

# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** LINDSAY BELL, AICP, SENIOR PLANNER  
**SUBJECT:** JSP22-09 SAKURA NOVI: ARTWORK APPROVAL  
**DATE:** FEBRUARY 15, 2024

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The Sakura Novi project has been long anticipated. The PRO Agreement between the City and Developer was finalized in August, 2021. The Preliminary Site Plan was recommended for approval by the Planning Commission on July 13, 2022, and City Council approved it on August 8, 2022. Staff granted Final Stamping Set approval in August, 2023. Since that date the developer has been working to complete site work, paving and utilities.

Throughout the process, conditions included in the PRO Agreement have been verified. The PRO Agreement states "Developer shall include high-quality (e.g., in conjunction with the Stamps School of Art and Design) Japanese-themed artwork as part of the design of Building C, to be approved by the City at the time of site plan approval for Phase 1." The elevations indicated a window area on the south-facing façade of Building C, which faces Grand River, as the location for an "Illuminated Spandrel Glass Art Mural Panel."

On July 27, 2023, Planning Commission approved an extension of the necessary approval for the artwork piece in order to not delay the construction of the overall project. In approving the extension the Planning Commission motion included the following conditions:

1. The applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork before the first Temporary Certificate of Occupancy will be issued for Sakura Novi, and not later than 12 months from the date of Final Stamping Set approval.
2. The artwork will be placed on a Planning Commission agenda for review and approval.

Working with the Stamps School of Art and Design, the applicant has opted to present a surface-applied 3D image as opposed to the "illuminated spandrel glass art mural" (decorative film on glass) that was originally envisioned. As stated in the applicant's submittal letter, "It was determined that a surface-mounted, sculpted piece would be far more effective and engaging during the majority of operating and non-operating time, and much more purposeful for viewers visiting Novi and Sakura Novi itself." It is thought that the 3D nature of the piece will create interesting shadows that will change throughout the day and seasons.

The artist, Don Brown, has experience in automotive, aircraft, architecture, advertising, product development, seating, graphics and education. See the applicant's letter for further details of his biography. The applicant has provided a photo of the "maquette," or preliminary scale model, of the artist's sculpture. **The model depicts a white-on-white cherry**

**blossom motif in the location originally indicated for the artwork. Rather than being placed on a window, the glazing has been removed to surface mount the art piece. The cherry blossom, or Sakura, is a significant symbol in Japanese art and culture. (See [Library of Congress, Sakura: Cherry Blossoms as Living Symbols of Friendship](#)) As the development is named after this flower, it appears to be a proper symbol for the artwork facing Grand River Avenue.**

The sculpture would be modeled out of Sign Foam. One manufacturer describes the material as "virtually indestructible, so it offers an unlimited lifespan in any application - inside or out. Sign Foam is lightweight, yet remarkably strong and stable over time." The applicant adds that the product was developed approximately 25 years ago, and the performance provided has been documented for as long as it has existed.

**Suggested Planning Commission Motion:**

**Approval of the Don Brown artwork to be placed on the south elevation of Building C as shown and described in the applicant's materials, for the following reasons:**

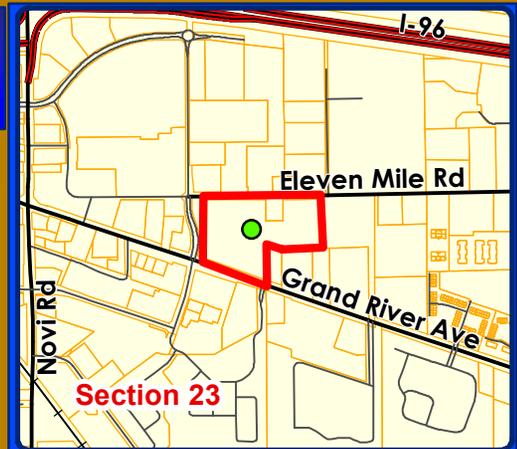
- *Because the request is consistent with the Planning Commission's motion of July 27, 2023 allowing a deferral of the submittal and indicating that the applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork within a given timeframe, that has now been provided in the Planning Commission's packet*
- *(additional reasons here, if any...)*

## LOCATION MAP

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# SAKURA NOVI: JSP22-09

## 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: Lindsay Bell  
Date: 7/8/22  
Project: SAKURA NOVI JSP22-09  
Version #: 1



1 inch = 375 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.

