



CITY of NOVI CITY COUNCIL

Agenda Item N
May 22, 2017

SUBJECT: Approval of a request for variance from Design and Construction Standards (DCS) to omit the construction of sidewalk at Taft Road along the frontage of the proposed Hino Motors site located at 45450 Twelve Mile Road, contingent upon the developer depositing the total cost of the proposed omitted sidewalk into the City of Novi Sidewalk Fund in lieu of constructing the new sidewalk.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division GDM

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The developer of Hino Motors is requesting approval of a request for variance from the DCS requirement to provide sidewalk along Taft Road as part of this development. A concrete pathway will be provided along Twelve Mile Road with this development, in accordance with the City's Non-Motorized Master Plan. The developer makes this request to omit the sidewalk along Taft Road after working with City staff to accommodate future re-alignment of Taft Road in the site layout and design. City staff is in agreement that the obligation to provide sidewalk along the development can be fulfilled by payment into the sidewalk fund in lieu of constructing the Taft Road sidewalk.

RECOMMENDED ACTION: Approval of a request for variance from Design and Construction Standards (DCS) to omit the construction of sidewalk at Taft Road along the frontage of the proposed Hino Motors site located at 45450 Twelve Mile Road, contingent upon the developer depositing the total cost of the proposed omitted sidewalk into the City of Novi Sidewalk Fund in lieu of constructing the new sidewalk.

Hino Motors Request for Variance

Location Map



Proposed Omitted Sidewalk

Twelve Mile Road

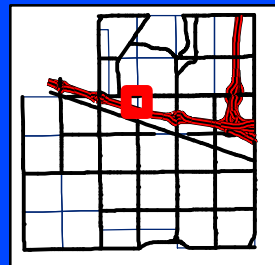
Taft Road

Map Author: J. Mathias
Date: 5/12/17
Project:
Version #:

Amended By:
Date:
Department:

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.



City of Novi

Engineering Division
Department of Public Services
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org



1 inch = 368 feet





cityofnovi.org

RECEIVED

MAY 04 2017

Request for Variance Design and Construction Standards

CITY OF NOVI
COMMUNITY DEVELOPMENT

Applicant Information

Name: Teresa Bruce

Address: Two Towne Square Suite 850
Southfield, MI 48076

Phone No: (248)231-3615

Engineer Information

Name: Nowak and Fraus (Pat Williams)

Address: 46777 Woodward Avenue
Pontiac, MI 48342

Phone No: (248)332-7931

Applicant Status (please check one):

