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## Tom's Bar & Grill JSP13-45

### Tom's Bar & Grill JSP13-45

Public hearing at the request of Tom P LLC #6 for Preliminary Site Plan utilizing the Retail Service Overlay option, Special Land Use Permit, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 1.88 acres in Section 16 of the City of Novi and located at 27200 Beck Road at the southeast corner of Citygate Drive and Beck Road in the OST, Planned Office Service Technology District. The applicant is proposing a 5,700 square foot sit-down restaurant.

### Required Action

Approval/denial of the Preliminary Site Plan, Special Land Use Permit, Wetland Permit, Woodland Permit and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06-14-13	<ul style="list-style-type: none"> <li>• <b>Variance required for deficient building setback in the northern yard (50 ft. required, 15 ft. provided)</b></li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Engineering	Approval recommended	06-14-13	<ul style="list-style-type: none"> <li>• <b>Executed Off-Site Drainage Easement for Point Discharge onto Parcel 50-22-16-176-031 required</b></li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Traffic	Approval recommended	06-04-13	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	05-23-13	<ul style="list-style-type: none"> <li>• <b>Waiver required to allow fencing with brick piers in lieu of the required berm along Beck Road and access drive</b></li> <li>• <b>Waiver required for lack of street trees (16 required, 13 provided)</b></li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Wetlands	Approval recommended	06-05-13	Items to be addressed on the Final Site Plan submittal
Woodlands	Approval recommended	06-05-13	Items to be addressed on the Final Site Plan submittal
Façade	Approval recommended	06-13-13	<ul style="list-style-type: none"> <li>• <b>Section 9 waiver required for underage of brick</b></li> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Fire	Approval recommended	05-30-13	Items to be addressed on the Final Site Plan submittal

## Motion sheet

### Approval – Special Land Use Permit

In the matter of Tom's Bar & Grill, JSP13-45, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
  - The proposed use will not cause any detrimental impact on existing thoroughfares *(as indicated in the traffic review letter)*;
  - Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(because the plan adequately addresses and provides for water and sanitary sewer service and management of the increased stormwater volumes)*;
  - The proposed use is compatible with the natural features and characteristics of the land *(as indicated in the wetland and woodland review letters)*;
  - The proposed use is compatible with adjacent uses of land *(as indicated in the staff and consultant review letters)*;
  - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
  - The proposed use will promote the use of land in a socially and economically desirable manner;
  - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. *(additional comments here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**Approval – Preliminary Site Plan**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **approve** the Preliminary Site Plan with Retail Service Overlay Option based on and subject to the following:

- a. Zoning Board of Appeals variance for the deficient building setback in the northern yard (50 feet required, 15 feet provided);
- b. Applicant providing the executed Off-Site Drainage Easement for Point Discharge onto Parcel 50-22-16-176-031;
- c. Planning Commission waiver of the required berm to allow fencing with brick piers along Beck Road and the access drive;
- d. Planning Commission waiver for the deficient number of street trees (16 required, 13 provided);
- e. Section 9 façade waiver for the underage of brick;
- f. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on Final Site Plan; and
- g. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**Approval – Wetland Permit**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **approve** the Wetland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**Approval – Woodland Permit**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **approve** the Woodland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**Approval – Stormwater Management Plan**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on Final Site Plan; and
- b. *(additional conditions here if any)*

*(This motion is made because the plan otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

**Denial – Special Land Use Permit**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **deny** the Special Land Use Permit...(because the plan is not in compliance Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

**Denial – Preliminary Site Plan**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **deny** the Preliminary Site Plan...(because the plan is not in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

**Denial- Wetland Permit**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **deny** the Wetland Permit...(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

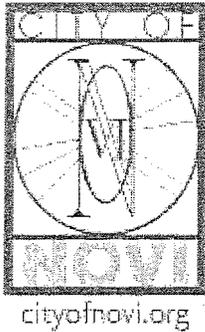
**Denial- Woodland Permit**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **deny** the Woodland Permit...(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

**Denial – Stormwater Management Plan**

In the matter of Tom's Bar & Grill, JSP13-45, motion to **deny** the Stormwater Management Plan...(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

June 14, 2013

### Planning Review

Tom's Bar and Grill

JSP13-45

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#### Petitioner

Tom P LLC #6

#### Review Type

Preliminary Site Plan with Retail Service Overlay

#### Property Characteristics

- Site Location: 27200 Beck Road, southeast corner of Citygate Drive and Beck Road (Section 16)
- Site Zoning: OST, Planned Office Service Technology
- Adjoining Zoning: North (across Citygate Drive): FS with PRO; East and South: OST; West (across Beck Road): B-2
- Current Site Use: Vacant building
- Adjoining Uses: North (across Citygate Drive): USA 2 Go gas station and Tim Horton's Restaurant; East: vacant; South: Chase Bank; West (across Beck Road): Westmarket Square Shopping Center
- School District: Novi Community School District
- Site Size: 1.88 acres
- Plan Date: 05-13-13

#### Project Summary

The parcel in question is located on 27200 Beck Road on the southeast corner of Citygate Drive and Beck Road in Section 16 of the City of Novi. The property totals 1.88 acres. The current zoning of the property is OST, Planned Office Service Technology. The applicant has proposed a 5,700 sq. ft. sit-down restaurant (with associated parking, landscaping and stormwater facilities) utilizing the Retail Service Overlay Option.