**APPROVED SITE PLAN**

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**CAUTION!**  
 This drawing is not to be used for construction without the approval of the engineer of record. The engineer of record is responsible for the accuracy of the information shown on this drawing. The user of this drawing is responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations. The user of this drawing is also responsible for the accuracy of the information shown on this drawing.

KEY MAP

CLIENT  
**SAKURA NOVI, LLC**  
 350 OLD WOODWARD AVE., SUITE 300  
 ANN ARBOR, MI 48106

PROJECT TITLE  
**SAKURA NOVI**  
 PART OF THE S.W. 1/4 OF SECTION 23, T.1N. R.08 E. OF THE N.W. 1/4 OF SECTION 23, T.1N. R.08 E.

REVISIONS

|                          |         |
|--------------------------|---------|
| MOO PERMIT               | 1-23-23 |
| CITY COMMENTS            | 2-07-23 |
| CITY COMMENTS            | 3-13-23 |
| CITY AND COUNTY COMMENTS | 5-05-23 |
| FINAL STAMPING SET       | 6-05-23 |
| FINAL STAMPING SET       | 8-03-23 |

ORIGINAL ISSUE DATE:  
 OCTOBER 19, 2022

DRAWING TITLE  
**OVERALL SITE PLAN**

PEA JOB NO. 2018-033  
 P.M. JPB  
 D.N. JKS  
 DES. JKS  
 DRAWING NUMBER:

**C-3.0**

**LEGEND:**

|          |                                 |
|----------|---------------------------------|
| [Symbol] | CONCRETE PAVEMENT               |
| [Symbol] | ASPHALT PAVEMENT                |
| [Symbol] | GRAVEL                          |
| [Symbol] | WETLAND                         |
| [Symbol] | CONCRETE CURB AND GUTTER        |
| [Symbol] | REVERSE GUTTER PAN              |
| [Symbol] | SEBACKLINE                      |
| [Symbol] | SIGN LIGHTPOLE FENCE GUARD RAIL |

**CONSTRUCTION MATERIALS QUANTITIES:**

|                                  |           |
|----------------------------------|-----------|
| GRAVEL                           | 8,291 LF  |
| CONCRETE CURB AND GUTTER         | 15,299 SY |
| STANDARD DUTY ASPHALT PAVEMENT   | 5,315 SY  |
| HEAVY DUTY ASPHALT PAVEMENT      | 4,642 SY  |
| CONCRETE SEWERWALK               | 558 LF    |
| HEAVY DUTY CONCRETE PAVEMENT     | 64 SY     |
| 11 MILE ROAD ROW IMPROVEMENTS    | 238 SY    |
| ROW CONCRETE PAVEMENT APPROACH   | 202 LF    |
| ROW CURB AND GUTTER              | 598 LF    |
| ROW FOOT GUTTER APPROACH         | 598 SY    |
| ROW CONCRETE SIDEWALK            | 598 SY    |
| GRAND RIVER AVE ROW IMPROVEMENTS | 213 SY    |
| ROW CONCRETE PAVEMENT APPROACH   | 374 LF    |
| ROW FOOT GUTTER APPROACH         | 455 LF    |
| ROW CONCRETE SIDEWALK            | 549 SY    |