- Property Owner Developer Developer / Owner Representative
 Other _____

Project Name Hino Motors

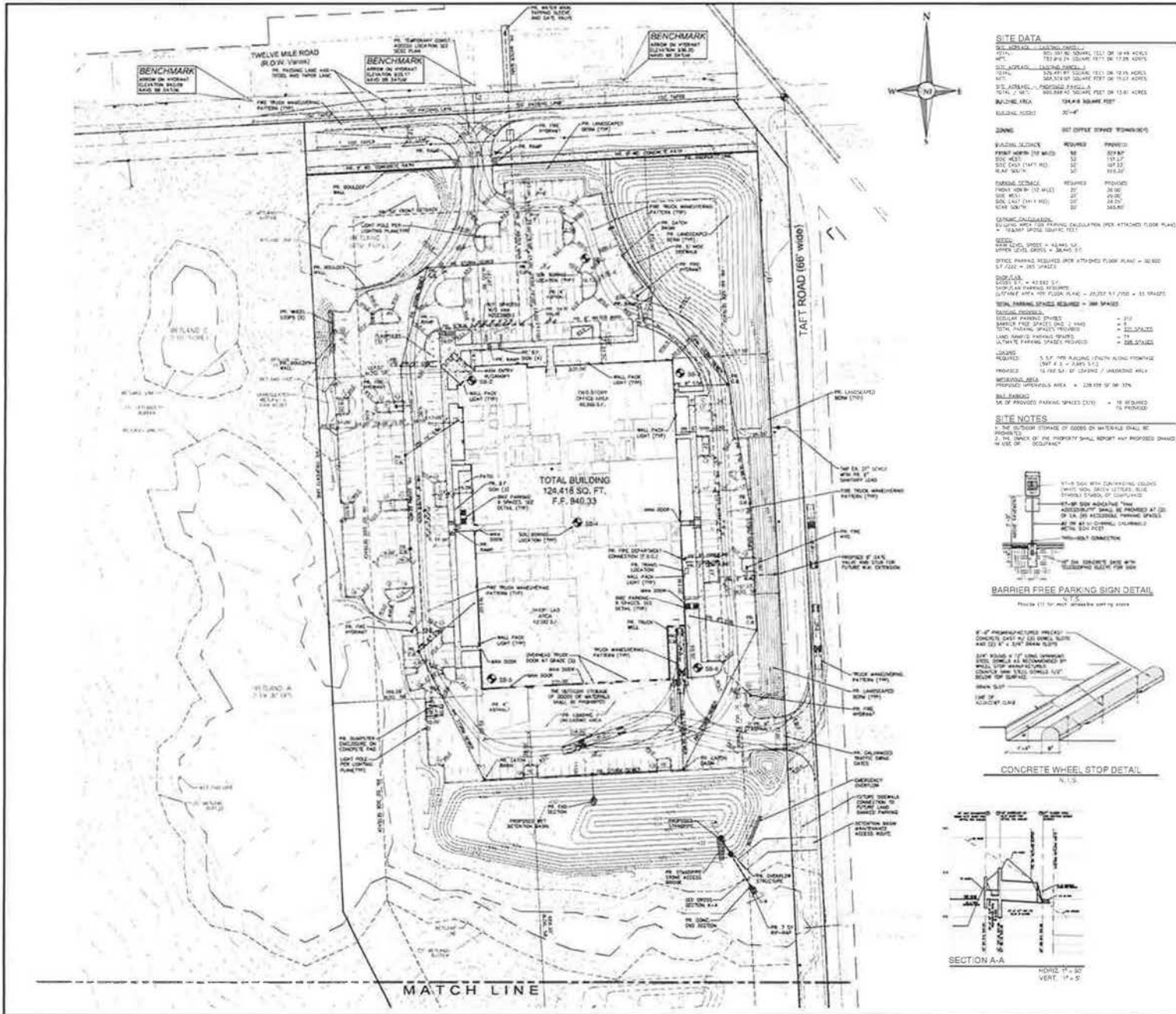
Project Address/Location 45450 Twelve Mile Road, Novi

Variance Request Omittance of Taft Road Pathway

Justification (attach additional pages if necessary)

The subject area along Taft road is a dead end. The pathway would be going to nowhere. We are already providing a pathway along Twelve Mile Road which would connect to any future pathways along Twelve Mile Road. In addition, Taft Road will be realigned in the future with the proposed future Twelve Mile Road work. It seems for both the reasons mentioned it would be best to defer any pathway for the future.

POCS17-011	INTERNAL USE
Date Submitted:	<u>4.4.17</u>
Code Section from which variance is sought:	<u>Sec. 11-256</u>
Submittal Checklist:	<input checked="" type="checkbox"/> One (1) copy of plan on 8.5 x 11 size paper <input checked="" type="checkbox"/> \$100 Filing Fee (No fee for driveway width variance requests)
Request Status:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Authorized By:	_____
Authorization Date:	_____



SITE DATA

LOT AREA: 200,000 SQ. FT. (4.5 ACRES)
 LOT DIMENSIONS: 1100 FT. X 180 FT.
 DISTANCE TO TWELVE MILE ROAD: 125 FT.
 DISTANCE TO TAFT ROAD: 100 FT.