The Retail Service Overlay Option is intended "...to provide a limited amount of retail and personal service establishments to serve the employees of and visitors to the nearby office use areas." The option allows additional uses not typically permitted in the OST District provided certain conditions are met and subject to the Special Land Use requirements outlined in Section 2516.2(c). A sit-down restaurant is a use permitted under this option.

#### Recommendation

Approval of the ***Preliminary Site Plan is recommended.*** The applicant has met the standards of the Retail Service Overlay Option and there are only minor planning related items to be addressed on the Final Site Plan submittal.

#### Special Land Use Considerations

In the OST District any developments utilizing the Retail Service Overlay provisions are subject to the considerations for Special Land Uses outlined in the Zoning Ordinance. Section 2516.2(c) of

the Zoning Ordinance includes specific factors the Planning Commission shall consider in the review of the request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 23A (Planned Office Service Technology District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Retail Service Overlay: The applicant is utilizing the Retail Service Overlay Option which allows an applicant to develop properties for uses not usually permitted in the OST District. The applicant has met the conditions that apply to properties using this option. Access has been provided from the adjacent planned collector road (Citygate Drive). A total of 36.7% of the site has been maintained as open space and the proposed façade has met the standards of the façade ordinance and will be complementary to the design of other buildings in the area. **A public hearing to be held by the Planning Commission is required.**
2. Building Setbacks: Buildings in the OST District must be setback 50 feet from all property lines. The plan indicates a 15 foot building setback in the northern yard. **The applicant has indicated they will seek a variance from the Zoning Board of Appeals for this deficiency.**
3. Required Parking Spaces: The number of parking spaces required for a sit-down restaurant use is based on the square footage of the building or the established occupant load. The greater number from those two separate calculations is the number of required parking spaces. The applicant has not provided a floor plan at this time. As such, the number of required parking spaces (based on the established occupant load) cannot be calculated. The applicant should be aware that parking calculations could change based on the established occupant load and additional spaces may need to be added to the site at some point in the future. See the planning review chart for additional information.

4. Parking Space Dimensions: A 7 foot sidewalk is required in areas adjacent to 17' parking spaces. **The applicant should include a 7 foot sidewalk adjacent to the proposed barrier free spaces.**
5. Sidewalks: The 5 foot sidewalk proposed along Citygate Drive does not extend to the eastern property line. A sidewalk is required along this entire road frontage. Citygate Drive has not been extended to the subject property's eastern-most border at this time. **The applicant should either extend the sidewalk to the eastern property line or provide funds in an escrow account for the extension of the sidewalk at a future date.** See the traffic review letter for additional information.
6. Construction of Collector Road: The Novi Mile GR/Beck Planned Rezoning Overlay Agreement included provisions for the extension of Citygate Drive to the east eventually looping around to Grand River Avenue. This agreement contemplated the completion of the road when the next property in the area was developed. The applicant should consider completing the planned extension of Citygate Drive to better serve the proposed development from Grand River Avenue.
7. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

#### Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested to be submitted prior to the Planning Commission meeting and with the next set of plans addressing each of the comments listed above and in other review letters.

#### Chapter 26.5

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

#### Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

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

  
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Kristen Kapelanski AICP - Planner  
kkapelanski@cityofnovi.org or 248-347-0586

**Planning Review Summary Chart**

Tom's Bar and Grill JSP13-45

Preliminary Site Plan

Plan Dated: May 13, 2013

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Retail Overlay	Retail Overlay	Yes	
Zoning	OST	Retail Overlay	Yes	
Use (Sec. 2302A)	Uses permitted in the B-1 District and Restaurants uses	Sit-down restaurant	Yes	Public Hearing required.
Building Height (Sec. 2400)	3 stories or 46 feet	30'	Yes	
<b>Retail Service Overlay Provisions (Sec. 2302A.2)</b>				
Access points	Access shall be provided from a public or private local street or collector road that loops between two arterials	Access provided from adjacent planned collector road	Yes	
Open Space	Min. 15% of site shall be maintained as open space	36.7%	Yes	
Max. % retail use	Retail uses shall not exceed 25% of the total floor space in any polygon identified for Retail Service Overlay in the Master Plan	Area is largely undeveloped at this time	Yes	
Façade	Architectural design and facade materials shall be compatible with and complementary to other developed buildings in the area			See façade review comments for additional information.
<b>Building Setbacks (Section 2400)</b>				
Front (west)	50 feet	62 feet	Yes	
Exterior Side (north)	50 feet	15 feet	No	The applicant has indicated they will seek a variance from the Zoning