**SITE DATA TABLE:**

|  |   |
|--|---|
| SITE AREA:   | 15.59 ACRES (679,232 SF) GROSS                              |
|  | 15.11 ACRES (658,104 SF) NET                                |
| ZONING:  | TC-1 W/ PRO-PLANNED RESIDUAL OVERLAY                        |
| PROPOSED USE:  | MIXED USE COMMERCIAL (SEE BUILDING USE BELOW FOR BREAKDOWN) |
|  | MULTI-FAMILY RESIDENTIAL (117 UNITS)                        |
| PARKING CALCULATIONS: (SHARED PARKING STUDY PREPARED BY BERGMANN)                            |   |
| BUILDING USE:  | RECORDING PEAK DEMAND                                       |
| RESIDENTIAL (271 BEDROOMS)   | 218   |
| 10% EFFECTIVE SUPPLY   | 240   |
| RESIDENTIAL PARKING REQUIRED   | 240   |
| RETAIL (11,475 SF)   | 28  |
| OFFICE (12,000 SF)   | 0   |
| QUALITY RESTAURANT (10,530 SF)   | 170   |
| ST-BOW RESTAURANT (6,600 SF)   | 62  |
| FAST CASUAL RESTAURANT (7,800 SF)  | 38  |
| 10% EFFECTIVE SUPPLY   | 102   |
| COMMERCIAL PARKING REQUIRED  | 327   |
| REQUIRED:  |   |
| COMMERCIAL + RESIDENTIAL PARKING   | 327 + 240 = 567 SPACES                                      |
| PROVIDED:  |   |
| PHASE 1 = 599 SPACES (154 GARAGE, 445 SURFACE), INC. 16 ADA SPACES                           |   |
| PHASE 2 = 372 SPACES (169 GARAGE, 403 SURFACE), INC. 16 ADA SPACES (9 132 RESI UNITS)        |   |
| BICYCLE PARKING CALCULATIONS:  |   |
| REQUIRED = 32 x 4 REQUIRED AUTOMOBILE SPACES   |   |
| PROVIDED = 16.35 ~ 17 SPACES   |   |
| PROVIDED = 32 SPACES   |   |
| MULTI-FAMILY RESIDENTIAL   |   |
| REQUIRED = 3 SPACE PER 5 DWELLING UNITS  |   |
| PROVIDED = 117.5 = 23.4 ~ 24 SPACES  |   |
| PROVIDED = 58 SPACES (ADDITIONAL BIKE PARKING PROVIDED IN GARAGES)                           |   |
| FINAL BICYCLE PARKING TO BE PROVIDED PER FINAL PARKING REQUIRED (COMMERCIAL/RESIDENTIAL MIX) |   |

**GENERAL NOTES:**

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO JOB AND WILL NOT BE PAID FOR SEPARATELY.
  - ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
  - PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND 4" WHITE STRIPING FOR BARRIER FREE PARKING SPACES. WHERE A BARRIER FREE PARKING SPACE ABUTS A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
  - SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.
  - T-SHAPED SIDEWALK ENTRANCE TO EACH UNIT SHALL ACT AS SITE PAVING LANE PER ADA REQUIREMENTS.