FINISH GRADES

FINISH GRADE	PROPOSED	EXISTING
RAVINE GRADE	AS SHOWN	AS SHOWN
ROAD GRADE	AS SHOWN	AS SHOWN
TOPOGRAPHY	AS SHOWN	AS SHOWN
DEVELOPMENT	AS SHOWN	AS SHOWN
CONSTRUCTION	AS SHOWN	AS SHOWN
UTILITIES	AS SHOWN	AS SHOWN
LANDSCAPE	AS SHOWN	AS SHOWN
PLANTING	AS SHOWN	AS SHOWN
IRRIGATION	AS SHOWN	AS SHOWN
PAVING	AS SHOWN	AS SHOWN
CONCRETE	AS SHOWN	AS SHOWN
STEEL	AS SHOWN	AS SHOWN
WOOD	AS SHOWN	AS SHOWN
BRICK	AS SHOWN	AS SHOWN
GLASS	AS SHOWN	AS SHOWN
METAL	AS SHOWN	AS SHOWN
PLASTER	AS SHOWN	AS SHOWN
CEILING	AS SHOWN	AS SHOWN
FLOORING	AS SHOWN	AS SHOWN
PAINTING	AS SHOWN	AS SHOWN
FINISHING	AS SHOWN	AS SHOWN
MECHANICAL	AS SHOWN	AS SHOWN
ELECTRICAL	AS SHOWN	AS SHOWN
PLUMBING	AS SHOWN	AS SHOWN
HEATING	AS SHOWN	AS SHOWN
Cooling	AS SHOWN	AS SHOWN
VENTILATION	AS SHOWN	AS SHOWN
ACoustics	AS SHOWN	AS SHOWN
Lighting	AS SHOWN	AS SHOWN
Security	AS SHOWN	AS SHOWN
Accessibility	AS SHOWN	AS SHOWN
Fire Safety	AS SHOWN	AS SHOWN
Disaster Preparedness	AS SHOWN	AS SHOWN
Historic Preservation	AS SHOWN	AS SHOWN
Environmental	AS SHOWN	AS SHOWN
Archaeology	AS SHOWN	AS SHOWN
Geology	AS SHOWN	AS SHOWN
Soil Science	AS SHOWN	AS SHOWN
Water Resources	AS SHOWN	AS SHOWN
Air Quality	AS SHOWN	AS SHOWN
Climate	AS SHOWN	AS SHOWN
Energy	AS SHOWN	AS SHOWN
Sustainability	AS SHOWN	AS SHOWN
Community Development	AS SHOWN	AS SHOWN
Urban Planning	AS SHOWN	AS SHOWN
Transportation	AS SHOWN	AS SHOWN
Public Works	AS SHOWN	AS SHOWN
Construction Management	AS SHOWN	AS SHOWN
Facilities Management	AS SHOWN	AS SHOWN
Operations	AS SHOWN	AS SHOWN
Maintenance	AS SHOWN	AS SHOWN
Health and Safety	AS SHOWN	AS SHOWN
Quality Control	AS SHOWN	AS SHOWN
Project Management	AS SHOWN	AS SHOWN
Client Relations	AS SHOWN	AS SHOWN
Marketing	AS SHOWN	AS SHOWN
Sales	AS SHOWN	AS SHOWN
Customer Service	AS SHOWN	AS SHOWN
Human Resources	AS SHOWN	AS SHOWN
Finance	AS SHOWN	AS SHOWN
Accounting	AS SHOWN	AS SHOWN
Information Technology	AS SHOWN	AS SHOWN
Legal	AS SHOWN	AS SHOWN
Insurance	AS SHOWN	AS SHOWN
Risk Management	AS SHOWN	AS SHOWN
Compliance	AS SHOWN	AS SHOWN
Regulatory Affairs	AS SHOWN	AS SHOWN
Public Relations	AS SHOWN	AS SHOWN
Media	AS SHOWN	AS SHOWN
Advertising	AS SHOWN	AS SHOWN
Publicity	AS SHOWN	AS SHOWN
Events	AS SHOWN	AS SHOWN
Conferences	AS SHOWN	AS SHOWN
Trade Shows	AS SHOWN	AS SHOWN
Networking	AS SHOWN	AS SHOWN
Partnerships	AS SHOWN	AS SHOWN
Acquisitions	AS SHOWN	AS SHOWN
Divestitures	AS SHOWN	AS SHOWN
Restructuring	AS SHOWN	AS SHOWN
Reorganization	AS SHOWN	AS SHOWN
Mergers	AS SHOWN	AS SHOWN
Takeovers	AS SHOWN	AS SHOWN
Spinoffs	AS SHOWN	AS SHOWN
Bankruptcies	AS SHOWN	AS SHOWN
Revolutions	AS SHOWN	AS SHOWN
Coups	AS SHOWN	AS SHOWN
Reforms	AS SHOWN	AS SHOWN
Transitions	AS SHOWN	AS SHOWN
Transformations	AS SHOWN	AS SHOWN
Turnarounds	AS SHOWN	AS SHOWN
Restructurings	AS SHOWN	AS SHOWN
Reorganizations	AS SHOWN	AS SHOWN
Revolutions	AS SHOWN	AS SHOWN
Coups	AS SHOWN	AS SHOWN
Reforms	AS SHOWN	AS SHOWN
Transitions	AS SHOWN	AS SHOWN
Transformations	AS SHOWN	AS SHOWN
Turnarounds	AS SHOWN	AS SHOWN

- LEGEND**
- Proposed Building Footprint
 - Proposed Parking Spaces
 - Proposed Landscaping
 - Proposed Paving
 - Proposed Site Utilities
 - Proposed Site Elevation
 - Proposed Site Section
 - Proposed Site Plan
 - Proposed Site Details