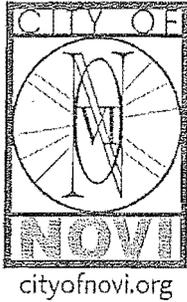
Item	Required	Proposed	Meets Requirements?	Comments
				Board of Appeals.
Interior Side (south)	50 feet	50 feet	Yes	
Rear (east)	50 feet	269 feet	Yes	
<b>Parking Setbacks (Section 2400)</b>				
Front (west)	20 feet	147 feet	Yes	
Exterior Side (north)	20 feet	20 feet	Yes	
Interior Side (south)	20 feet	20 feet	Yes	
Rear (east)	20 feet	20 feet	Yes	
Number of Parking Spaces (Sec. 2505)	<p>One for each 70 sq. ft. GFA or one for each two employees plus one for each two customers allowed under max. capacity</p> <p>5,700 sq. ft. / 70 = 81 spaces</p> <p><b>At least 81 spaces required</b></p>	82 spaces proposed	Yes?	<p>The applicant should be aware that parking calculations could change based on the occupant load calculations and the number of employees in the largest working shift.</p> <p>The Building Division will need to confirm the occupant load calculations as part of the Preliminary Site Plan submittal.</p>
Parking Space Dimensions (Sec. 2506)	<p>9' x 19' parking space dimensions and 24' wide drives for 90° parking layout.</p> <p>(9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb)</p> <p>8' x 23' parking space dimensions and 13' drives for 0° parking layout</p>	<p>9' x 19' and 9' x 17' for 90° layout with 24' wide drives</p> <p>8' x 23' for 0° layout</p>	Yes	The applicant should include a 7' sidewalk adjacent to the proposed barrier free spaces. See the traffic review for additional information.
Barrier Free Spaces (Barrier Free)	3 standard barrier free space	4 barrier free (2 van accessible)	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Code)	1 van accessible barrier free space			
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	8' wide with a 5' wide access aisle  8' wide access aisle for van accessible	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Barrier free signs shown	Yes	
Loading Space Screening	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading space screened with landscape.	Yes	
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.	Dumpster enclosure setback adequately and located in the interior side yard of a double-fronted lot.	Yes	
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	Dumpster screening to meet ordinance requirements provided.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Division or Planning Commission.			Please contact <u>Jeannie Niland</u> (248.347.0438).
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan not provided.		Photometric plan required at time of Final Site Plan submittal.
Sidewalks (City Code Sec. 11-276(b))	Building exits must be connected to sidewalk system or parking lot.  A 5' sidewalk is required along the proposed collector road.	Connection proposed.  Sidewalk does not extend to the property line.	No	Applicant should extend the sidewalk to the east property line or provide funds in an escrow account so that the sidewalk can be extended at a future date.

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

ENGINEERING REVIEW



## PLAN REVIEW CENTER REPORT

June 14, 2013

### Engineering Review

Tom's Bar and Grill

JSP13-0045

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#### Petitioner

Palushaj Properties, property owner

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: S. of Citygate Dr. and E. of Beck Rd.
- Site Size: 1.88 acres
- Plan Date: May 13, 2013

#### Project Summary

- Construction of an approximately 5,700 square-foot building and associated parking. Site access would be provided Citygate Dr. and the existing access street parallel to Beck Rd.
- Water service would be provided by a domestic lead extended from the 8-inch water main in the Citygate Dr. right-of-way, along with an additional hydrant extend from the 8-inch water main that is parallel to Beck Rd.
- Sanitary sewer service would be provided by a proposed sanitary lead and monitoring manhole from the existing 8-inch sanitary sewer that is parallel to Beck Rd.
- Storm water would be collected by a single storm sewer collection system and treated for the 100-year storm event volume in and on-site underground detention system before discharging into the ditch line on parcel 50-22-16-176-031.

#### Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended pending the applicant submits an executed off-site drainage easement for the point discharge onto parcel 50-22-16-176-031.

**Comments:**

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

**Additional Comments (to be addressed prior to the Final Site Plan submittal):**

**General**

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Submit a completed Non-Domestic User Survey to Community Development.

**Water Main**

4. Provide the diameter and material for the proposed domestic lead.
5. Revise the domestic lead valve location from inside the parcel to the Citygate Dr. right-of-way or a dedicated water main easement.
6. Provide the material type, diameter, and profile for the proposed fire hydrant and water main.
7. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

**Sanitary Sewer**

8. Provide the capacity for grease trap and inverts for the proposed monitoring manhole, grease trap, and sanitary lead..

**Storm Sewer**

9. Provide a profile of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps. indicate all structure types, diameter and the 10-year hydraulic grade line for the storm sewer.

**Storm Water Management Plan**

10. Provide a sheet or sheets titled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).
11. Revise the Storm Water Management Plan to restrict the allowable discharge from the proposed development to pre-development rates. This should be

- calculated by using the pre-development tributary area to set the allowable discharge rate for the post-development conditions.
12. Provide critical elevations (bankfull and 100-year storm hydraulic grade lines) on the underground detention system cross-section and storm sewer profile demonstrating that the detention system is 3 feet above ground water and has the required 1 foot of freeboard between the high water elevation and the subgrade below the pavement.
  13. Provide a detail for the proposed outlet control structure.
  14. Verify that the proposed underground detention basin design does not assume that more than 85% of the available pore space is available for storage volume for any given stone mix.

#### Paving & Grading

15. Provide a detail for each proposed ramp with elevations to demonstrate a level landing adjacent to each ramp and general ADA compliance.

#### Off-Site Easements

16. Provide an executed drainage easement for the point discharge to parcel 50-22-16-176-031 prior to stamping set submittal.

#### The following must be submitted at the time of Final Site Plan submittal:

17. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
18. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal 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 cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

#### The following must be submitted at the time of Stamping Set submittal:

19. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
20. An executed copy of the drainage easement to parcel 50-22-16-176-031 must be submitted to the Community Development Department.

21. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
22. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole must be submitted to the Community Development Department.
23. Executed copies of any required off-site easements must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

24. 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).
25. 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. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
26. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
27. A permit for work within the right-of-way of Citygate Dr. and Beck Rd. must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
28. A permit for work within the right-of-way of Beck Rd. must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
29. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
30. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
31. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
32. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site

improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

33. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
34. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Adam Wayne at (248) 735-5648 with any questions.

