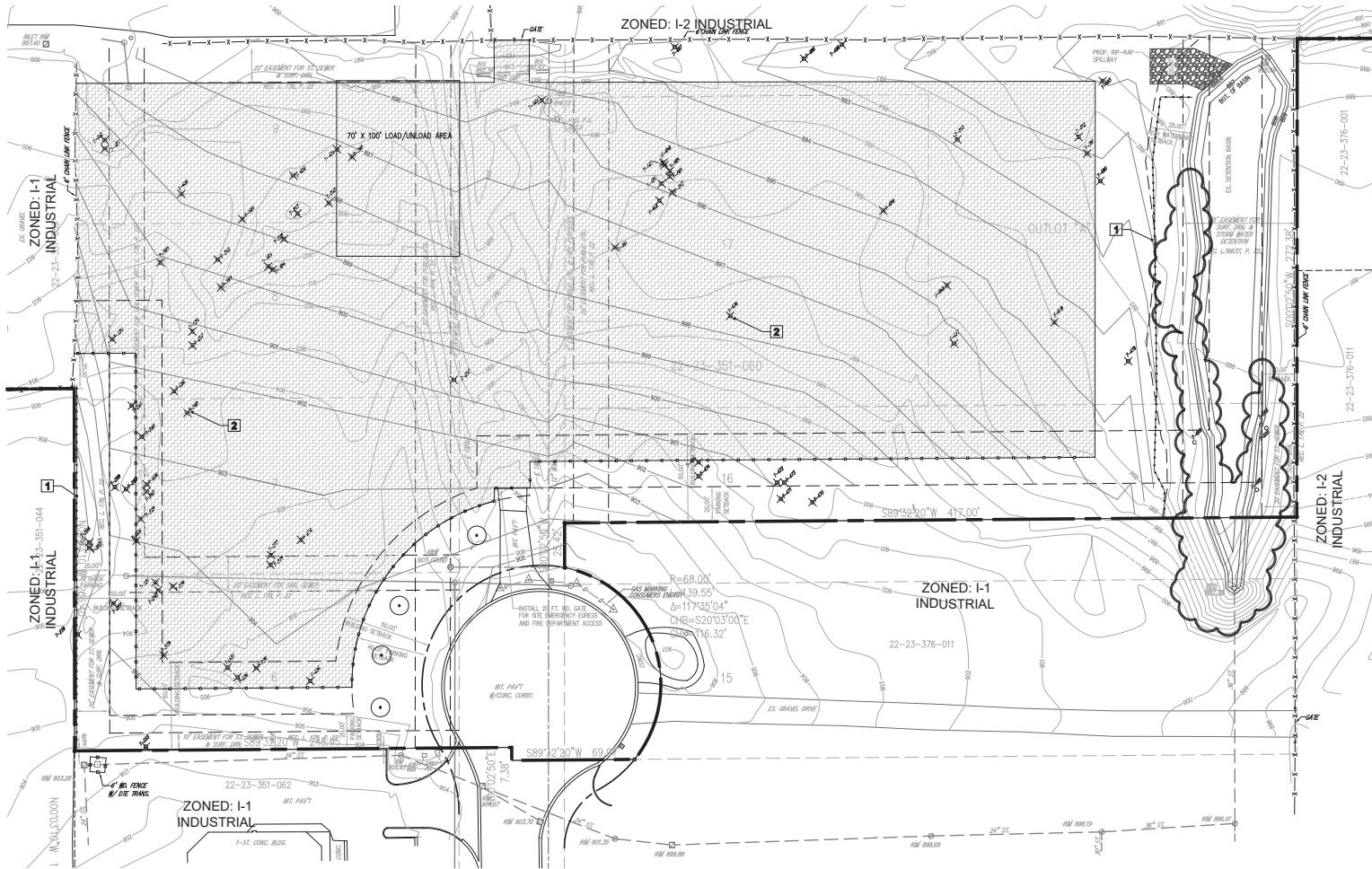
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revisions:
 SITE PLAN APPROVAL 05/06/21
 RVS/D PER CMNTS 05/21/21
 RVS/D PER CMNTS 08/18/21

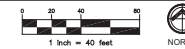
sheet title:
LANDSCAPE DETAILS

project no.
 162109

sheet no.
 LP-2



WOODLAND IMPACT PLAN
SCALE: 1" = 40'



- NOTE KEY:**
- 1 TREE PROTECTION FENCING - SEE CIVIL DRAWINGS
 - 2 TREES REMOVED TYP. - SEE INVENTORY LIST SHEET TL-1 FOR REPLACEMENT CREDITS PER TREE

WOODLAND DATA

Total Trees Surveyed: 78 Trees
Total Trees Preserved: 4 Trees

WOODLAND IMPACT

Trees Removed:
Dead Trees Removed: 2 Trees
Very Poor Cond. Trees Removed: 6 Trees
Trees Req. Replc. Removed: 44 Trees
Multi Stem Trees Req. Replc. Removed: 22 Trees

WOODLAND REPLACEMENT

Replacement Trees:
Trees 8"-10.9": 4 Trees x 1 Credit = 4 Credits
Trees 11"-19.9": 27 Trees x 2 Credit = 54 Credits
Trees 20"-29.9": 8 Trees x 3 Credit = 27 Credits
Trees 30" or Greater: 4 Trees x 4 Credit = 16 Credits

Trees Multi Stem Req. Credits: 94 Credits

TOTAL CREDITS REQUIRED: 186 Credits

PROP. REPLC. CREDITS: (Paid to City Tree Fund)

reel:

project sponsor:

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6300 Southeastern Ave.
Indianapolis, IN 46203
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sheet title:

WOODLAND IMPACT PLAN

project no.

162109

sheet no.

WP-1



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Tag No.	DBH (in.)	Common Name	Botanical Name	Condition	Remove	Multi Stem Rteplac. Credits	Replacement Credits
233	18,16	Cottonwood	<i>Populus deltoides</i>	Good	R	4	
234	18,13,10	Honeylocust	<i>Gleditsia triacanthos</i>	Good	R	5	
235	16,8	Cottonwood	<i>Populus deltoides</i>	Good	R	3	
236	16,12,16	Siberian Elm	<i>Ulmus pumila</i>	Good	R	6	
237	15,16	Cottonwood	<i>Populus deltoides</i>	Good	R	4	
238	14,8	Cottonwood	<i>Populus deltoides</i>	Good	R	3	
239	14,17	Cottonwood	<i>Populus deltoides</i>	Good	R	4	
240	14,14	Cottonwood	<i>Populus deltoides</i>	Good	R	4	
241	13,11	Honeylocust	<i>Gleditsia triacanthos</i>	Good	R	4	
242	12,9	Boxelder	<i>Acer negundo</i>	Good	R	3	
243	12,19,15,15	Boxelder	<i>Acer negundo</i>	Good	R	8	
244	12,14	Boxelder	<i>Acer negundo</i>	Good	R	4	
245	12,14	Cottonwood	<i>Populus deltoides</i>	Good	R	4	
246	10,9	Boxelder	<i>Acer negundo</i>	Poor	R	0	
247	10,8	Boxelder	<i>Acer negundo</i>	Good	R	2	
248	10,8	Boxelder	<i>Acer negundo</i>	Good	R	2	
249	10,17	Boxelder	<i>Acer negundo</i>	Good	R	3	
250	10,10	Cottonwood	<i>Populus deltoides</i>	Good	R	2	
251	40	Cottonwood	<i>Populus deltoides</i>	Good	R		4
252	38	Cottonwood	<i>Populus deltoides</i>	Good	R		4
253	36	Cottonwood	<i>Populus deltoides</i>	Fair	R		4
254	33	Cottonwood	<i>Populus deltoides</i>	Good	R		4
255	28	Honeylocust	<i>Gleditsia triacanthos</i>	Good	R		3
256	24	Cottonwood	<i>Populus deltoides</i>	Good	R		3
257	24	Cottonwood	<i>Populus deltoides</i>	Good	R		3
258	22	Cottonwood	<i>Populus deltoides</i>	Dead	R		0
259	22	Cottonwood	<i>Populus deltoides</i>	Good	R		3
260	22	Cottonwood	<i>Populus deltoides</i>	Good	R		3
276	21	Cottonwood	<i>Populus deltoides</i>	Good	R		3
292	20,14	Cottonwood	<i>Populus deltoides</i>	Good	R	5	
465	21	Cottonwood	<i>Populus deltoides</i>	Good	R		3
466	20	Cottonwood	<i>Populus deltoides</i>	Good	R		3
467	20	Siberian Elm	<i>Ulmus pumila</i>	Good	R		3
468	19	Cottonwood	<i>Populus deltoides</i>	Good	R		2
469	18	Cottonwood	<i>Populus deltoides</i>	Dead	R		2
470	18	Cottonwood	<i>Populus deltoides</i>	Good	R		2
471	18	Cottonwood	<i>Populus deltoides</i>	Good	R		2
472	18	Boxelder	<i>Acer negundo</i>	Good	R		2
473	18	Siberian Elm	<i>Ulmus pumila</i>	Good			
474	18	Cottonwood	<i>Populus deltoides</i>	Poor	R		0
475	15	Cottonwood	<i>Populus deltoides</i>	Good	R		2
476	15	Cottonwood	<i>Populus deltoides</i>	Good	R		2
477	15	Cottonwood	<i>Populus deltoides</i>	Good	R		2
478	15	Cottonwood	<i>Populus deltoides</i>	Good	R		2
479	15	Boxelder	<i>Acer negundo</i>	Good	R		2
480	15	Cottonwood	<i>Populus deltoides</i>	Good	R		2
481	15	Siberian Elm	<i>Ulmus pumila</i>	Good	R		2
482	14	Cottonwood	<i>Populus deltoides</i>	Fair	R		2
483	14	Cottonwood	<i>Populus deltoides</i>	Good	R		2
484	14	Cottonwood	<i>Populus deltoides</i>	Good	R		2
485	14	Cottonwood	<i>Populus deltoides</i>	Good	R		2
486	14	Siberian Elm	<i>Ulmus pumila</i>	Good			
487	14	Cottonwood	<i>Populus deltoides</i>	Poor	R		0
488	13	Cottonwood	<i>Populus deltoides</i>	Good	R		2
489	13	Cottonwood	<i>Populus deltoides</i>	Good	R		2
490	13	Siberian Elm	<i>Ulmus pumila</i>	Good	R		2
585	12	Siberian Elm	<i>Ulmus pumila</i>	Good			
586	12	Siberian Elm	<i>Ulmus pumila</i>	Poor			
587	12	Boxelder	<i>Acer negundo</i>	Good	R		2
588	12	Boxelder	<i>Acer negundo</i>	Good	R		2
589	12	Cottonwood	<i>Populus deltoides</i>	Good	R		2
590	12	Boxelder	<i>Acer negundo</i>	Good	R		2
591	12	Siberian Elm	<i>Ulmus pumila</i>	Good	R		2
592	12	Cottonwood	<i>Populus deltoides</i>	Good	R		2
593	11	Boxelder	<i>Acer negundo</i>	Good	R		2
594	11	Cottonwood	<i>Populus deltoides</i>	Good	R		2
595	11	Cottonwood	<i>Populus deltoides</i>	Good	R		2
596	11	Cottonwood	<i>Populus deltoides</i>	Poor	R		0
597	10	Boxelder	<i>Acer negundo</i>	Good	R		1
598	10	Boxelder	<i>Acer negundo</i>	Good	R		1
599	9	Cottonwood	<i>Populus deltoides</i>	Good	R		1
600	8	Cottonwood	<i>Populus deltoides</i>	Fair	R		1
601	8	Cottonwood	<i>Populus deltoides</i>	Poor	R		0
602	8,23	Cottonwood	<i>Populus deltoides</i>	Good	R	4	
603	8,10	Cottonwood	<i>Populus deltoides</i>	Poor	R	0	
604	21,24	Boxelder	<i>Acer negundo</i>	Good	R	6	
605	21,10	Cottonwood	<i>Populus deltoides</i>	Good	R	4	
606	20,20,17,12	Cottonwood	<i>Populus deltoides</i>	Good	R	10	



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MICHIGAN CAT STORAGE
24800 Novi Road, Novi, Michigan

seal:



project sponsor:

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revisions:

SITE PLAN APPROVAL	05/06/21
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RUSD PER CMNTS	08/18/21

sheet title:

TREE INVENTORY

project no.