**BENCHMARKS**

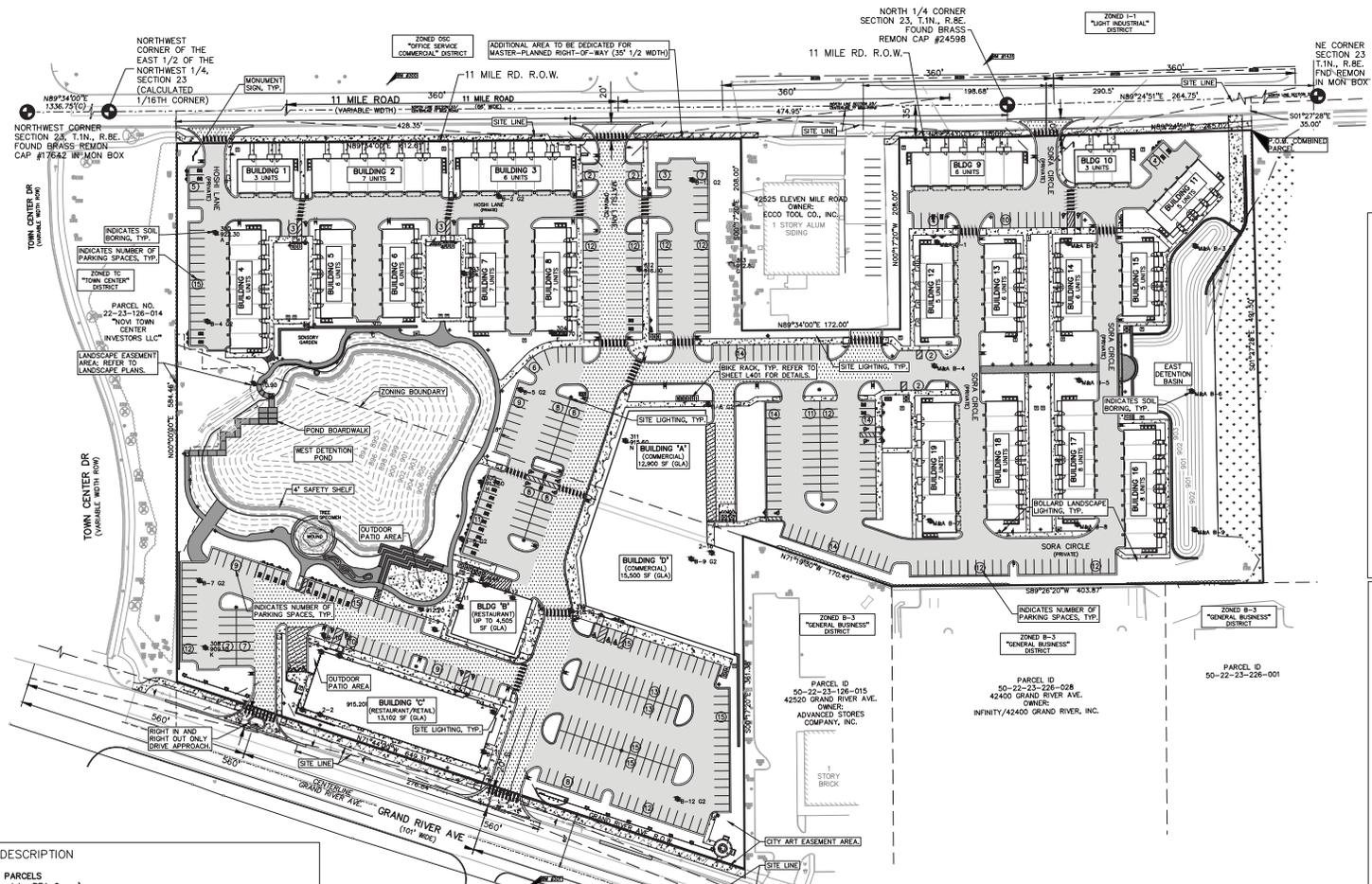
- BM#300**  
 GEAR SPIKE IN A POWER POLE 25 FEET NORTH OF THE CENTERLINE OF 11 MILE ROAD AND 375.5 FEET EAST OF THE EAST CURB OF TOWNE CENTER DRIVE. ELEV. 916.48
- BM#301**  
 GEAR SPIKE IN A POWER POLE 40 FEET SOUTH OF THE CENTERLINE OF GRAND RIVER 500.0 FEET EAST OF THE EAST CURB OF TOWNE CENTER DRIVE. ELEV. 916.00
- BM #1431**  
 7' ON NORTH RM OF SANITARY MANHOLE LOCATED 25 FEET NORTH BACK OF CURB OF 11 MILE ROAD, 25 FEET WEST OF SOUTH 1/4 POST SECTION 14, AND IN FRONT OF BUILDING #2500 11 MILE ROAD. ELEV. 913.16

**CITY OF NOVI FIRE DEPARTMENT NOTES:**

- ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

**DEWATERING NOTE:**

REVERSE GUTTER PAN IS NOT ANTICIPATED DURING CONSTRUCTION.



**LEGAL DESCRIPTION**  
 COMBINED PARCELS  
 (As Surveyed by PEA Group)

A parcel of land in a part of the North 1/2 of Section 23, T. 01 N. R. 08 East, City of Novi, Oakland County, Michigan described as follows:

Commencing at the N 1/4 Corner of said Section 23, T. 01 N. R. 08 East, thence along the North line of said Section 23 N88°24'51"E 264.75 feet; thence S01°27'28"E 35.00 feet to the POINT OF BEGINNING; thence S01°27'28"E, 491.50 feet; thence S89°26'20"W, 403.87 feet; thence N71°09'50"W, 170.45 feet; thence S00°17'20"E 361.42 feet to the north line of Grand River Ave. (60 feet wide northerly half); thence along said north line N71°44'00"W, 649.31 feet; thence N00°00'00"E 584.46 feet to the south line of 11 Mile Road (55 feet wide south half); thence along said south line N89°34'00"E 612.61 feet; thence S00°17'20"E, 208.00 feet; thence N89°34'00"E, 172.00 feet; thence N00°17'20"W, 208.00 feet to the south line of said 11 Mile Road; thence along said south line N89°34'00"E, 118.09 feet and N89°24'51"E, 265.02 feet to the POINT OF BEGINNING. Containing 656,386 SQ. FT. or 15.07± AC.