A handwritten signature in black ink, appearing to read "Adam Wayne", is written over a horizontal line.

cc: Ben Croy, Engineering  
Brian Coburn, Engineering  
Kristen Kapelanski, Community Development Department  
Michael Andrews, Water & Sewer Dept.

TRAFFIC REVIEW

June 4, 2013

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375

**SUBJECT: Tom's Bar & Grill, JSP13-0045, Traffic Review of Preliminary Site Plan, PSP13-0105**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

#### **Recommendation**

We recommend approval of the preliminary site plan, subject to the items shown below in **bold** being satisfactorily addressed on the final site plan.

#### **Site Description**

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant is proposing to renovate and expand the existing commercial building at 27200 Beck Road. Vehicular access would be provided via a new driveway on Citygate Drive opposite the east drive for USA-2Go/Tim Horton's, as well as via the existing frontage road crossing the west end of the site.
2. Existing properties to the south, west, and north are developed commercially, and the vacant land to the east is zoned Office Service Technology (OST).
3. The abutting section of Beck Road is a 40-mph divided arterial road under the jurisdiction of the Road Commission for Oakland County (RCOC). Citygate Drive is a non-residential collector road under City of Novi jurisdiction. The intersection of Beck and Citygate is unlighted, including the break in Beck's raised islands which currently permit left turns both in and out of Citygate (which also lack traffic paint or other reflective devices).

#### **Trip Generation**

How much new traffic would be generated?

4. The table below compares the driveway trip generation we would expect for the proposed bar and grill to the that previously estimated by another traffic consultant for the USA 2 Go/Tim Horton's across Citygate from Tom's site. This comparison is relevant to the potential traffic impacts due to continued unrestricted Citygate access from/to Beck Road.

**Predicted Trip Generation by Tom's Bar & Grill versus USA 2 Go/Tim Horton's**

Land Use	ITE Use	Size	Week-day	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Quality Restaurant (Tom's)	931	5,700 s.f.	513	4	1	5	29	14	43
USA 2 Go / Tim Horton's	945 934	16 pumps + 1,832 s.f.	2,987	127	126	253	126	124	250
% Row 1 is of Row 2			17%	3%	1%	2%	23%	11%	17%

- Although Citygate Drive has not yet been extended east and south to intersect Grand River, as planned by the City and the adjacent (Novi Mile, LLC) developer, it appears that the relatively modest (17% or less) increase in existing traffic may not significantly aggravate ongoing safety concerns with left turns into and out of Citygate from/to Beck. However, we encourage the City and/or Road Commission to mitigate those concerns with improved delineation and/or lighting in the Beck Road median. It also may be appropriate to more closely monitor the crash history at that location.

**Vehicular Access Locations**

Do the proposed "driveway" locations meet City spacing standards?

- Yes. The spacing along Citygate between the frontage road and proposed rear driveway would be 225 ft, well in excess of the City's minimum 105-ft spacing for Citygate's 25-mph unposted (prima facie) speed limit. No opposite-side driveway spacing standard applies, given that Citygate is not an arterial.

**Vehicular Access Improvements**

Will there be any improvements to the abutting road(s) at the proposed access point(s)?

- The existing frontage road lacks a STOP sign at its intersection with Citygate, and the applicant has offered to install the missing sign that will become more critical with the addition of Tom's traffic to both Citygate and the frontage road.

**Access Drive Design and Control**

Are the proposed design, pavement markings, and signage satisfactory?

- Yes. The design of the proposed rear (east) drive appropriately mirrors that of the existing drive across the street and is generally consistent with City standards. At our request, the rear access drive will also be equipped with a STOP sign, so that drivers exiting Tom's will be treated the same as those exiting the opposing USA 2 Go drive (which is already equipped with a STOP sign).

**Pedestrian Access**

Are pedestrians safely and reasonably accommodated?

9. No. The proposed north sidewalk connection to the Citygate sidewalk is appropriate, but the floor plan appears to indicate that the north door would be only for emergency use. **So that patrons coming from nearby businesses will be able to walk safely to and from Tom's, sidewalks should be provided between the Beck Road pathway and Tom's south (main) entrance. One reasonable route would be across the south drive at a right angle, parallel to the south property line, and then across the frontage road immediately south of Beck's proposed knee-high wall.**
10. The applicant is not proposing to construct 100 lineal feet of sidewalk along the future right-of-way of Citygate Drive at the site's northeast corner. **To ensure that this required sidewalk is constructed in a timely fashion in the future, the applicant should be required to escrow funds adequate for its construction with the City.**

### Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

11. The overall circulation design is satisfactory.
12. The parking design along the building's east façade has been revised since the pre-application plan, and not all revisions are acceptable. In the process of adding the bumper blocks we recommended at the ends of the two interior barrier-free parking spaces, the applicant chose to narrow the sidewalk to 5 ft from the previously proposed 7 ft (although architectural sheet 12-05 still shows a 7-ft-wide walk). Unfortunately, this narrowing of the walk would result in overhanging parked cars significantly restricting the usable walk width, in some cases to as little as 3 ft (drivers would not necessarily stop short of the walk just because their space has been lengthened to 19 ft). **The sidewalk should remain 7 ft wide and 4 inches high; the abutting spaces 17 ft long to the face of walk or blocks; and the bumper blocks located on the edge of the flush walk and not on the parking surface, such that the blocks' east faces align with the east face of walk (see our attached examples of acceptable barrier-free parking design).**
13. Plan notes related to Traffic Signing and Striping Requirements should be revised to further indicate that:
  - a. **A barrier-free space will be separated from an abutting non-barrier-free space by two abutting lines, one blue and one white.**
  - b. **The International Symbol of Accessibility (wheelchair) to be painted in each of the three barrier-free spaces will be white (not blue).**
14. The loading zone should be detailed as having a 4-inch yellow border, 4-inch yellow crosshatching 4 ft on-center, and one NO PARKING LOADING ZONE (R7-6) sign (placed 2 ft behind the curb about 25 ft north of the zone's south end, and added to the plan's Traffic Signing Requirements table). The words LOADING ZONE should be removed from the pavement since they will not be actually applied to that pavement.