162109

sheet no.

TL-1



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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 24, 2021

Planning Review

MI CAT Catherine Drive Access Parcel
JZ21-22 with Rezoning 18.734

PETITIONER

Michigan CAT

REVIEW TYPE

Rezoning Request from I-1 (Light Industrial) to I-2 (General Industrial) with Planned Rezoning Overlay (PRO)

PROPERTY CHARACTERISTICS

Section	23	
Site Location	24800 Novi Rd; East of Novi Road, North of Catherine Industrial Road (Parcel 22-23-351-065)	
Site School District	Novi Community School District	
Site Zoning	I-1 Light Industrial District & I-2 General Industrial District	
Adjoining Zoning	North	I-2 General Industrial District
	East	I-1 Light Industrial, I-2 General Industrial District
	West	I-1 Light Industrial, OS-1 Office Service, RM-2 (w/PRO) High Density Multi Family with Planned Rezoning Overlay
	South	I-1 Light Industrial District
Current Site Use	Michigan CAT Campus	
Adjoining Uses	North	Enterprise Rent-A-Car, Gerber Collision & Glass
	East	Railroad Track, Industrial uses off Trans X Road
	West	US Post Office, Emerson Park, Classic Collision Repair
	South	Industrial/Office Uses off of Catherine Industrial Drive
Site Size	32.39 Acres	
Plan Date	May 6, 2021	

PROJECT SUMMARY

The petitioner is requesting a Zoning Map amendment for a 5.29 acre portion of a 32.39 acre property located on the east side of Novi Road and north of Catherine Industrial Drive (Section 23) from I-1 (Light Industrial) to I-2 (General Industrial). The applicant states that the rezoning request is necessary to develop the vacant site as an outdoor storage area, which is only permitted in the I-2 Zoning District as a principle permitted use. The proposed site will be used as outdoor storage for construction equipment related to Michigan CAT's shore and pump operations. The equipment will be less than eight feet tall in height and will be stored year-round. The trucks carrying this equipment are projected to increase traffic to the site by ten trucks per day from December to March and by twenty trucks per day from April to November. The site will continue to be accessed off Novi Road and will have a gate off Catherine Industrial Drive for emergency access only. The outdoor storage area is proposed to be leveled with asphalt millings and will be screened to meet the City's landscape standards at a minimum. The site will also be fenced along the south and west

property lines by an eight foot tall opaque fence for security and storage purposes. The applicant anticipates that construction on this site will take 28 days.

PRO Option

Consistent with Section 503 of the Michigan Zoning Enabling Act (MZEA), the PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from I-1 to I-2) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires, and the agreement becomes void. In this case the property would then revert to I-1 zoning.

MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property as Industrial Research Development Technology. As the Master Plan states, "this land use is designated for a variety of office, research and development, light industrial and warehousing uses. These uses may range from a single use site to a large mixed use complex. The area may also include facilities for office, research, development and manufacturing support services, higher education and indoor recreation." The I-1 Light Industrial District generally falls within areas planned for Industrial Research Development Technology and the I-2 General Industrial District generally falls within Heavy Industrial.



Current Image of Subject Property

The properties to the north are identified in the Master Plan as Industrial Research Development Technology, the properties to the east are identified as Industrial Research Development Technology and Heavy Industrial, the properties to the west are master planned for Public, Community Office, and Local Commercial, and the properties to the south are identified as Industrial Research Development Technology.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: Protect and maintain the City's woodlands, wetlands, natural water features, and open space.

Staff Comment: The applicant is proposing to preserve the drainageway to the east of the property, which helps protect the Walled Lake Branch of the Middle Rouge River Basin.

2. Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi.

Staff Comment: Michigan CAT has had a campus in Novi since 1965 and the proposal to increase the usage of the site and move the shoring and pump operation to Novi site supports the growth and retainment of this business.

3. Objective: Ensure compatibility between residential and non-residential developments.
 - a. Advocacy Action Item: Promote light industrial development, which provides economic value to the community, that properly safeguards neighboring homeowners.

Staff Comment: This development proposes to increase the industrial footprint in this portion of the city while limiting the use of the site to outdoor storage of shoring and pump operation equipment. In addition, the site will be well screened to the neighboring uses.

EXISTING ZONING AND LAND USE

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

Land Use and Zoning: For Subject Property and Adjacent Properties

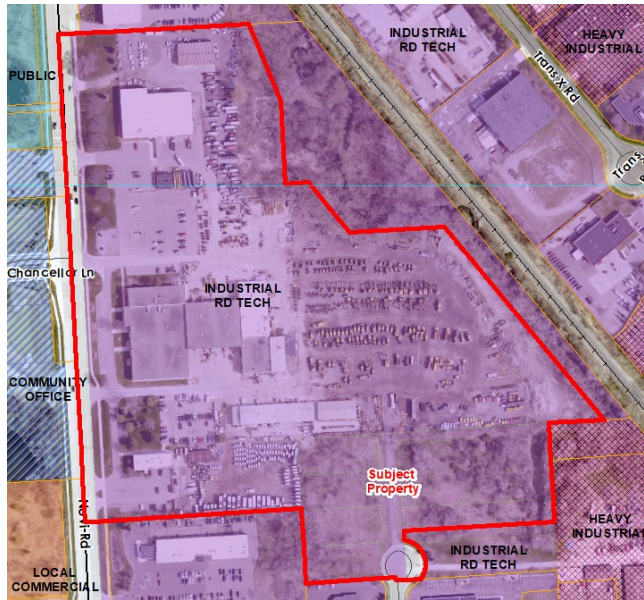
	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property (Project Area)	I-1 Light Industrial District	Vacant	Industrial research development and technology (Uses consistent with I-1 Light Industrial District)
Northern Parcels	I-2 General Industrial District	Michigan CAT Campus	Industrial research development and technology (Uses consistent with I-1 Light Industrial District)
Southern Parcels	I-1 Light Industrial District	Industrial/Office uses off of Catherine Industrial Drive	Industrial research development and technology (Uses consistent with I-1 Light Industrial District)
Eastern Parcels	I-1 Light Industrial District, I-2 General Industrial District	Railroad Track, Industrial use off Catherine Industrial Drive	Industrial research development and technology (Uses consistent with I-1 Light Industrial District) and Heavy Industrial (uses consistent with I-2 General Industrial District)
Western Parcels	I-1 Light Industrial District	Michigan CAT Campus (South Building) & Classic Collision Auto Repair Center	Industrial research development and technology (Uses consistent with I-1 Light Industrial District)

COMPATIBILITY WITH SURROUNDING LAND USE

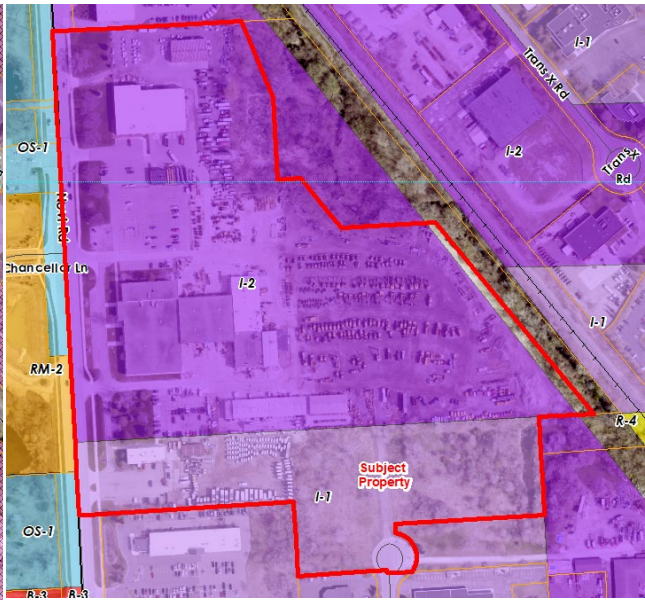
The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. In particular, the Planning Commission should review the plan carefully to ensure that negative impacts (such as

noise and lighting) are minimized and mitigated to protect the residential properties to the west and light industrial businesses to the south.

Future Land Use



Zoning



DEVELOPMENT POTENTIAL

The portion of this parcel proposed to be rezoned is currently vacant. Development under either the current I-1 zoning or the proposed I-2 zoning could result in the construction of fairly similar uses, but the outdoor storage of equipment is only permitted in the I-2 district. Uses permitted in the I-1 zoning district that are not allowed in the I-2 district includes outdoor space for parking of licensed rental motor vehicles. Uses permitted in the I-2 district that are not allowed in the I-1 district include heating & electric power generating plants, outdoor storage yards, commercial sale of new & used heavy trucks & heavy off-road construction equipment, additional production and manufacturing uses, indoor tennis courts, roller skating rinks, and ice-skating rinks, auto engine & body repair shops, lumber & planing mills, motor freight terminals & trucking facilities, and ready-mix or transit mix concrete operations. Through the PRO process, the applicant and the city would agree to restrict the I-2 use allowed to the outdoor storage of shoring and pump operation equipment related to construction. Any other uses typically permitted in the I-2 district would not be permitted within the terms of the PRO Agreement.

COMPARISON OF ZONING DISTRICTS

The following table provides a comparison of the current and proposed zoning development standards. The applicant is requesting a change of districts from the existing I-1 Light Industrial to I-2 General Industrial. The types of uses allowed in these districts have some overlap, although they also differ in important ways. The proposed I-2 district allows a maximum building height of up to 60 feet compared to the 40 feet allowed in the I-1 district. The building setbacks in the I-2 district are much wider than the I-1 standards. Parking setbacks are slightly wider in the I-2 district. However, the terms of the PRO Agreement may be more restrictive than what could otherwise be allowed under I-2 zoning. For instance, the applicant is not proposing any structures and is restricting the use allowed to outdoor storage of construction equipment.