NOTE: REFER TO SHEETS C-3.1 AND C-3.2 FOR SITE DIMENSIONS AND SITE SETBACKS.

3:\PROJECTS\2018\033 - 1848 - NOV - IMPROVEMENTS\CONSTRUCTION\10 - OVERALL SITE PLAN

**APPLICANT SUBMITTAL**

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**Sakura Novi Artwork Submission**  
**24 January 2024**

Ms. Lindsay Bell  
City of Novi  
Planning Department  
45175 Ten Mile Road  
Novi, MI 48375

**Re: Sakura Novi Artwork for Planning Commission Approval**

Dear Ms. Bell,

Please find the attached images representing the proposed artwork to be fabricated and mounted on the south façade of Commercial Building C, facing Grand River Avenue, as agreed to as part of the Sakura Novi PRO Agreement.

The collaboration with the Stamps School of Art and Design resulted in a recommendation for a surface-applied 3D image as opposed to film on glass, as originally suggested by the development team and noted on the drawings submitted at the time of PRO Approval. It was determined that a surface-mounted, sculpted piece would be far more effective and engaging during the majority of operating and non-operating time, and much more purposeful for viewers visiting Novi and Sakura Novi itself.

Drawing from appropriate sources, a naturalistic, organic piece was deemed to be a fitting direction to give to the artist selected to create the concept. Don Brown (see bio attached) collaborated with project designer David Peterhans and the Sakura Novi team to generate a concept embraced by the Stamps School, the Japan-America society and other stakeholders to adorn and integrate into the overall project, thoughtfully but with a subtle fervor anticipated to receive critical praise in the greater community.

The reference section of the PRO Agreement is included here:

**RECITATION:** G.iv.d. Architectural Design.

Because the Overall Land is located in a very prominent part of the City, at a major intersection within the Town Center/Main Street area, the look and feel of any proposed development thereon is of paramount importance to the City. The appearance of the Development factored into the City's determination to sell its property to Developer and into the City's approval of the Proposed Classification and this Agreement. The City, as the seller of a portion of the Overall Land, required the submission of detailed plans showing the site layout and architectural renderings before entering into a purchase agreement with Developer. In addition, as part of the PRO approval process, the Developer submitted

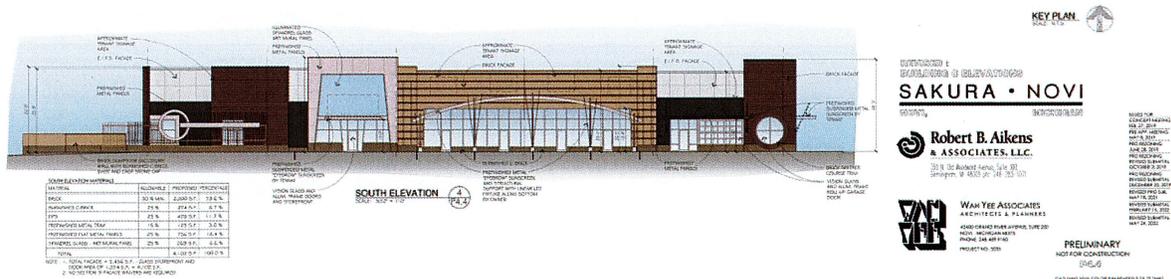


conceptual building elevations, information regarding façade materials, landscaping, and site layout details, that have been incorporated into the PRO Plan as approved in this Agreement. In addition, Developer has made representations to the City, including in this Agreement, as to the further intention to design the commercial buildings in a manner that will create a contemporary Asian/Asian-American retail atmosphere, subject to further City review and approval. The City took those representations into consideration when determining to complete the sale and to approve the PRO Plan, including all of the Deviations from City Ordinance standards required and listed in this Agreement. The site layout, building designs and architectural styles as submitted to the City and approved in the PRO Plan and this Agreement, subject to the supplementation and further review and approval by the City as provided in this Agreement, are therefore Conditions of this Agreement.

As a further Condition of this Agreement, Developer shall include high-quality (e.g., in conjunction with the Stamps School of Art and Design) Japanese-themed artwork as part of the design of Building C, to be approved by the City at the time of site plan approval for Phase 1.