- SITE NOTES**
- All construction shall be in accordance with the latest edition of the Michigan Building Code.
 - The owner shall provide all necessary permits for this project.
 - The contractor shall be responsible for obtaining all necessary permits.
 - The contractor shall provide all necessary site access and egress.
 - The contractor shall provide all necessary site security.
 - The contractor shall provide all necessary site safety.
 - The contractor shall provide all necessary site health and safety.
 - The contractor shall provide all necessary site environmental protection.
 - The contractor shall provide all necessary site historical preservation.
 - The contractor shall provide all necessary site archaeological protection.
 - The contractor shall provide all necessary site geology protection.
 - The contractor shall provide all necessary site soil science protection.
 - The contractor shall provide all necessary site water resources protection.
 - The contractor shall provide all necessary site air quality protection.
 - The contractor shall provide all necessary site climate protection.
 - The contractor shall provide all necessary site energy protection.
 - The contractor shall provide all necessary site sustainability protection.
 - The contractor shall provide all necessary site community development protection.
 - The contractor shall provide all necessary site urban planning protection.
 - The contractor shall provide all necessary site transportation protection.
 - The contractor shall provide all necessary site public works protection.
 - The contractor shall provide all necessary site construction management protection.
 - The contractor shall provide all necessary site facilities management protection.
 - The contractor shall provide all necessary site operations protection.
 - The contractor shall provide all necessary site maintenance protection.
 - The contractor shall provide all necessary site health and safety protection.
 - The contractor shall provide all necessary site quality control protection.
 - The contractor shall provide all necessary site project management protection.
 - The contractor shall provide all necessary site client relations protection.
 - The contractor shall provide all necessary site marketing protection.
 - The contractor shall provide all necessary site sales protection.
 - The contractor shall provide all necessary site customer service protection.
 - The contractor shall provide all necessary site human resources protection.
 - The contractor shall provide all necessary site finance protection.
 - The contractor shall provide all necessary site accounting protection.
 - The contractor shall provide all necessary site information technology protection.
 - The contractor shall provide all necessary site legal protection.
 - The contractor shall provide all necessary site insurance protection.
 - The contractor shall provide all necessary site risk management protection.
 - The contractor shall provide all necessary site compliance protection.
 - The contractor shall provide all necessary site regulatory affairs protection.
 - The contractor shall provide all necessary site public relations protection.
 - The contractor shall provide all necessary site media protection.
 - The contractor shall provide all necessary site advertising protection.
 - The contractor shall provide all necessary site publicity protection.
 - The contractor shall provide all necessary site events protection.
 - The contractor shall provide all necessary site conferences protection.
 - The contractor shall provide all necessary site trade shows protection.
 - The contractor shall provide all necessary site networking protection.
 - The contractor shall provide all necessary site partnerships protection.
 - The contractor shall provide all necessary site acquisitions protection.
 - The contractor shall provide all necessary site divestitures protection.
 - The contractor shall provide all necessary site restructurings protection.
 - The contractor shall provide all necessary site reorganizations protection.
 - The contractor shall provide all necessary site revolutions protection.
 - The contractor shall provide all necessary site coups protection.
 - The contractor shall provide all necessary site reforms protection.
 - The contractor shall provide all necessary site transitions protection.
 - The contractor shall provide all necessary site transformations protection.
 - The contractor shall provide all necessary site turnaround protection.



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48242-5032
TEL: (248) 332-7931
FAX: (248) 332-8257



PROJECT
Hino Motors U.S.A.
45450 Twelve Mile Road
Novi, MI

OWNER
General Development
Two Town Square
Suite 850
Southfield, MI 48076

DESIGNER
Gantner Bruce Bruckman
Ph: (248) 557-3777
Fax: (248) 557-1929
Cell: (248) 514-7111

PROJECT LOCATION
Part of the Northeast 1/2
of Section 16
T. 1 North, R. 8 East
City of Novi,
Oakland County, Michigan

SHEET
General Site Plan



DATE ISSUED / REVISED
02/14/17 Preliminary Site Plan
07/26/17 Revised Prelim. S.P.
04/16/17 Revised Prelim. S.P.

DRAWN BY
A. Wiseman
DESIGNED BY
A. Wiseman
APPROVED BY
P. Williams

DATE
April 12, 2017

SCALE 1" = 50' / 1" = 5'
1" = 10' / 1" = 10'

SHEET NO. J497-01 **SHEET INCH.** SP-4