	I-1 (Existing)	I-2 (Proposed)
Principal Permitted Uses	Principle Permitted Uses 1. Professional office buildings,	Principle Permitted Uses 1. Heating and electric power

<p>& Special Land Uses</p>	<p>offices and office sales and service activities</p> <ol style="list-style-type: none"> 2. Accessory buildings, structures and uses customarily incident to the above permitted uses 3. Public owned and operated parks, parkways and outdoor recreational facilities 4. Public or private health and fitness facilities and clubs 5. Medical offices, including laboratories and clinics <p>The following uses are subject to Section 4.45:</p> <ol style="list-style-type: none"> 6. Research and development, technical training and design of pilot or experimental products 7. Data processing and computer centers 8. Warehousing and wholesale establishments 9. Manufacturing 10. Industrial office sales, service and industrial office related uses 11. Trade or industrial schools 12. Laboratories experimental, film or testing 13. Greenhouses 14. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards 15. Public or private indoor recreation facilities 16. Private outdoor recreation facilities 17. Pet boarding facilities 18. Veterinary hospitals or clinics 19. Motion picture, television, radio and photographic production facilities 20. Other uses of a similar and no more objectionable character to the above uses 21. Accessory buildings, structures and uses customarily incident to any of the above permitted uses <p>Special Land Uses</p> <p>The following uses shall be permitted where the proposed site does not abut a residentially zoned district:</p> <ol style="list-style-type: none"> 1. Metal plating, buffing, polishing and molded rubber products 2. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows: <ol style="list-style-type: none"> a. Financial institutions, unions, 	<ol style="list-style-type: none"> generating plants 2. Outdoor storage yards 3. Commercial sale of new and used heavy trucks and heavy off-road construction equipment 4. Any of the following production or manufacturing uses subject to Section 4.57: <ol style="list-style-type: none"> a. Junkyards b. Incineration of garbage or refuse c. Blast furnace, steel furnace, blooming or rolling mill d. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris e. Petroleum or other inflammable liquids, production, refining, or storage f. Smelting of copper, iron or zinc ore 5. Indoor tennis courts, roller skating rinks, and Ice-skating rinks 6. Auto engine and body repair shops 7. Lumber and planing mills 8. Motor freight terminals and trucking facilities 9. Ready-mix or transit mix concrete operations 10. Other similar uses 11. Accessory buildings, structures and uses customarily incident to any of the above permitted uses <p>The following uses are subject to the I-1 Required conditions (Section 3.14) and Development Standards (Section 3.1.18.D), provided there shall be no necessity for a public hearing and approval as a special land use:</p> <ol style="list-style-type: none"> 12. Professional office buildings, offices and office sales and service activities 13. Publicly owned and operated parks, parkways and outdoor recreational facilities 14. Public or private health and fitness facilities and clubs 15. Medical offices, including laboratories and clinics 16. Research and development, technical training and design of pilot or experimental products 17. Data processing and computer centers 18. Warehousing and wholesale establishments 19. Manufacturing
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	<ul style="list-style-type: none"> union halls, and industrial trade schools or industrial clinics b. Industrial tool and equipment sales, service, storage, and distribution c. Eating and drinking establishments and motels 3. Automobile service establishment 4. Self-storage facilities 5. Retail sales activities 6. Central dry cleaning plants or laundries 7. Railroad transfer, classification and storage yards 8. Tool, die, gauge and machine shops 9. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies 10. Municipal uses 11. Motion picture, television, radio and photographic production facilities 12. Outdoor space for parking of licensed rental motor vehicles 13. Accessory buildings, structures and uses customarily incident to any of the above permitted uses 	<ul style="list-style-type: none"> 20. Industrial office sales, service and industrial office related uses 21. Laboratories experimental, film or testing 22. Greenhouses 23. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards 24. Public or private indoor recreation facilities 25. Private outdoor recreation facilities 26. Pet boarding facilities 27. Veterinary hospitals or clinics 28. Motion picture, television, radio and photographic production facilities 29. Other uses of a similar and no more objectionable character to the above uses 30. Metal plating, buffing, polishing and molded rubber products 31. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows: <ul style="list-style-type: none"> a. Banks, savings and loans associations, credit unions, union halls, and industrial trade schools or industrial clinics b. Industrial tool and equipment sales, service, storage and distribution c. Eating and drinking establishments and motels 32. Automobile service establishment 33. Self-storage facilities 34. Retail sales activities 35. Central dry cleaning plants or laundries 36. Railroad transfer, classification and storage yards 37. Tool, die, gauge and machine shops 38. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies 39. Municipal uses
Minimum Lot Size	See Section 3.6.2.D	See Section 3.6.2.D
Minimum Lot Width	See Section 3.6.2.D	See Section 3.6.2.D

Building Height	40 feet	60 feet
Building Setbacks	Front Yard: 40 feet Rear Yard: 20 feet Side Yard: 20 feet	Front Yard: 100 feet Rear Yard: 50 feet Side Yard: 50 feet
Parking Setbacks	Front Yard: Not permitted unless it complies with Section 3.6.2.E Rear Yard: 10 feet Side Yard: 10 feet	Front Yard: Not permitted unless it complies with Section 3.6.2.E Rear Yard: 20 feet Side Yard: 20 feet

INFRASTRUCTURE

Engineering

The Staff Engineer has reviewed the rezoning request and indicated that **the proposed improvements will be required to conform to the City's Storm Water Management Ordinance, including applicable storm water detention.** Design and Construction Standard Waivers of Section 11-239 of the Code of Ordinances will be required for millings as a parking lot material, lack of curbs, and lack of parking lot striping. See the Engineering Review Letter for more information.

Fire

The City Fire Marshal has reviewed the site plan and has provided comments in regard to secondary access to be addressed with the next submittal.

NATURAL FEATURES

There are no significant natural features present on this site.

REVIEW CONCERNS

Staff has concerns or needs additional clarification on the following items:

1. Sign Location, Plan (Page 23, SDM): The provide location of the rezoning sign is acceptable. **Please install the rezoning sign within 15 days prior to the public hearing.**
2. Parking Setback (Sec. 3.1.9.D): While no additional on-site parking is proposed, **the boundary of the proposed asphalt millings should be clearly identified on the site plan to verify compliance with setback requirements.**
3. Outdoor Storage Yards (Sec. 4.55): The height, location, and extent of the proposed screening of outdoor storage equipment shall in be in accordance with the requirements of Section 5.5. An 8 foot tall opaque chain-link fence is proposed as well as landscape screening. **Please address any comments pertaining to screening as necessary in the Landscape Review Letter.**
4. Loading Space & Screening (Sec. 5.4.3, Sec. 3.15.2.B): A 7,000 square foot loading area is indicated on the proposed site. **Please clearly show the access aisle to verify that the loading area will not impede traffic flow for the site. Please also indicate how the loading area will be properly screened from Novi Road or revise the location to provide better screening.**
5. General Layout Requirements: An overall site plan of the entire site has not been provided. **Please provide an overall site plan/cover sheet outlining the entire property.**
6. Economic Impact Information: Economic Impact Information has not been provided. **Please provide Economic Impact Information for the Planning Commission's consideration.**
7. Lighting/Photometric Plan (Sec. 5.7): A photometric plan has not been provided at this time. **Please provide a lighting/photometric plan at the time of Preliminary Site Plan Submittal.**
8. Asphalt Millings (DCS): Asphalt millings are proposed in lieu of pavement. **The following DCS Variances will be necessary and may be included as part of the PRO Agreement:**

- a. **Millings as a parking lot material, as pavement is required for parking lots.**
 - b. **Lack of curbs, as curb is required for parking lots.**
 - c. **Lack of parking lot striping, as striping is required for parking lots.**
9. Tree Survey: A Tree Survey is required for this project. **Please provide a tree survey as requested and refer to the Landscape Review for additional details.**
10. Emergency Access (DCS Sec 11-194 (a) (19): Emergency Access is proposed from Catherine Industrial Drive. Per the Fire Review, a secondary access drive shall be a minimum of 20 feet in width and paved to provide all-weather access and shall be designed to support a vehicle of 35 tons. The minimum easement width for secondary access shall be 25 feet. A permeant "break-away" gate shall be provided at the driveway's intersection with the public roadway and shall be designated by signage as for emergency access only. The access drive shall be separated from other roadways by mountable curbs and shall utilize entrance radii designed to permit emergency vehicles while discouraging non-emergency traffic. In addition, documentation for the emergency access gate shall be provided. **Please address the comment above and refer to the Fire Review for additional detail.**

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the driveways, parking, building, stormwater detention, and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the proposed public benefits. At this time, staff can identify some conditions to be included in the agreement if the current design moves forward:

1. Use Limitation: The use of the proposed site shall be limited to the outdoor storage of construction equipment related to shoring and pump operations.

The PRO conditions must be in material respects, stricter or limiting than the regulations that would apply to the land under the proposed new zoning district. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.* **The applicant should submit a list of conditions that they are seeking to include within the PRO agreement. The applicant's narrative does not specifically list any such PRO conditions at this time, although the above have been taken from materials included in the submittal.**

Staff Comment: Additional conditions will be determined as the rezoning request moves forward. Staff suggests that the applicant provide additional conditions that may be included in the agreement.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement

would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the Concept Plan provided in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan.

The applicant has submitted a narrative describing some, but not all the deviations present in the proposed plans. The deviations identified are as follows:

1. Asphalt Millings (DCS Variance): *An asphalt millings surface with proper drainage to the existing draining way to the east will be installed after grading. Asphalt millings are an efficient recycled material that perform well for outdoor storage that will have traffic from large equipment needed to move the stored items. Our understanding is that the use of millings may not be identified as a surface material in the City's ordinances. Thus, we are proposing that a condition of the PRO agreement allow for this as a variance.*

Staff Comment: Staff supports the deviation for asphalt millings surface as the applicant is proposing to use the area for storage purposes only and it will help minimize the impact on the existing site during construction pending recommendation by the Fire Department and City's Traffic Consultant. In total, three DCS Variances would be necessary (material, lack of curbing, lack of striping).

Additional Deviations Identified by Staff:

1. ROW Landscape Screening (Sec. 5.5.3.B.ii): Canopy and Subcanopy greenbelt trees are required along Catherine Industrial Drive but are not proposed. Instead, an evergreen shrub "wall" has been provided by the applicant, which is **supported by staff because the "wall" provides better screening along Catherine Industrial Drive. However, please consider the addition of several subcanopy trees in front of the "wall" as it would make the frontage more attractive.**
2. Berm adjacent to ROW (Sec. 5.5.B, LDM 1.b): A berm is required along the public right-of-way. Instead, an evergreen shrub "wall" has been provided by the applicant, which is **supported by staff if a few ornamentals are added because it meets the intent of the ordinance.**
3. Tree Diversity (LDM, Section 4): The proposing landscaping of the site does not meet the Tree Diversity requirements of the Landscape Design Manual. **However, staff supports this deviation because the primary importance for the landscaping is the screening of the storage yard and there are limited evergreen options available, especially those native to Michigan. Please consider using more large evergreen species, such as Green Giant Arborvitae, or other large evergreen species in place of the Picea Glauca to diversify the screening plantings in case a disease or pest decimates on of the species used (i.e., Needle cast causes significant issues for the Colorado Blue Spruce within the City of Novi, so you may want to use something other than a Colorado Blue Spruce).**

The applicant is asked to revise the list of deviations requested based on staff's comments provided in this letter and the other review letters. The applicant is asked to be specific about the deviations requested in a response letter and provide a justification to explain how if each deviation "...were

not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas.”