We ask that you push this artwork submission forward to the Planning Commission for their information and approval. We will present the completed maquette at the earliest PC meeting for which we can be placed on the Agenda.

**Color rendering of Building C, south/GRA façade**





Concept for placement of sculpted element



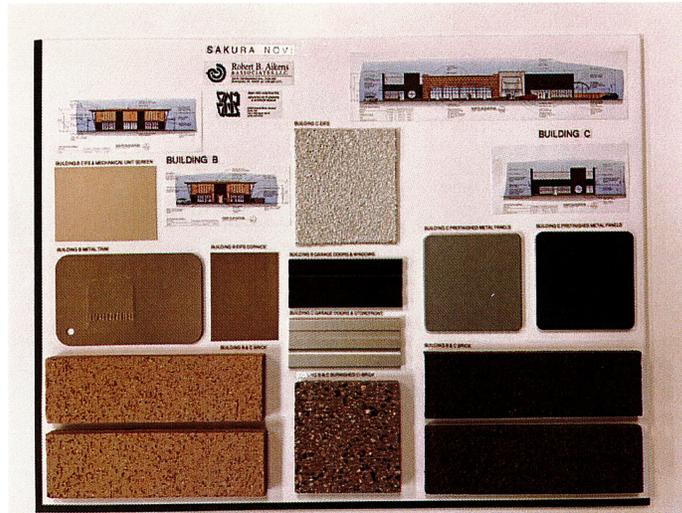
Current – Bldg C

Maquette photo

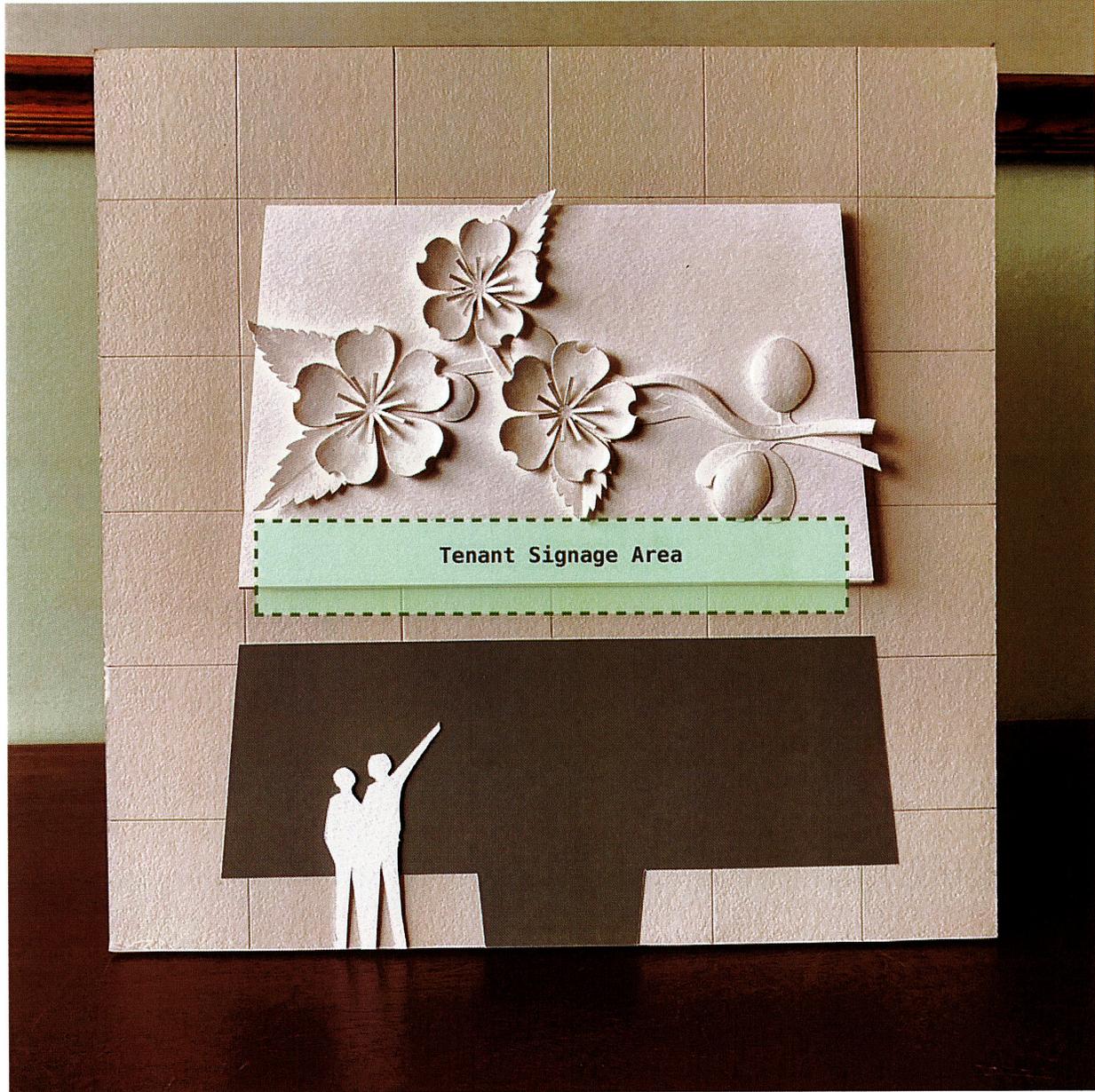




Materials color board, Building C



Proposed area for tenant signage, to be coordinated during fabrication





Artist: Don Brown, bio

**DESIGN CONSULTANT**

Mr. Brown is a rare find, a design consultant not bound by one discipline or one marketplace. He brings to your organization an agility and a creative perspective, refined and strengthened by experience, to assist you in identification and resolution of conceptual, developmental, production and marketing needs.

His Western Michigan University background in art education, product and architectural design gives him a broad base from which to work. After receiving his degree, he spent fifteen years with General Motors Design Staff and Volkswagen of America Engineering Staff. These companies helped train and develop his technical and communication skills in styling, engineering and modelmaking, ranging from advanced conceptual design to production models, and from "hands on" development to design management. Parallel to and following his corporate design career, he has had over thirty years of freelance design, consulting and sales experience.

**AREAS OF EXPERIENCE**

Automotive, Aircraft, Architecture, Advertising, Product Development, Seating, Graphics, Education

**CONSULTING SERVICES**

Design Management and Supervision, OEM Sales And Marketing, Appearance Design And Illustration, Styling And Production Models, Tools And Fixtures

"My goal is to help you and your organization realize its design needs ... by stimulating our collective knowledge and creativity, we can then direct it towards an effective and expedient solution."

RENAISSANCE DESIGN, INC. 248 647-8087 159 N. WORTH BIRMINGHAM, MI 48009