Sincerely,  
CLEARZONING, INC.



Rodney L. Arroyo, AICP  
President  
[Rod@clearzoning.com](mailto:Rod@clearzoning.com)

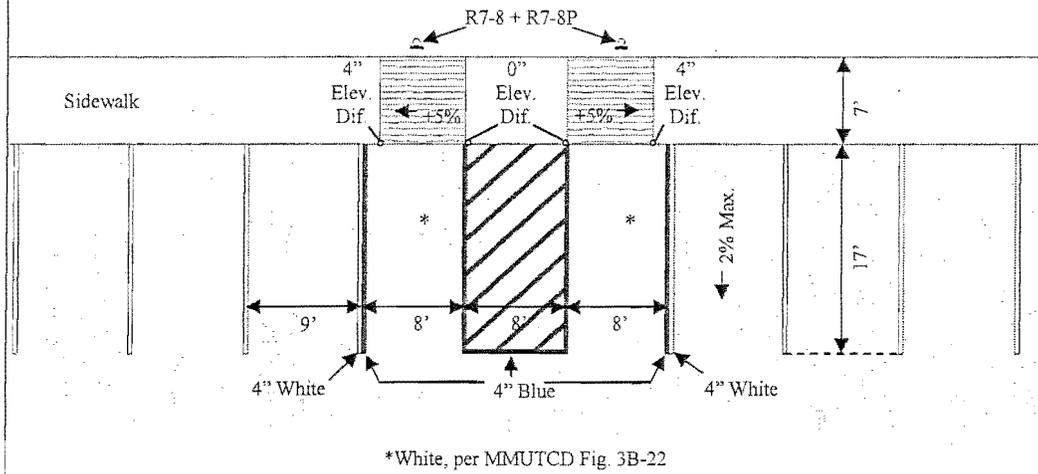


William A. Stimpson, P.E.  
Director of Traffic Engineering  
[Bill@clearzoning.com](mailto:Bill@clearzoning.com)

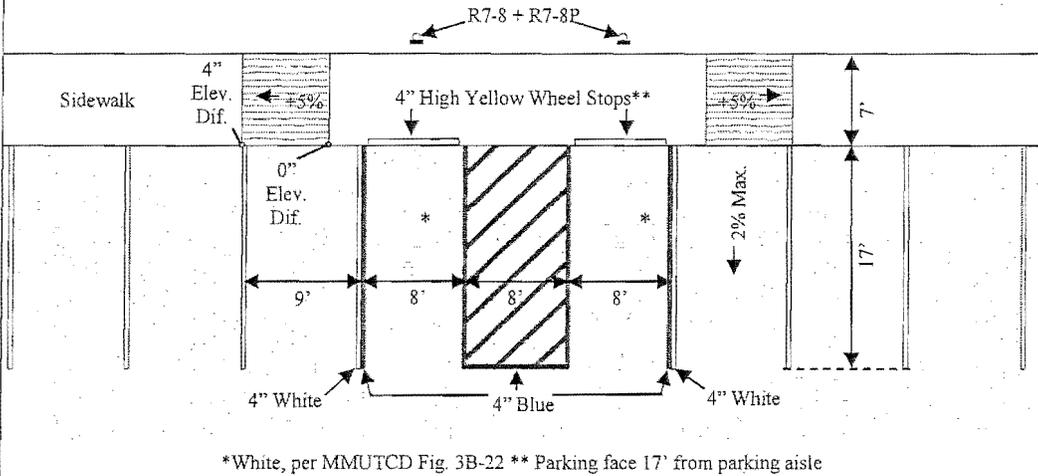
Attachment:

Three CZ alternatives for the design of barrier-free parking abutting a sidewalk

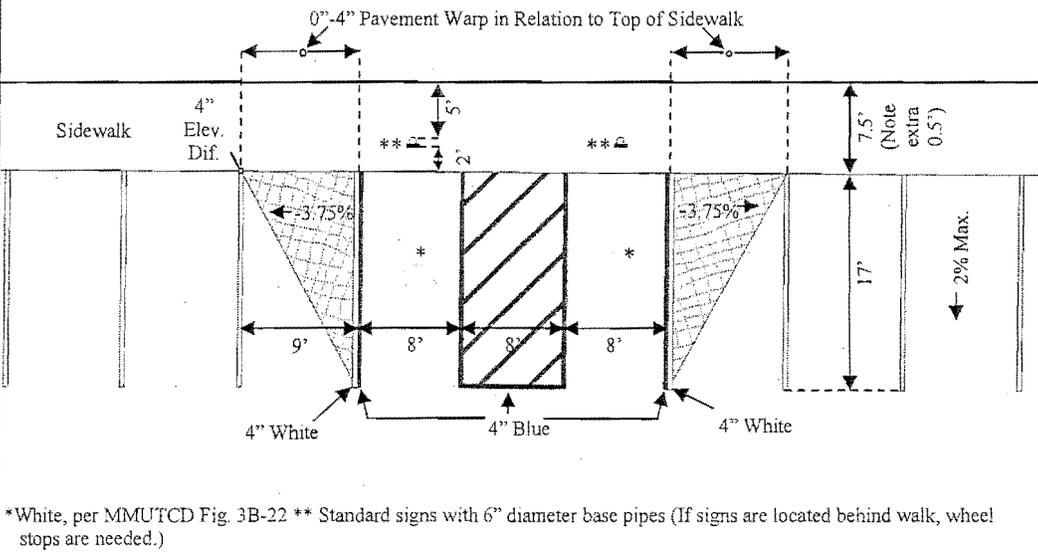
**Alternative A: Flat Parking Surface with Sidewalk Ramped - Wheel Stops Not Required**