APPLICANT BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

IDENTIFYING BENEFITS TO PUBLIC RESULTING FROM THE REZONING AND THE PROPOSED DEVIATIONS

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments. The following benefits are suggested by the applicant (as listed in their narrative) as resulting from the development proposal:

The following are the benefits detailed by the applicant with the concept plan:

1. Use Limitation: The applicant has indicated that the use of the site will be limited to the storage of construction equipment related to shoring and pump operations.
Staff Comment: The use limitation of the site is a public benefit because it keeps the site from being developed under a more intense industrial use that may be listed under the permitted uses of the I-2 Zoning District.
2. Drainageway Preservation: The applicant has indicated that the existing drainageway on the east side of the property will be preserved.
Staff Comment: As the ordinance requires the preservation of an existing drainageway or proper mitigation therefor, staff cannot support this as a benefit of the development.
3. Fencing: The applicant is proposing to install an 8 foot tall opaque fence along the south and west perimeter of the site to restrict public view and provide security.

Staff Comment: As the ordinance requires a screening fence along the south and west property lines and no additional screening is proposed, staff cannot support this as a benefit of the development.

4. Landscape Buffer: The applicant is proposing to plant a landscape buffer along the south and west perimeter of the subject property.

Staff Comment: As the ordinance requires landscape screening along the south and west property lines and no additional screening is proposed, staff cannot support this as a benefit of the development.

5. Emergency Access: The applicant is proposing to maintain the existing emergency access to the site.

Staff Comment: Emergency Access to the site is a requirement of the Fire Code. Therefore, staff cannot support this as a benefit of the development.

SUMMARY OF OTHER REVIEWS:

Planning and Landscape are currently not recommending approval.

- a. Landscape Review (dated 6-11-21): Landscape review has identified three deviations that may be required. Staff supports these deviations. Refer to review letter for more comments. However, **Landscape does not recommend approval at this time as a Tree Survey has not been provided.**
- b. Engineering Review (dated 6-22-21): Engineering recommends approval of the Concept Site Plan and Concept Stormwater Management Plan at this time. See detailed comments in the review letter for more information.
- c. Fire Review (dated 6-8-21): Fire recommends approval with conditions to be addressed with the next submittal.

RECOMMENDATION

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NEXT STEP: PRO CONCEPT PLAN RESUBMITTAL

Planning and Landscape are currently not recommending approval of the PRO Concept Plan at this time. Staff does not believe that some aspects of the plans are fully completed at this time. There are a number of items that still need to be clarified and further information is requested for additional review. See the Planning & Landscape review letters for detailed comments. Staff reserves the right to make additional comments based on addition information received. Please submit the following for reconsideration:

1. A complete [Application for Site Plan Revision](#)
2. **Four** sets of Revised PRO Concept Plans addressing ALL comments from the Planning & Landscape Review Letters (Digital PDF & Hardcopy).

3. Response Letter addressing ALL comments from the Planning & Landscape Review Letters and refer to sheet numbers where the change is reflected.
4. A list of specific deviations and waivers requested to be included in the PRO Agreement.
5. A list of specific conditions to be included in the PRO Agreement.
6. A list of specific public benefits resulting from the proposed development.

MASTER PLANNING & ZONING COMMITTEE

The revised PRO Concept Plan could be scheduled to go before the Planning Commission's Master Planning & Zoning Committee for informal review approximately 3 weeks after resubmittal. Staff and the applicant will present the plans, and Committee members will have an opportunity to ask questions and provide feedback. No decisions or recommendations are made at these meetings. This is not a public hearing, but there will be an opportunity for audience participation if anyone wishes to attend.

PLANNING COMMISSION PUBLIC HEARING

Once all outstanding review comments have been addressed, the PRO Concept Plan will be scheduled for a public hearing before the Planning Commission. Following the hearing, the Planning Commission will either make a recommendation to City Council or postpone pending further information. If a recommendation is made, the PRO Concept Plan will then be scheduled for consideration by the City Council. If the City Council grants tentative approval at that time, they will direct the City Attorney to draft a PRO Agreement describing the terms of the rezoning approval. If approved, the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan and Stormwater Management Plan at the time of site plan review.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or ccarroll@cityofnovi.org.



Christian Carroll, Planner



PLANNING REVIEW CHART: I-2 General Industrial District

Review Date: June 24, 2021
Review Type: PRO Concept Plan
Project Name: MI CAT Catherine Drive Access PRO
Location: 24800 Novi Road; 22-23-351-065
Plan Date: May 24, 2021
Prepared by: Christian Carroll, Planner
Contact: E-mail: ccarroll@cityofnovi.org Phone: 248.735.5607

Items in **Bold** need to be addressed by the applicant with next submittal. Underlined items require Planning Commission approval. *Italicized* items are to be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Industrial Research Development Technology	I-2 General Industrial		<i>I-2 is a heavy industrial district; however, it would make the entire property I-2.</i>
Area Study	The site does not fall under any special category	NA		
Zoning <i>(Effective Jan. 8, 2015)</i>	I-1 – Light Industrial	I-2 General Industrial		<u>PRO requested</u>
Uses Permitted <i>(Sec 3.1.19.B)</i>	Sec 3.1.12.B Principal Uses Permitted	Outdoor storage for construction equipment related to shore and pump operations	Yes	<u>PRO Rezoning requested to allow uses</u>
Rezoning Document Requirements (SPDM link: Site Plan & Development Manual)				
Written Statement <i>(Site Development Manual)</i> <i>The statement should describe the following</i>	<ul style="list-style-type: none"> • Potential development under the proposed zoning and current zoning • Identified benefits of the development • Conditions proposed for inclusion in PRO Agreement (uses, any deviations, hours of operations, size of building, etc.) 	List of proposed I-2 use, and brief narrative of project provided; additional conditions and deviations included	Yes	More information as requested may be necessary.
Survey	Four copies of the engineering survey of the property to be rezoned	Included	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Sign Location Plan (Page 23, SDM)	Per requirements listed in Site Plan Manual, Page 23 Installed within 15 days prior to public hearing. Located along all road frontages.	Provided	Yes	Signs should be installed within 15 days prior to the Public Hearing.
Rezoning Traffic Impact Study (SDM)	A Rezoning Traffic Impact Study as required by the City of Novi Site Plan and Development Manual. Refer to Chapter 5	Not required	Yes	<i>Meets the conditions as listed in Chapter 5 of the Site Plan & Development Manual.</i>
Community Impact Statement (Sec. 2.2)	<ul style="list-style-type: none"> - Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine 		NA	
Noise Impact Statement	Provide a noise impact statement subject to standards of Section 5.14.10.B	Noise Impact Statement not required	NA	
Height, bulk, density and area limitations (Sec 3.1.12)				
Frontage on a Public Street (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Novi Road, Catherine Drive	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	
Open Space Area	----	---	---	---
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	No buildings proposed in project area	Yes	
Building Height (Sec. 3.1.19.D)	60 ft	NA	Yes	
Building Setbacks (Sec 3.1.19.D)				

Item	Required Code	Proposed	Meets Code	Comments
Front (west)	100 ft	NA	NA	
Interior Side (north)	50 ft	NA	NA	
Interior Side (south)	50 ft	NA	NA	
Rear (east)	50 ft	NA	NA	
Parking Setback (Sec 3.1.19.D) & Refer to applicable notes in Sec 3.6.2				
Front (west)	20 ft (Sec. 3.6.2.E)	20 ft	Yes	Clearly indicate boundary of asphalt millings on the site plan.
Interior Side (north)	20 ft	20 ft	Yes	
Interior Side (south)	20 ft	20 ft	Yes	
Rear (east)	20 ft	20 ft	Yes	
Outdoor Storage Yards (Sec. 4.55)				
Screening (Sec 4.55)	-totally obscured by a masonry wall, landscaped earth berm, chain link fence with heavy screen plantings, or combinations thereof -the height, location, and extent of which shall be in accordance to the requirements of Section 5.5 -whenever outdoor storage is the principal use of the parcel, no outdoor storage shall extend into the required front yard setback of the district and no wall, fence or other screening devices shall extend into the require front yard setback	-Complies, chain link fence & screen plantings -Appears to comply -Accessory to the principal use of the entire site	Yes Yes? NA	See Landscape Review.
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yards directly abut a street.	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard if - the site is a minimum 2 acre site, - does not extend into the minimum required front yard setback of the district,	No parking is proposed in front yard.	NA	

Item	Required Code	Proposed	Meets Code	Comments
	- cannot occupy more than 50% of the area between min. front yard setback & bldg. setback, - must be screened by brick wall or landscaped berm lighting compatible with surrounding neighborhood			
Off-Street Parking in Side and Rear Yards abutting residential (Sec 3.6.2.F)	Shall not occupy more than fifty (50) percent of the area of the side or rear yard abutting a residential district;	Side and rear yards do not abut residential.	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	Off-street parking shall be setback no less than one-hundred (100) feet from the residential district.	No wetlands present	Yes	
Setback from Residential District (Sec 3.6.2.H)	I-1 and I-2 districts, five (5) feet of horizontal setback for each foot of building height, or one-hundred (100) feet, whichever is greater.	The property does not abut residential.	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	No wetland.	NA	
Additional Height (Sec 3.6.2.O)	Additional height(s) for selected building(s) is allowed based on conditions listed in Sec 3.6.2.O		NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Section 5.5.3.	Complies	Yes	See Landscape Review.
Parking, Loading, and Dumpster Requirements				
Number of Parking Spaces Industrial Establishments (Sec.5.2.12.E)	1 for each 700 square feet of usable floor area or 5 + 1 for each 1.5 employees in the largest working shift, whichever is greater.	No parking spaces indicated. However, no increase in usable floor area.	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb		NA	Existing

Item	Required Code	Proposed	Meets Code	Comments
	at these locations and along landscaping			
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	<i>Existing</i>
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 		NA	
Barrier Free Spaces <i>Barrier Free Code</i>	To be determined if additional building area is proposed.		NA	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 		NA	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.		NA	
Minimum number of Bicycle Parking (Sec. 5.16.1)	None required		NA	
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 		NA	

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double		NA	
Loading Spaces (Sec. 5.4.3)	- Loading area in the rear yard - Loading area in interior side yard if it is adjacent to I, EXPO or EXO district	70' x 100' loading area proposed (7,000 sf)	Yes	Show access aisle more clearly to verify that the loading area does not block traffic flow.
Accessory Structures				
Dumpster (Sec 4.19.2.F)	- Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	No dumpster proposed.	NA	
Dumpster Enclosure (Sec. 21-145. (c))	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery		NA	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building		NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade		NA	