Please do not hesitate to ring me, or Bruce Yeager, with any questions you may have, or if you need additional materials for the Planning Commission.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Aikens", with a long horizontal flourish extending to the right.

G. Scott Aikens, Ph. D.



June 30, 2023

Ms. Lindsay Bell  
City of Novi Community Development  
45175 Ten Mile Rd.  
Novi, MI 48375

Dear Ms. Bell,

The Penny W. Stamps School of Art and Design is an internationally recognized leader in interdisciplinary art and design education, grounded in research, practice, creative excellence and community engagement.

I am pleased to share my support of Professor Jim Cogswell's role on behalf of the Stamps School on Sakura Novi's planning team to source artistic output for a building in their development project. As a Thurnau Professor, Jim is one of the University of Michigan's most distinguished professors, recognized for outstanding contributions to undergraduate education, in addition to his international reputation as a vanguard visual artist and painter.

We are proud to participate in this generative connection and are hopeful that the Stamps School can become a more meaningful community partner across the broader southeast Michigan region. I look forward to what can come of the collaboration.

Sincerely,

A handwritten signature in black ink that reads 'Carlos Francisco Jackson'.

Carlos F. Jackson  
Professor and Dean  
Penny W. Stamps School of Art and Design

**PLANNING COMMISSION MINUTES**

**EXCERPT JULY 26, 2023**

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# PLANNING COMMISSION MINUTES

CITY OF NOVI  
Regular Meeting  
**July 26, 2023 7:00 PM**

Council Chambers | Novi Civic Center  
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Chair Pehrson, Member Roney, Member Verma

Absent Excused: Member Lynch

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Ben Peacock, Planner

## PLEDGE OF ALLEGIANCE

Member Avdoulos led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Motion made by Member Becker and seconded by Member Verma to approve the agenda.