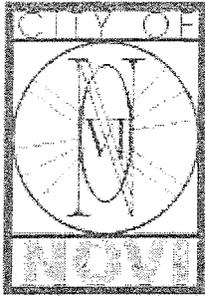
**Alternative B: Flat Parking Surface with Sidewalk Ramps - Wheel Stops Required**



**Alternative C: Sloped Parking Surface with Flat Sidewalk**



LANDSCAPE REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

May 23, 2013

### Preliminary Landscape Review

Tom's Bar & Grill - PSP13-45

---

#### Property Characteristics

- Site Location: Beck Road
- Site Zoning: OST – Office Service Technology
- Adjoining Zoning: OST – Office Service Technology
- Current Site Use: Unoccupied
- Adjoining Uses: North – gas station; South – bank; East – vacant.
- School District: Novi Community School District
- Site Size: 1.88 acres
- Plan Date: 6/15/2013

#### Recommendation

Approval of the Preliminary Site Plan for Tom's Bar & Grill PSP13-45 is recommended provided that the Applicant receives the necessary waivers from the Planning Commission.

#### Ordinance Considerations

##### Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. The project site is not adjacent to residential property.

##### Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. A 3' tall landscape buffer berm is required along the Beck Road and the access drive frontages. Alternately the Applicant may place a brick wall or a fence with brick columns. **The Applicant has chosen to install the fence. A Planning Commission waiver would be necessary. The proposed fencing and brick columns should match those already in existence in the area, i.e. adjacent to the USA2GO. Staff would support the waiver.**
2. One canopy tree per 40 l.f. is required along the road frontages. This requirement has been met.
3. One subcanopy tree per 20 l.f. is required along the road frontages. This requirement has been met.

##### Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 35 l.f. of road frontage. A total of 16 street trees are required; 13 street trees have been provided. The shortage of 3 street trees is due to the fact that multiple access points exist and clear vision zones must be provided. **The shortage of 3 street trees would require a Planning Commission waiver.**

**Parking Landscape (Sec. 2509.3.c.)**

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 2,500 square feet of Interior Parking Lot Landscape Area. A total of 3,274 s.f. has been provided. This requirement has been met.
2. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. Existing healthy trees and trees counted toward interior parking lot landscape may be counted toward this requirement. This requirement has been met.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. A 4' wide landscape bed is required at the building foundation with the exception of access points. This requirement has been met.
2. A total of 2,576 s.f. of building foundation landscape area is required. This requirement has been met.

**Plant List (LDM)**

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

**Planting Details & Notations (LDM)**

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.

**Storm Basin Landscape (Sec. 2509.3.e.(4)) & LDM)**

1. No above ground storm basin is proposed.

**Irrigation (Sec. 2509 3.f.(6)(b))**

1. All landscape areas are required to be irrigated. A note has been provided stating that the existing irrigation system will be appropriately modified in the area of the addition.

**General**

1. Please see woodland and wetland reviews for additional comments.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA

### Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 56,070			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 841.05			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

### Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 60,870		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 91,305		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 3,652.20		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater.  This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 547.83		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 5,200		\$400 per tree.
Street Tree Inspection Fee	YES	\$ 312		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	YES	\$ 325		\$25 per tree.
Landscape Maintenance Bond	YES	\$ 6,087		10% of verified cost estimate due prior to release of Financial Guaranty.

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

June 5, 2013

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Toms Bar & Grill (27200 Beck Road)  
Wetland Review of the Preliminary Site Plan  
(JSP#13-0045, PSP#13-0105)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Toms Bar & Grill (27200 Beck Road) project prepared by Alpine Engineering, Inc. dated May 13, 2013 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT visited the site on Thursday, July 19<sup>th</sup>, 2012 to conduct a verification of the wetland boundary delineation. The wetland boundaries appear to be accurately depicted on the Plan.

The proposed development site is located at 27200 Beck Road, east of Beck Road between Grand River and I-96, Section 16. The project includes the construction of a proposed building addition, proposed parking, utilities and a proposed underground storm water detention system.

What follows is a summary of our findings regarding on-site wetlands and proposed wetland impacts associated with the current Plan.

**Wetland Impact Review**

The site appears to contain 5 different areas of wetland (Wetlands #1 through #5), totaling 0.1511-acre according to the Plan. The proposed site development will impact 0.1017 acres of wetland. In addition to proposed wetland impacts, the Plan proposes impacts to the 25-foot regulated setbacks. The proposed wetland impacts are for the purpose of parking lot construction as well as an associated boulder retaining wall located in the southeast portion of the proposed site.