Item	Required Code	Proposed	Meets Code	Comments
	regulations, and shall not be visible from any street, road or adjacent property.			
Transformer/Generator	Provide location of any proposed transformers/generators etc.	Not shown		
I-2 District Required Conditions (Sec. 3.15)				
Building Setback Reductions (Sec. 3.15.1.A)	On sites located within planned industrial park > 40 acres, and is enclosed/screened, building setbacks may be reduced: Front: 50 feet Side: 30 feet Rear: 30 feet	Part of Industrial Park.	NA	<i>Industrial Park is not 40+ acres</i>
Landscape Screening Adjacent to I-2 District (Sec. 3.15.1.B)	Screening required between individual sites may be modified adjacent to other I-2 land: 3' landscape berm 5' high masonry or poured concrete with brick texture 5' high decorative fence of treated lumber, cedar or redwood		NA	<i>I-2 zoning to north and east</i>
Screening of Outdoor Storage (Sec. 3.15.2.A)	Outdoor storage of any equipment or material shall not extend to a greater height than the on-site obscuring screen (if within 40-acre+ industrial park, screening may be satisfied by perimeter screening of entire park)	Equipment height indicated to not be taller than proposed fencing. Height not indicated.	Yes?	Please indicate the height of the tallest equipment to be stored on this property.
Loading Zone Screening (Sec. 3.15.2.B)	When any loading/unloading area shall be visible from any residential or commercial district, or road or street, it shall be effectively screened from view	Loading area proposed, not fully screened from the roadway	No	Please indicate how the loading area will be properly screened from Novi Road or revise the location to provide better screening.
Permitted Uses Adjacent to Residential (Sec. 3.15.2.C.)	Where adjacent to residential district, berm height 10 feet minimum		NA	Not adjacent to Residential
Sidewalks and Pathways				

Item	Required Code	Proposed	Meets Code	Comments
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES (Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05)	<ul style="list-style-type: none"> - New streets, sidewalks required on both sides. - Arterials and collectors: 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," - industrial service streets: no sidewalk - local streets and private roadways: five (5) feet 	None, no sidewalk required	Yes	
Pedestrian Connectivity	<ul style="list-style-type: none"> - Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot. 	Sidewalks will not be provided	Yes	<i>Industrial site and use.</i>
Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is not provided		Provide lighting/photometric plan with all details required at the time of Preliminary Site Plan
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided		
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Not provided	No	Please provide an overall site plan/cover sheet of the entire site.
Economic Impact Information	- Total cost of the proposed building & site improvements	-Cost of improvements not provided	No	Provide requested information (cost of improvements) for

Item	Required Code	Proposed	Meets Code	Comments
	- Number of anticipated jobs created (during construction & after building is occupied, if known).	- 28 temporary construction jobs, net loss of 1 employee		Planning Commission's consideration
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Name approval for project not required at this time	NA	<u>Contact Madeleine Kopko at 248-347-0475 to schedule a meeting with the Committee</u>
Development/ Business Sign	Signage if proposed requires a permit. Can be considered during site plan review process or independently.	None shown	NA	<u>For sign permit information contact Maureen Underhill 248-735-5602.</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Not provided		Provide lighting/photometric plan with all details required as shown in the section below at the time of Preliminary Site Plan
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices (Also see Sec. 5.7.3.D)			
	Type & color rendition of lamps			
	Hours of operation of lighting			
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)			

Item	Required Code	Proposed	Meets Code	Comments
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> ▪ Electrical service to light fixtures shall be placed underground ▪ Flashing light shall not be permitted ▪ Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 			
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min			
	Loading/unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles (Sec. 5.7.3.L)	<ul style="list-style-type: none"> ▪ All cut off angles of fixtures must be 90° when adjacent to residential districts ▪ maximum illumination at the property line shall not exceed 0.5 foot candle 			

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Division with future submittals.

I-1 ZONING DISTRICT

I-1 Light Industrial District

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The I-1, Light Industrial district is intended to encourage innovations and variety in type, design and arrangement of land uses, but at all times to protect neighboring residential districts from any adverse impacts. The I-1 district is designed so as to primarily accommodate research, office and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The district is designed to encourage unified complexes of research, office and light industrial uses, with high tech and multi-use facilities characterized by office, light industrial and warehousing activities in a planned environment. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of research, office, light industrial and related uses.
2. To protect abutting residential districts by separating them from manufacturing and related activities by limiting uses which may locate adjacent to such residential districts, by setbacks for buildings and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planning/berm/wall screens, and by prohibiting the use of such industrial areas for new residential development.
3. To promote research, office and light industrial development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
4. To protect the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.



I-1 Light Industrial District

3.1.18



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings, offices and office sales and service activities
- ii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Public or private health and fitness facilities and clubs** §4.34
- v. Medical offices, including laboratories and clinics

The following uses are subject to **Section 4.45:**

- vi. Research and development, technical training and design of pilot or experimental products
- vii. Data processing and computer centers
- viii. **Warehousing and wholesale establishments** §4.43
- ix. **Manufacturing** §4.43
- x. **Industrial office sales, service and industrial office related uses** §4.44
- xi. Trade or industrial schools
- xii. **Laboratories experimental, film or testing** §4.43
- xiii. Greenhouses
- xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xv. Public or private indoor recreation facilities
- xvi. Private outdoor recreational facilities
- xvii. **Pet boarding facilities** §4.46
- xviii. **Veterinary hospitals** **or clinics** §4.31
- xix. **Motion picture, television, radio and photographic production facilities** §4.47
- xx. Other uses of a similar and no more objectionable character to the above uses
- xxi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

C. SPECIAL LAND USES

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

- i. **Metal plating, buffing, polishing and molded rubber products** §4.48
- ii. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:
 - a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics
 - b. Industrial tool and equipment sales, service, storage and distribution
 - c. **Eating and drinking establishments and motels** §4.49
- iii. **Automobile service establishment** §4.50
- iv. **Self-storage facilities** §4.51
- v. **Retail sales activities** §4.52
- vi. **Central dry cleaning plants or laundries** §4.53
- vii. **Railroad transfer, classification and storage yards** §4.43
- viii. **Tool, die, gauge and machine shops** §4.43
- ix. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
- x. **Municipal uses** §4.43
- xi. **Motion picture, television, radio and photographic production facilities** §4.47
- xii. **Outdoor space for parking of licensed rental motor vehicles** §4.90
- xiii. **Accessory buildings, structures and uses** customarily incident to any of the above permitted uses

1 Purpose and Introduction

2 Definitions

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D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: See [Section 3.6.2.D](#)
 Minimum lot width[☐]: See [Section 3.6.2.D](#)

Lot Coverage[☐]

Maximum lot coverage: See [Section 3.6.2.D](#)

Setbacks[☐]

Minimum front yard setback: 40 ft
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 20 ft

Building Height[☐]

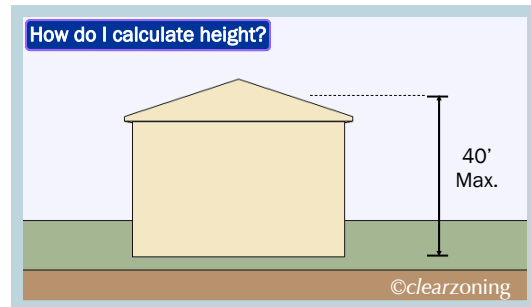
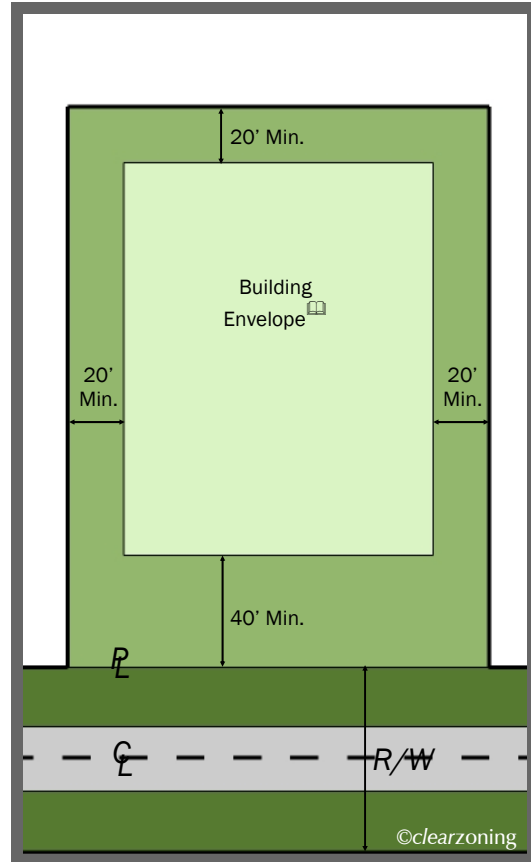
Maximum building height: 40 ft

Parking Setbacks

Minimum front yard setback: See [Section 3.6.2.E](#)
 Minimum rear yard setback: 10 ft
 Minimum side yard setback: 10 ft

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: C, D, E, F, H, M, O, P and Q](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- I-1 Required Conditions §3.14

4. Use Standards

- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

5. Site Standards

- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Corner Clearance § 5.9
- Additional Road Design § 5.10
- Fences § 5.11
- Frontage on a Public Street § 5.12
- Access to Major Thoroughfares § 5.13

6. Performance Standards § 5.14

- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

6. Development Procedures

- Site Plan Review § 6.1
- Public Hearing § 6.2

7. Admin. and Enforcement

- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2


I-2 ZONING DISTRICT

A. INTENT

The I-2, General Industrial district is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards







B. PRINCIPAL PERMITTED USES

- i. Heating and electric power generating plants
- ii. **Outdoor storage yards** §4.55
- iii. **Commercial sale of new and used heavy trucks and heavy off-road construction equipment** §4.56
- iv. Any of the following **production or manufacturing uses subject to Section 4.57:**
 - a. **Junkyards** §4.58
 - b. **Incineration of garbage or refuse** §4.59
 - c. Blast furnace, steel furnace, blooming or rolling mill
 - d. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris
 - e. Petroleum or other inflammable liquids, production, refining or storage
 - f. Smelting of copper, iron or zinc ore
- v. **Indoor tennis courts, roller skating rinks, and ice-skating rinks** §4.60
- vi. Auto engine and body repair shops
- vii. **Lumber and planing mills** §4.61
- viii. Motor freight terminals and trucking facilities
- ix. Ready-mix or transit mix concrete operations
- x. **Other similar uses** §4.42
- xi. **Accessory buildings, structures and uses**  §4.19 customarily incident to any of the above permitted uses

The following uses are subject to the **I-1 Required Conditions (Section 3.14)** and **Development Standards (Section 3.1.18.D)**, provided there shall be no necessity for a public hearing and approval as a special land use:

- xii. Professional office buildings, offices and office sales and service activities
- xiii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xiv. **Public or private health and fitness facilities and clubs** §4.34
- xv. Medical offices, including laboratories and clinics
- xvi. Research and development, technical training and design of pilot or experimental products
- xvii. Data processing and computer centers
- xviii. **Warehousing and wholesale establishments** §4.43

B. PRINCIPAL PERMITTED USES (continued)

- xix. **Manufacturing**  §4.43
- xx. **Industrial office sales, service and industrial office related uses** §4.44
- xxi. **Laboratories experimental, film or testing** §4.43
- xxii. Greenhouses
- xxiii. Public utility  buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xxiv. Public or private indoor recreation facilities
- xxv. Private outdoor recreational facilities
- xxvi. **Pet boarding facilities** §4.46
- xxvii. **Veterinary hospitals**  **or clinics**  §4.31
- xxviii. **Motion picture, television, radio and photographic production facilities** §4.47
- xxix. Other uses of a similar and no more objectionable character to the above uses
- xxx. **Metal plating, buffing, polishing and molded rubber products** §4.48
- xxxi. **Uses which serve the limited needs of an industrial district (subject to Section 4.43)**, as follows:
 - a. Banks, savings and loan associations, credit unions, union halls, and industrial trade schools or industrial clinics
 - b. Industrial tool and equipment sales, service, storage and distribution
 - c. **Eating and drinking establishments and motels**  §4.49
- xxii. **Automobile service establishment**  §4.50
- xxiii. **Self-storage facilities** §4.51
- xxiv. **Retail sales activities** §4.52
- xxv. **Central dry cleaning plants or laundries** §4.53
- xxvi. **Railroad transfer, classification and storage yards** §4.43
- xxvii. **Tool, die, gauge and machine shops** §4.43
- xxviii. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
- xxix. **Municipal uses** §4.43