## ROLL CALL VOTE ON MOTION TO APPROVE THE JULY 26, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER BECKER AND SECONDED BY MEMBER VERMA.

*Motion carried 6-0.*

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

## CORRESPONDENCE

There was not any correspondence.

## COMMITTEE REPORTS

There were no Committee Reports.

## CITY PLANNER REPORT

There was no City Planner Report.

## CONSENT AGENDA - REMOVALS AND APPROVALS

### 1. JSP22-19 SAKURA NOVI ARTWORK DEFERRAL

Approval of the request of Sakura Novi, LLC to defer the submittal of artwork for approval. The subject property is located north of Grand River Avenue and east of Town Center Drive. A condition

of the PRO Agreement for the project was for the artwork proposed for Building C to be approved by the City with site plan approval for Phase 1. Approval of the Preliminary Site Plan was granted by City Council on August 8, 2022. Administrative approval of the Final Site Plan is expected soon.

**In the matter of JSP22-19 Sakura Novi Artwork Deferral, motion to approve the extension of the time allowed for the submittal of the artwork, based on the following conditions:**

- 1. The applicant shall provide a model, drawings and/or high-quality rendering of the proposed artwork before the first Temporary Certificate of Occupancy will be issued for Sakura Novi, and not later than 12 months from the date of Final Stamping Set approval.**
- 2. The artwork will be placed on a Planning Commission agenda for review and approval.**

Motion made by Member Avdoulos and seconded by Member Dismondy to approve the extension subject to the conditions provided in the memo.

**ROLL CALL VOTE ON MOTION TO APPROVE THE EXTENSION FOR JSP22-19 SAKURA NOVI ARTWORK DEFERRAL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER DISMONDY.**

***Motion carried 6-0.***

## **PUBLIC HEARINGS**

There were no Public Hearings.

## **MATTERS FOR CONSIDERATION**

### **1. JSP21-34 AUDI OF NOVI**

Consideration of the revised Final Site Plan at the request of Lithia Motors, Inc. The subject property is approximately 3.91 acres and is located at the northwest corner of Ten Mile Road and Haggerty Road in the B-3, General Business Zoning District. The applicant is proposing to repurpose the approximately 19,000 square foot former Jaguar Car Dealership building for Audi of Novi, along with associated parking, vehicle inventory, and site improvements.

Planner Ben Peacock relayed this 3.91-acre site is located at 24295 Haggerty Road, west of Haggerty Road and north of Ten Mile Road in Section 24 of the City. It is zoned B-3 General Business, and the surrounding area is zoned OS-1 Office Service, B-1 Local Business, B-3 General Business to the east in Farmington Hills and to the south, and LI-1 Light Industrial in Farmington Hills. The Future Land Use map indicates Community Commercial for the subject property and several of the surrounding properties, community office and single family to the west and south, and non-center type business and industrial to the east in Farmington Hills. The subject property does not contain any regulated wetlands or woodlands.

This project originally came before the Planning Commission for Preliminary Site Plan and Special Land Use approval on May 11, 2022. The applicant was proposing to demolish the former Jaguar Car Dealership and redevelop the site to build an approximately 11,935 square foot two-story car dealership building to be used by Audi of Novi. However, the applicant has chosen to move forward with a smaller scope of work. The applicant is now proposing to repurpose the approximately 19,000 square foot former Jaguar Car Dealership building for Audi of Novi, along with associated parking, vehicle inventory, and site improvements. Only portions of the existing building will be demolished to fit the building for Audi. The second story of the building is primarily to be used for parts storage. The driveway curb cuts on Ten Mile Road and Haggerty Road will remain in their existing locations. A new driveway connection is proposed to a north parking lot to provide ease of access to the adjacent site, which is also owned by Lithia Motors.

As a result of the revised layout, a Zoning Board Appeals variance and several waivers are requested by the applicant as part of the revised Final Site Plan.

A Zoning Board of Appeals Variance from Section 3.10.3.A for an overhead door on the south elevation facing Ten Mile Road. It is supported by staff since it is partially an existing condition of the building, but structural modifications are proposed. In addition, the previous variance granted for overhead doors for the original layout has expired.