The following table (Table 1) summarizes the existing wetlands and the proposed wetland impacts. Proposed wetland impacts on this parcel include the following:

**Table 1. Proposed Wetland Impacts**

Wetland Area	Overall Wetland Areas (acres)	City Regulated?	Likely MDEQ Regulated?	Current Impact Area (acre)	Current Impact Volume (cubic yards)
1	0.0342	City/Essential	No	0.0342	+/- 210
2	0.0073	City/Essential	No	0.0073	
3	0.0034	City/Essential	No	0.0034	

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FAX (734)  
769-3164

4	0.0021	City/Essential	No	0.0021	
5	0.1041	City/Essential	YES	0.0547	+/- 550
TOTAL	0.1511	--	--	0.1017	+/- 760

The total area of proposed wetland impacts are below the City's Wetland Mitigation criteria (0.25-acre of impact or greater), as well as below the MDEQ's criteria for wetland mitigation (0.33-acre of impact or greater).

Based on the essentiality criteria outlined in the City of Novi's Wetland and Watercourse Protection Ordinance, ECT believes that all of the on-site wetland areas appear to be essential (i.e., exhibit storm water storage function as well as provide wildlife habitat) and are therefore regulated by the City of Novi. This information has been noted in the *Proposed Wetland Impacts* table, above.

It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The following table (Table 2) summarizes the proposed impacts to the wetland setbacks:

*Table 2. Proposed Permanent Wetland Buffer Impacts*

<i>Buffer Area</i>	<i>On-Site Wetland Buffer Area (acre)</i>	<i>Permanent Buffer Impact Area (acre)</i>	<i>Fill Volume (cubic yards)</i>
1, 2, 3, 4	0.2265	0.2265	+/- 1,175
5	0.1664	0.1636	+/- 1,075
TOTAL	0.3929	0.3901	+/- 2,250

**Comments**

As noted above, the proposed project includes impacts to regulated wetlands and 25-foot wetland setbacks. Each of the on-site wetlands appears to be City regulated and one of the wetlands also appears to be MDEQ-regulated (Wetland #5). This wetland appears to be connected to wetlands extending off site that total more than 5 acres in size.

The Applicant will likely need a City of Novi Wetland Permit, Wetland Buffer Authorization and MDEQ Wetland Permit. Please consider the following review comments for wetlands:

1. As noted above, the Plan shows 5 on-site wetlands. These wetland areas appear to be City regulated. The Plan currently appears to indicate impacts to approximately 0.10-acre of the approximately 0.15-acre of on-site wetland.

Toms Bar & Grill (27200 Beck Road)  
Wetland Review of the Preliminary Site Plan  
(JSP#13-0045/PSP#13-0105)  
June 5, 2013  
Page 3

2. Permanent disturbances to the 25-foot wetland setback are also proposed. The project would require a *City of Novi Authorization to Encroach the 25-Foot Wetland Setback*.
3. A wetland buffer restoration Plan and cost estimate shall be included in the instance that temporary wetland setback impacts are proposed. The restoration Plan shall specify the proposed native seed mix and/or plant/shrub types that will be used in these areas of temporary wetland buffer impacts.

Permits

It appears as though a MDEQ *Wetland Permit*, *City of Novi Wetland Non-Minor Use Permit*, and *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for the proposed impacts.

Recommendation

ECT currently recommends **Approval of the Preliminary Site Plan**. ECT recommends that the Applicant address the concerns noted above in the Final Site Plan.

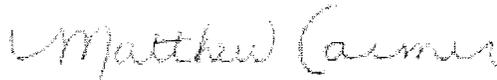
If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.  
Senior Associate Engineer



Matthew Carmer, PWS  
Senior Scientist

cc: David Beschke, City of Novi, Licensed Landscape Architect  
Kristen Kapelanski, AICP, City of Novi Planner  
Angela Pawlowski, City of Novi, Senior Customer Service

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

June 5, 2013

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Toms Bar & Grill (27200 Beck Road)  
Woodland Review of the Preliminary Site Plan  
(JSP#13-0045, PSP#13-0105)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed Toms Bar & Grill (27200 Beck Road) project prepared by Alpine Engineering, Inc. dated May 13, 2013 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT visited the site on Thursday, July 19<sup>th</sup>, 2012 to conduct a woodland verification/evaluation. ECT found that the Plan appears to accurately depict the location, species, size and condition of the existing trees.

The proposed development site is located at 27200 Beck Road, east of Beck Road between Grand River and I-96, Section 16. The project includes the construction of a proposed building addition, proposed parking, utilities and a proposed underground storm water detention system.

What follows is a summary of our findings regarding on-site woodlands and proposed woodland impacts associated with the current Plan.

**Woodland Impact Review**

A significant portion of the property contains trees that are considered regulation-size (8-inches d.b.h. or greater). As shown, there are substantial impacts proposed to regulated woodlands associated with the proposed site improvements. It appears as if the proposed work (proposed building and proposed parking areas) will cover the majority of the parcel and will involve substantial impacts to the Regulated Woodlands. Specifically, 39 of the regulated 42 trees located on the site are proposed for removal.

A Woodland Permit from the City of Novi will be required for the proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater. It appears, however, as if the Applicant is prepared to provide Woodland Replacements in the form of payment into the City of Novi Tree Fund.