C. SPECIAL LAND USES

- i. Reserved



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: See [Section 3.6.2.D](#)
 Minimum lot width[☐]: See [Section 3.6.2.D](#)

Lot Coverage[☐]

Maximum lot coverage: See [Section 3.6.2.D](#)

Setbacks[☐]

Minimum front yard setback: 100 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 50 ft

Building Height[☐]

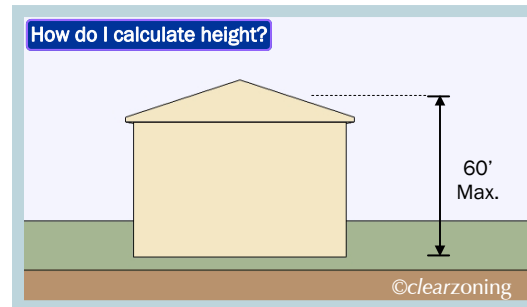
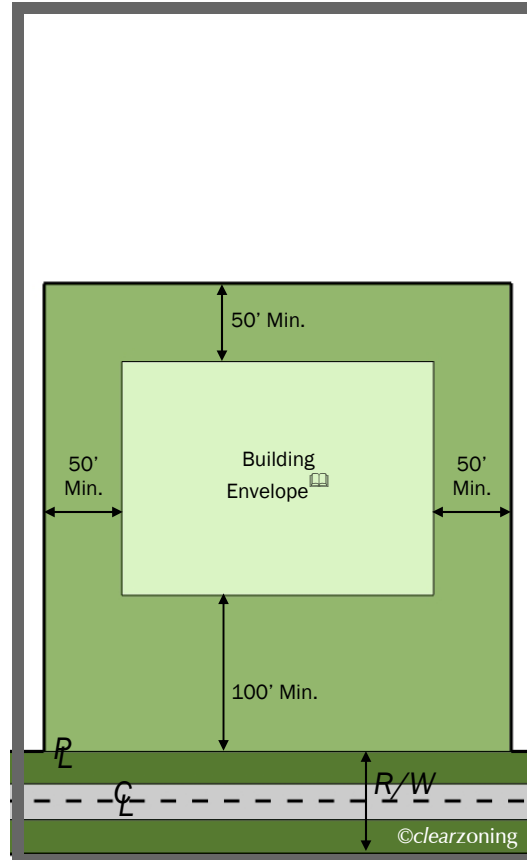
Maximum building height: 60 feet

Parking Setbacks

Minimum front yard setback: See [Section 3.6.2.E](#)
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 20 ft

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: C, D, E, F, H, M, O, P, and Q](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- [I-2 General Regulations and Required Conditions](#) §3.15

4. Use Standards

- [Uses Not Otherwise Included](#) § 4.86
- [Unlisted Use Determination](#) § 4.87

5. Site Standards

- [Off-street Parking Requirements](#) § 5.2
- [Off-street Parking Layout, Standards...](#) § 5.3
- [Off-street Loading and Unloading](#) § 5.4
- [Landscape Standards](#) § 5.5
- [Signs](#) § 5.6
- [Exterior Lighting](#) § 5.7
- [Corner Clearance](#) § 5.9
- [Additional Road Design](#) § 5.10
- [Fences](#) § 5.11
- [Frontage on a Public Street](#) § 5.12
- [Access to Major Thoroughfares](#) § 5.13

Performance Standards § 5.14

- [Exterior Building Wall Facade Materials](#) § 5.15
- [Bike Parking Facility Requirements](#) § 5.16

6. Development Procedures

- [Site Plan Review](#) § 6.1
- [Public Hearing](#) § 6.2

7. Admin. and Enforcement

- [Nonconformities](#) § 7.1
- [Planned Rezoning Overlay](#) § 7.13.2



ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

June 22, 2021

Engineering Review

MI CAT Catherine Dr Access PRO Concept
JZ21-0022

Applicant

Michigan CAT

Review Type

PRO Concept Plan

Property Characteristics

- Site Location: North end of Catherine Industrial Road (north side of Ten Mile Road between Novi Road and Meadowbrook Road)
- Site Size: 5.3 acres accessory use parcel, as part of a 32.4 acre parcel
- Plan Date: April 7, 2021
- Design Engineer: Warner, Cantrell & Padmos, Inc.

Project Summary

- Rezoning of an approximately 5.3 acre parcel from I-1 to I-2 zoning, plus proposed use of approximately 3.7 acres as outdoor heavy equipment and materials storage.
- No permanent buildings or designated parking are proposed.
- No changes to water service are proposed.
- No changes to sanitary service are proposed.
- Other than directing surface runoff to the existing basin on the east end of the parcel, no changes to storm water collection are proposed, currently. **However, the proposed improvements will be required to conform to the City's Storm Water Management Ordinance, including applicable storm water detention.**

Recommendation

Left blank on purpose

Comments:

General

1. Provide a minimum of two ties to established section or quarter section corners.
2. Provide an additional benchmark besides the already provided City-established benchmark.
3. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
4. Clearly distinguish between proposed improvements and existing features of the site, especially the proposed paving limit linework.
5. **The Catherine Industrial Road pavement is not designed or rated for regular loading by heavy equipment. Remove the note from the plans indicating "egress through Catherine Drive to Ten Mile Road."**
6. Show and label the right-of-way dedication for the Catherine Industrial Road cul-de-sac.
7. Regarding the existing sanitary sewer on-site:
 - a. The approximately 110 linear feet of existing 8-inch pipe, along with its terminal manhole, running north-south from the existing manhole near the northernmost curb of the cul-de-sac have **not** been removed by the City, and there are no longer plans to remove them. However, the rim of the terminal manhole has likely been adjusted. Update the rim elevation accordingly on the plan.
 - b. The existing sanitary manhole near the northwest quadrant of the cul-de-sac has been adjusted upward approximately two feet by the City, since it was previously buried. Update the rim elevation accordingly on the plan.
8. Clarify whether the existing hydrant near the north end of the site is to remain. If it is to remain, add bollards per Fire Department requirements for protection from vehicle and equipment strikes.
9. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
10. If applicable, show the locations of all light poles on the plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Any light poles in a utility easement will require a License Agreement.
11. Regarding landscaping irrigation, install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site

plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

Storm Water Management Plan

12. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
13. **For the purposes of filtration and permanence, the swales proposed along the north and east ends of the millings area shall be vegetated rather than millings.**
14. **The 100-year detention volume from the improved area will be considered detained in the existing, off-site, City-owned "C&O regional basin" downstream of the site, just north of Ten Mile Road. Detention tapping fees will be required. Alternatively, full 100-year detention would be required on-site.**
15. **Should the site ever be paved, the required detention volume will need to be recalculated.**
16. Provide supporting calculations for the runoff coefficient determination. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns). **Per the Engineering Design Manual, a "C" factor for pervious pavement may be allowed for the asphalt millings if supporting data can be provided.**
17. An adequate maintenance access route to the existing basin outlet structure shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
18. Provide a 5-foot wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
19. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the existing basin. Also, include an access easement to the basin area from the public road right-of-way.
20. The 25-foot vegetated buffer is noted around the perimeter of the existing basin where the equipment storage area is directed to the basin via surface flow.

Paving & Grading

21. **Design and Construction waivers of Section 11-239 of the City Code of Ordinances will be required for:**
 - a. **Millings as a parking lot material, as pavement is required for parking lots.**

b. Lack of curbs, as curb is required for parking lots.

c. Lack of parking lot striping, as striping is required for parking lots.

The Engineering Division would support the above waivers, pending recommendation by the Fire Department and City's traffic consultant as well.

22. Ensure proposed contours tie into existing contours. Currently, many all around the site perimeter do not.
23. Add spot grades:
 - a. To perimeter of millings area.
 - b. Throughout millings area.
 - c. To property lines.
24. 12 inches depth of millings noted on plan. However, add a detail showing the cross section, including soil preparation/compaction, gradation of millings, and any other applicable information.
25. If necessary, show adjusted grades for all adjusted sanitary, water, and storm structures.
26. Provide a construction materials table on the Paving Plan listing the quantity and material type for the millings cross section being proposed.
27. The proposed emergency access gate is noted.

Flood Plain

28. The 100-year floodplain does not appear to traverse the parcel.

Soil Erosion and Sediment Control

29. A SESC permit is required. During the site plan review process, please submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

30. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

With each plan submittal, the following must be submitted:

31. A letter from either the applicant or the applicant's engineer must be submitted highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

At the time of Final Site Plan, the following must be submitted:

32. An itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized** for on-site paving (square yardage), grading, and the storm water management system.

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

33. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
34. A draft copy of the warranty deed for the additional proposed right-of-way for the Catherine Industrial Road cul-de-sac must be submitted for review and acceptance by the City.

The following must be addressed prior to construction:

35. 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). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
36. 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 (no application required). No fee is required for this permit.
37. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
38. Construction inspection fees in an amount to be determined must be paid to the Community Development Department.

39. Legal escrow fees in an amount to be determined must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project.** This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
40. If applicable, a storm water performance guarantee in an amount to be determined (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
41. **If off-site detention is proposed, storm water detention tap fees in an amount to be determined for the proposed discharge to an off-site regional detention basin must be paid to the Community Development Department.**
42. If applicable, a street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
43. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy (TCO) approval for the development:

44. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
45. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and Engineering Division.
46. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
47. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

48. Provide a warranty deed for the additional proposed road right-of-way for the Catherine Industrial Road cul-de-sac for acceptance by the City.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Victor Boron at (248) 735-5695 with any questions.



Victor Boron
Project Engineer

cc: Christian Carroll, Community Development
Ben Croy, PE; Engineering
Kate Richardson, Engineering
Humna Anjum, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 11, 2021

MI CAT Catherine Drive Parcel PRO Concept Site Plan - Landscaping

Review Type

PRO Concept Landscape Review

Job

JZ21-0022

Property Characteristics

- Site Location: North end of Catherine Drive
- Site Acreage: 5.29 acres
- Site Zoning: I-1 – Proposed: I-2
- Adjacent Zoning: North, East: I-2, South, West: I-1
- Plan Date: 4/7/2021

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation

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LANDSCAPE DEVIATIONS REQUIRED FOR THIS PROJECT:

- Use of evergreen shrub "wall" in place of required canopy and subcanopy greenbelt trees to provide better screening of equipment – *Supported by staff*
- Use of densely planted large evergreen trees for screening instead of berm or wall – *Supported by staff*
- Tree diversity does not meet the standard of Landscape Design Manual Section 4 – *Supported by staff*

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

Please provide a tree survey of all trees 8" DBH or larger on site and within 50 feet of site disturbance.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

The project is not adjacent to residential property.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The project proposes a line of densely planted junipers to provide continuous screening from the road instead of the required canopy and subcanopy trees. **This is a landscape deviation.**
2. *The proposed configuration is supported by staff as the required trees wouldn't provide as*

much screening as the proposed landscaping would.

3. The applicant is asked to provide three ornamental trees in the greenbelt in front of the line of junipers to add aesthetic variety to the frontage.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

No parking landscaping is required as the parcel will be used for equipment storage, not parking.

Building foundation Landscaping (Zoning Sec 5.5.3.D)

No foundation landscaping is required as there are no buildings on the parcel.

Plant List (LDM 2.h. and t.)

1. **A landscape deviation is required for the lack of compliance with the Landscape Design Manual.**
2. *The deviation is supported by staff due to the heavy use of evergreens to provide the necessary screening for the project.*
3. **The applicant is encouraged to use a more diverse palette of evergreens as the proportion of spruces makes the landscaping prone to a single pest or disease decimating large chunks of the screening landscaping.**

Planting Notations and Details (LDM)

See the landscape chart for details regarding notes required.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

1. The combination of existing vegetation and proposed landscaping around the pond satisfies the requirements of the ordinance.
2. If the pond is enlarged, the new edges must also be landscaped to meet the ordinance.
3. It is recommended to use a species other than *Viburnum trilobum* as it is particularly prone to predation by the Viburnum leaf beetle.

Irrigation (LDM 1.a.(1)(e) and 2.s)

Please provide an irrigation system plan that conforms to city and state standards with Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – PRO Concept Plan

Review Date: June 11, 2021
Project Name: JZ21-0022: MI CAT Catherine Drive Access Parcel
Plan Date: April 7, 2021
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

LANDSCAPE DEVIATIONS REQUIRED FOR THIS PROJECT:

- Use of evergreen shrub "wall" in place of required canopy and subcanopy greenbelt trees to provide better screening of equipment – *Supported by staff*
- Use of densely planted large evergreen trees for screening instead of berm or wall – *Supported by staff*
- Tree diversity does not meet the standard of Landscape Design Manual Section 4 – *Supported by staff*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Scale 1"=40'	Yes	
Project Information (LDM 2.d.)	Name and Address	Location map on cover sheet	Yes	Please add street address to landscape plans.
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Original signature will be required on stamping sets</u>

Item	Required	Proposed	Meets Code	Comments
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Parcel:</u> I-1 Proposed: I-2 <u>North, East:</u> I-2 <u>South, West:</u> I-1	No	Please show zoning of adjacent parcels on landscape plan.
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Description on Sheet 1	No	Please provide a full survey with no proposed changes
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists. 	Notes on grading plan indicate Existing Trees & Brush	No	<ol style="list-style-type: none"> 1. Please provide a tree survey and chart showing all trees 8" DBH or larger within 50 feet of soil disturbance. 2. Please clearly indicate all trees to be removed on plan view and tree chart. 3. If any regulated trees will be removed or impacted, show woodland replacement calculations.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland County ▪ Show types, boundaries 	No	No	Please include in plan set and refer to location on Landscape Sheet if not included on that sheet.
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	No	Please correct the notes regarding proposed paving limits as they extend through the fence and into the proposed screening trees.
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	NA – no landscaping is inside of fenced area		
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				

Item	Required	Proposed	Meets Code	Comments
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	NA		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA – no parking islands		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ A minimum of 200sf unpaved area per tree planted in an island ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	NA		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
Contiguous space limit (i)	Maximum of 15 contiguous spaces	NA		
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> • No plantings with matured height greater than 12' within 10 ft. of fire hydrants • Plant trees at least 5 ft from underground utility lines • Plantings near hydrants or FDCs should be no taller than 12" 	NA – no hydrants are shown in landscaped areas		
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> • 25 ft corner clearance required. • Refer to Zoning Section 5.5.9 • Road Commission for Oakland County zone for RCOC jurisdiction roads 	NA – Catherine Drive will only be used for emergency access, and has clear vision at the end of the cul-de-sac	No	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular	<ul style="list-style-type: none"> • $A = x \text{ sf} * 7.5 \% = A \text{ sf}$ • $50,000 * 7.5 \% = 3750 \text{ sf}$ 	NA		

Item	Required	Proposed	Meets Code	Comments
use areas up to 50,000sf x 7.5%				
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> • $B = x \text{ sf} * 1\% = B \text{ sf}$ • $(xxx - 50000) * 1\% = xx \text{ sf}$ 	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ sf} * 6\% = A \text{ sf}$	NA – only use for site will be equipment and material storage		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = 0.5\% \times 0 \text{ sf} = B \text{ SF}$	NA		
All Categories				
C = A+B Total square footage of landscaped islands	<ul style="list-style-type: none"> • $C = A + B$ • $C = xxx + xxx = xx \text{ SF}$ 	NA		
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> ▪ $D = C/200 \text{ trees}$ ▪ $xx/200 = xx \text{ Trees}$ 	0 trees	Yes	
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ $xx / 35 = xx \text{ trees}$ 	0 trees	Yes	
Accessway perimeter	<ul style="list-style-type: none"> ▪ 1 canopy tree per 35 lf on each side of road, less widths of access drives. ▪ $(xx \text{ lf}) / 35 = xx \text{ trees}$ 	NA		
Parking land banked	<ul style="list-style-type: none"> ▪ NA 	None		
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> ▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours ▪ Berm should be located on lot line except in conflict with utilities. ▪ Berms should be constructed with 6" of topsoil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	NA – not adjacent to residential	None	Yes	
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	An undulating berm a minimum of 3 feet high with a 3 foot wide crest	<ul style="list-style-type: none"> • 0 trees Line of 38 junipers provided for 	No	1. A Landscape deviation is required for this substitution.

Item	Required	Proposed	Meets Code	Comments
	is required	screening		2. It is supported by staff if a few ornamentals are added as it meets the intent of the ordinance.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Min. 3 feet flat horizontal area ▪ Minimum 3 feet high ▪ Constructed of loam with 6' top layer of topsoil. 	No berm is proposed		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No wall is proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	Parking: 20 ft. No Pkg: 25 ft	40 ft	Yes	
Min. berm crest width	None	No	No	
Minimum berm height (9)	None	No	No	
3' wall	(4)(7)	No		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ No Pkg: 1 per 60 ft ▪ 139/60 = 2 trees 	<ul style="list-style-type: none"> • 0 trees • Line of 38 junipers provided for screening 	No	1. A landscape deviation is required for this substitution. 2. It is supported by staff to provide better screening from Catherine Drive.
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ No Pkg: 1 per y ft ▪ 139/40 = 4 trees 	<ul style="list-style-type: none"> • 0 trees • Line of 38 junipers provided for 	No	1. A landscape deviation is required for this substitution.

Item	Required	Proposed	Meets Code	Comments
		screening		<p>2. It is supported by staff to provide better screening from Catherine Drive</p> <p>3. While the deviation is supported, the addition of several subcanopy trees in front of the wall of green would make the frontage more attractive. Please consider this.</p>
Canopy deciduous trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	<ul style="list-style-type: none"> ▪ Parking & No Parking: 1 tree per 45 lf ▪ 139/45 = 3 trees 	3 trees	Yes	
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision <i>(LDM 1.d.(2))</i>	<ul style="list-style-type: none"> ▪ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW ▪ No evergreen trees closer than 20 ft. ▪ 3 sub canopy trees per 40 l.f. of total linear frontage ▪ Plant massing for 25% of ROW 	NA		
Screening of outdoor storage, loading/unloading <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		Double rows of large evergreens are proposed along all property borders except for greenbelt which is discussed above	Yes	
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	No	No	<p>If any transformers are located outside of the storage area, please screen them with shrubs per the standard detail.</p>
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ A: x lf x 8ft = x SF 	NA		

Item	Required	Proposed	Meets Code	Comments
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	NA		
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> ▪ Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 lf from permanent water level ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix ▪ Deciduous canopy tree 1/35 of east, south and west sides of pond at 10 feet from permanent water level 	<ul style="list-style-type: none"> ▪ It appears that at least 70% of the basin rims will be landscaped with large native shrubs or existing vegetation ▪ Existing trees around the pond will meet the tree requirement 	Yes	If the pond needs to be enlarged, add sufficient landscaping along the new edge to meet the requirement.
Phragmites and Japanese Knotweed Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> ▪ Any and all populations of Phragmites australis and/or Japanese Knotweed on site shall be included on tree survey. ▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	A note indicates that no Phragmites was found on the site.	TBD	<ol style="list-style-type: none"> 1. Please also survey the site for any populations of Japanese Knotweed 2. If any is found, show it on the topo survey and add plans for its removal. 3. If none is found, please indicate that on the survey.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Between Mar 15 and Nov 15.	No	Please add note
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Irrigation plan (LDM 2.s.)	<ul style="list-style-type: none"> A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans. If irrigation won't be used, note how trees will get sufficient water for establishment and long-term survival 	A note indicates that an automatic irrigation system will be used	Yes	<ol style="list-style-type: none"> Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival. If xeriscaping is used, please provide information about plantings included.
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	No	No	Please add note
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> 5 of 8 species (63%) used are native to Michigan Tree diversity does not meet the standard of LDM 4 Picea glauca composes 57% of the trees 	<ul style="list-style-type: none"> Yes No 	<ol style="list-style-type: none"> A landscape deviation is required for the lack of tree diversity. It is supported by staff because the primary importance for the landscaping in this case is screening of the storage yard, and there are limited evergreen options available, especially those native to Michigan. That said, please consider using more large evergreen species, such as Green Giant arborvitae, or other large evergreen species in place of some of the Picea glauca varieties to diversify the screening plantings

Item	Required	Proposed	Meets Code	Comments
				in case a disease or pest decimates one of the species used. As an example, needlecast causes significant problems for Colorado Blue Spruce in the Novi area so you may want to use something other than that too.
Type and amount of lawn		Not indicated		<u>Please add areas of each in cost table.</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Provided	Yes	<u>Please change the standard costs for evergreen trees to \$375 each and add seed or sod to the costs.</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No		1. Please add to the plans 2. Please show protective tree fencing for all trees to remain.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note near property lines stating this.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	<ul style="list-style-type: none"> ▪ Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. 	No		

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Refer to Landscape tree Credit Chart in LDM 			
Plant Sizes for ROW, Woodland replacement and others (LDM 11)	<ul style="list-style-type: none"> Size determined by use detailed in LDM Table 11.b.(2)a.i Indicate on plant list 		TBD	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	None used		
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities			
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. Refer to section for additional information 	Yes	Yes	

NOTES:

- This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
- The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
- Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

FIRE REVIEW



June 8, 2021

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Madeleine Daniels - Planning Assistant

CITY COUNCIL

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Bob Gatt

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Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
John B. Martin

RE: MI CAT Catherine Dr. Access PRO

PSP# 21-0050

Project Description:

Add secondary access to MI CAT property off Catherine Industrial Dr.

Comments:

- When the property has limited frontage along external arterials, or topographic conditions on the external arterials reduce sight line distances so that a secondary access point cannot be established which will provide safe ingress and egress, the City shall require access roads for emergency vehicles, where feasible. A secondary access driveway shall be a minimum of twenty (20 feet in width and paved to provide all-weather access and shall be designed to support a vehicle of thirty-five (35) tons. Minimum easement width for secondary access driveways shall be twenty-five (25) feet. A permanent "break-away" gate shall be provided at the secondary access driveway's intersection with the public roadway in accordance with Figure VIII-K of the Design and Construction Standards. To discourage non-emergency vehicles, emergency access roads shall be designated by signage as for emergency access only, shall be separated from the other roadways by mountable curbs, and shall utilize entrance radii designed to permit emergency vehicles while discouraging non-emergency traffic. **(D.C.S. Sec 11-194 (a)(19))**
- **MUST** provide documentation on the gate for the secondary access drive.

Recommendation:

Left blank on purpose

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



August 18, 2021

Mr. Christian Carroll, Planner
City of Novi Planning Department
45175 West Ten Mile Road
Novi, MI 48375

RE: MI CAT Catherine Access Parcel – JZ21-22
Response to Plan Review Comments from Planning and Engineering

Dear Mr. Carroll,

We have received the PRO Concept Plan Review for the MI CAT Catherine Access Parcel PRO per the review packet dated June 24, 2021. Responses to comments from Planning and Engineering are provided below:

REVIEW CONCERNS:

1. Sign Location: The applicant acknowledges that a rezoning sign must be installed on the property a minimum of 15 days prior to the public meeting.
2. Parking Setback: The boundary of the proposed asphalt millings have been more clearly identified on the enclosed plans.
3. Outdoor Storage Yards: Responses to comments about landscaping are provided under separate cover;
4. Loading Space and Screening:
 - The enclosed plans have been updated to better define the access aisle through the site and how circulation will not conflict with the loading and unloading area.
 - Please note that the area in question is located approximately 600 feet from Novi Road and is currently obscured from view by a combination of existing buildings, fencing, and vegetation. The applicant believes that the existing conditions along with the proposed landscaping and fencing noted on the drawings will effectively screen the area from view from Novi Road.
 - A note has been added to the plans indicating the maximum height of the equipment to be stored at the size is 10 feet.
5. General Layout Requirements: The enclosed plans includes an Overall Site Plan showing the entirety of the Michigan CAT property.
6. Economic Impact Information: Information related to Economic Impact is provided under separate cover.
7. Lighting/Photometric Plan: No exterior lighting is proposed as part of this project.
8. Variances as part of the PRO Agreement: Additional variances/deviations are noted as part of the Landscaping resubmittal but from a Planning/Engineering perspective, the following deviations/conditions are requested as part of the PRO Agreement:
 - a. The applicant requests that millings be used for the surface material in lieu of pavement. Conventional pavement would not hold up well given the nature of the material, equipment, and frequency of use on the site. The applicant believes that this deviation is consistent with the intent of the Master Plan, it is compatible with the surrounding areas (Michigan CAT's existing campus includes millings) and that if the deviation were not granted, it would prohibit enhancement of the development.
 - b. In coordination with the aforementioned request and the use of millings on the site, the applicant proposes that no curb and gutter be included or required as part of the design. The applicant



believes that this deviation is consistent with the intent of the Master Plan, it is compatible with the surrounding areas (Michigan CAT's existing campus includes millings) and that if the deviation were not granted, it would prohibit enhancement of the development.

- c. The applicant requests an exemption to the striping requirement as asphalt millings will not support striping. The applicant believes that this deviation is consistent with the intent of the Master Plan, it is compatible with the surrounding areas (Michigan CAT's existing campus includes millings) and that if the deviation were not granted, it would prohibit enhancement of the development.
9. Tree Survey: A copy of the Tree Inventory drawing was previously provided. An additional copy is included as part of the Landscaping resubmittal.
10. Emergency Access: The enclosed plans have been updated to note a break-away gate at the Catherine Drive driveway to allow for Emergency Vehicle Access.

ENGINEERING REVIEW:

- **General:**
 1. Information on the adjacent section corners has been provided on the enclosed C100 drawing.
 2. Additional benchmark information has been provided on the enclosed C100 drawing.
 3. Note 8 on Sheet C101 has been updated to indicate required compliance with City of Novi requirements.
 4. Sheet C101 has been updated to provided better clarify between existing conditions and proposed improvements.
 5. The note concerning access through Catherine Drive has been removed from the drawings.
 6. Right-of-way information for Catherine Drive has been included on the enclosed C100 drawing.
 7. Sheet C110 has been updated to reflect existing and proposed sanitary sewer rim information.
 8. The intent is for the existing hydrant to remain. The C101 drawing has been updated to note the requirement of proposed bollards around the hydrant.
 9. Although no dewatering is anticipated, Note 15 has been added to Sheet C110 stating that if required, a dewatering plan must be submitted to the City for their review and approval.
 10. No site lighting is proposed as part of this project.
 11. No irrigation is proposed as part of this project.
- **Storm Water Management Plan:** *The applicant acknowledges that additional information is required for approval as part of a future submittal. Such information will be provided at the appropriate time. In the meantime, please note the following responses to Staff's comments:*
 12. The applicant acknowledges that the SWMP shall be designed in accordance with the City's requirements. Additional information will be provided as part of Final Plan Review.
 13. The drainage swales have been revised so they are vegetated swales.
 14. The applicant acknowledges that the improved area will be considered detained in the downstream regional basin and that detention tapping fees apply.
 15. The applicant acknowledges that additional calculations and requirements will apply in the event that the site is paved.
 16. Supporting runoff calculations will be provided as part of Final Plan Review.
 17. The applicant acknowledges that a maintenance access route is required. Additional information will be provided as part of Final Plan Review.
 18. The applicant acknowledges that a route providing access to the existing standpipe in the basin is required. Additional information will be provided as part of Final Plan Review.



19. The applicant acknowledges that a maintenance easement agreement for the exiting storm water basin is required. Additional information will be provided as part of Final Plan Review.
20. The configuration of the site has been updated to avoid impacting the exiting 25' vegetative buffer.
- **Paving and Grading:** *The applicant acknowledges that additional information is required for approval as part of a future submittal. Such information will be provided at the appropriate time. In the meantime, please note the following responses to staff's comments:*
 21. Information related to the requested deviations are further described above.
 22. Proposed contours have been updated to show appropriate connections to existing contours.
 23. Spot elevations have been added to the C110 drawing as requested.
 24. The applicant acknowledges that additional details related to the proposed millings are required. Additional information will be provided as part of Final Plan Review.
 25. The C110 drawing has been updated to include both existing and proposed utility structure information.
 26. The applicant acknowledges that additional details related to the proposed millings are required. Additional information will be provided as part of Final Plan Review.
 27. Additional information related to the emergency gate will be provided as part of Final Plan Review.
- **Flood Plain:**
 28. The applicant concurs that the 100-year floodplain does not traverse the property.
- **Soil Erosion and Sediment Control:**
 29. The applicant acknowledges that a SESC Permit is required for the work. Additional information and applications will be submitted at a later date.
- **Off-Site Easements:**
 30. Information related to any required off-site easements (i.e. an easement for the existing storm water basin) will be provided as part of Final Plan Review.
- **Additional Information Required:**
 - Additional items listed (include comments 31 through 48) are required to be submitted as part of Final Plan Review, as part of the Stamping Set, or in advance of construction. Additional information related to these comments will be provided at the appropriate time.

Sincerely,

Paul Furtaw, PE
BERGMANN

Enclosures

August 18, 2021

Mr. Christian Carroll, Planner
City of Novi Planning Department
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: **JZ21-22 MI CAT Catherine Access Parcel – Landscape**

Dear Mr. Carroll:

We have received the PRO Concept Plan Review for the MI CAT Catherine Access Parcel PRO per the review packet dated June 24, 2021. Our responses to the Landscape Plan review comments are listed below:

LANDSCAPE ITEMS:

A. Deviations

1. Continuous Evergreen shrub “wall” to be substituted for canopy trees required for R.O.W. plantings.
2. Tree diversity reduced to allow heavy evergreen tree plantings for screening.
3. No deviation is needed for a berm since no berm is required per ordinance.

B. Woodland Protection Plan

4. Survey and Impact Plan Provided

C. Landscape Requirements

1. Street Address- Added to plans.
2. Adjacent Zoning - Labels added to plans
3. Topo Boundary Survey - See civil plans.
4. Woodland Protection Plan - Provided.
5. Setback Limit Notes & Surface hatch pattern - Revised.
6. No berm required per ordinance.
7. R.O.W. Canopy Trees - Wavier noted above.
8. R.O.W. Sub-canopy Trees - Required trees added to plan.
9. No transformers existing or proposed.
10. Basin Plantings - Noted.
11. No Knotweed observed on site.

D. Landscape Notes and Details

1. Install date and other standard notes - Added to plans.
2. Substitution Note - Added to plan.

E. Plant List

1. Diversity increased and Deviation request noted above.
2. Planting cost provided.
3. Evergreen cost revised.
4. Tree protection provided - See plans.
5. Property line planting note provided - See plans.

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MI CAT
August 18, 2021

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'S Deak', with a stylized flourish at the end.

Steve Deak, RLA, LEED AP
Deak Planning + Design, LLC

MASTER PLAN UPDATE

PRELIMINARY DISCUSSION

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: MASTER PLAN UPDATE
DATE: AUGUST 20, 2021

As we get ready to start the update to the Master Plan for Land Use, staff wanted to present some preliminary information regarding the purpose and process behind the update of the Master Plan. The Master Plan is intended to guide future decisions in the development, redevelopment, and conservation of land. The Planning Commission is considered the author of the plan, and in Novi, the plan is created through the work of the Master Plan and Zoning Committee, Planning Department staff, and an outside consultant. We typically start by reviewing existing studies and plans. Other aspects can be researched to determine existing conditions of the community. Once a consultant is selected, staff will set up meetings of the Committee to go over information that had been discussed and requested at the previous meetings, and following a process as identified by working with the consultant.

During the process, input is gathered for the Master Plan from citizens and stakeholders regarding how they want their community to look in the future. Public engagement may be done using online surveys, workshops, and during the required public hearings. Comments are made a part of the final plan.

The Master Plan will contain a zoning plan that will link each future land use category to a specific zoning district. New zoning districts can be recommended based on study during the master plan (such as City West, and Pavilion Shore Village as recommended in the previous plan). The state law provides the specific steps that each community must follow as a part of the master plan review and update. Staff will facilitate the careful following of those steps once the consultant has been selected.

A few items identified by staff for special consideration during the review are the detailed consideration of a few vacant or underdeveloped parcels to carefully consider whether the recommended future land use is still appropriate. Consistent with a City Council goal, we recommend that the Master Plan consider the land uses associated with Novi's regional malls and include strategies to keep those areas vibrant and successful. The thoroughfare section of the plan also needs to be reviewed, perhaps with the findings of the Roads Committee as completed over the course of several months. We would also like to update the Master Plan's market assessment, especially as it relates to the 2020 census release, including the potential demand for various types of land uses. At this time, staff is looking for input from the Committee as to special areas or topics of concern that should be considered in the Master Plan update.

Linked below are a several documents/webpages that the Master Plan and Zoning Committee may want to review before we officially get underway with the review and update.

[2016 Master Plan Adopted July 26, 2017 \(cityofnovi.org\)](#)

[City of Novi Future Land Use Map - 2016 Edition](#)

[Zoning Districts \(cityofnovi.org\)](#)

[mcl-act-33-of-2008.pdf \(mi.gov\)](#)

[What is a master plan? \(planningmi.org\)](#)