ECT's Assessment of the *Tree List* information on Sheet L-3 indicates that a total of 76 Woodland Replacements are required (*i.e., this quantity has been calculated by ECT*). This result appears to be in conflict with the quantities provided by the Applicant in the Woodland Summary table. ECT encourages the Applicant provide a column on the *Tree List* that provides the Woodland Replacements required for each proposed tree "removal". ECT suggests that the Applicant review

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and revise the Woodland Replacement requirements as necessary. Please note that the City of Novi requires replacements according to the following Table:

*Replacement Tree Requirements Table*

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
$\geq 8 \leq 11$	1
$> 11 \leq 20$	2
$> 20 \leq 29$	3
$\geq 30$	4

In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement.

**Woodland Replacement Review**

Per the Woodland Summary provided on Sheet L-3 (*Woodland Plan*), 80 total tree replacement credits will be paid to the City of Novi Tree Fund. As noted above, ECT recommends that the Applicant verify the quantity of total Woodland Replacement credits required.

**Comments**

1. As noted above, ECT has calculated a total of 76 required Woodland Replacement Credits. This is in conflict with the information provided in the *Woodland Summary* provided on the *Woodland Plan* (Sheet L-3). ECT encourages the Applicant provide a column in the *Tree List* that provides the Woodland Replacements Required for each proposed tree removal.
2. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site, or at a Planning Commission-approved location.

Toms Bar & Grill (27200 Beck Road)  
Woodland Review of the Preliminary Site Plan  
(JSP#13-0045/PSP#13-0105)  
June 5, 2013  
Page 3

**Recommendation**

The Preliminary Site Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the concerns noted above in the Final Site Plan.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer



Matthew Carmer, PWS  
Senior Scientist

cc: David Beschke, City of Novi, Licensed Landscape Architect  
Kristen Kapelanski, AICP, City of Novi Planner  
Angela Pawlowski, City of Novi, Senior Customer Service

FACADE REVIEW



Phone: (248) 880-6523  
 E-Mail: [drucci@drnarchitects.com](mailto:drucci@drnarchitects.com)  
 Web: [drnarchitects.com](http://drnarchitects.com)

50850 Applebrooke Dr., Northville, MI 48167



June 13, 2013

City of Novi Planning Department  
 45175 W. 10 Mile Rd.  
 Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE - Preliminary Site Plan Review**  
**Tom's Bar & Grille, PSP13-0105, Façade Region: 1, Zoning District: OST**

Dear Ms. McBeth:

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by JMI Associates, Architects, dated June 21, 2013. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule are highlighted in bold.

Façade Region 1	West (front)	North	South	East	Ordinance Maximum (Minimum)
Brick	<b>21%</b>	<b>19%</b>	29%	40%	100% (30%)
Cultured Stone	43%	48%	33%	21%	50%
EIFS	10%	6%	15%	15%	25%
Flat Metal (Fascia)	26%	27%	23%	25%	50%

As shown above the percentage of Brick is below the minimum percentage required by the Façade Ordinance on the west and north facades. No color sample board was provided for this project. The drawings indicate that the dumpster enclosure and decorative screen wall are to be constructed using brick to match the building. A Section 9 Waiver would be required for the underage of Brick on the west and north facades.

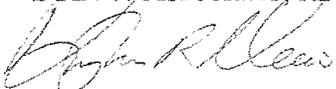
**Recommendation** – Assuming that harmonious colors are used the design is consistent with and will complement the recently constructed building located to the north. Substantial amounts of Cultured Stone are used which is a masonry material of equal quality to Brick. Therefore, it is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted to the underage of brick. The applicant should submit a color sample board illustration carefully coordinated colors that are complementary to the aforementioned adjacent building.

**Notes to the Applicant:** The Façade Ordinance requires inspection(s) for the above listed façade materials. Materials displayed on the approved sample board (rendering) will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

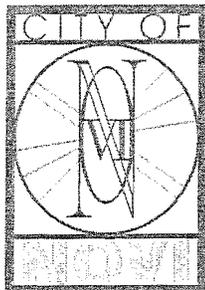
If you have any questions regarding this project please do not hesitate to call.

Sincerely,  
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



July 27, 2012

May 30, 2013

TO: Barbara McBeth, Deputy Director of Community Development

RE: Palushaj Restaurant Site Plan @ 27200 Beck Rd - Tom's Diner  
Tom's Bar and Grill

**CITY COUNCIL**

**Mayor**

Bob Gatt

**Mayor Pro Tem**

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**Director of Public Safety**

**Chief of Police**

David E. Molloy

**Director of EMS/Fire Operations**

Jeffery R. Johnson

**Assistant Chief of Police**

Victor C.M. Lauria

**Project Description:**

This review is for a Pre-Application meeting on 8/1/12, for the above location. Building is a 6,070 sq/ft building – A2 Assembly, with an Occupant load of approx. 172. Construction type is IIB, with full fire suppression system including a hood system. There are three access points to this site, two off of the marginal access street that runs parallel to Beck Rd. and another the comes off of the new Citygate Rd.

**Comments:**

The turning radii from the marginal access street to and from the property are too narrow and do not meet the standard of 50' outside radius for City of Novi Fire Dept. apparatus. **Corrected 5/30/13**

**Recommendation:**

This project cannot be recommended for approval as submitted and must be redesigned with proper access.

**Approved 5/30/13**

Sincerely,

**Joseph Shelton-Fire Marshal**

Andrew Copeland – Inspector II/CFPE

City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER

July 3, 2013

Kristen Kapelanski, AICP  
City of Novi Community Development Department  
45175 West 10 Mile Road  
Novi, Michigan 48375

Re: **27200 Beck Road – Proposed Restaurant**  
**Response to Preliminary Site Plan Comments**  
**City of Novi, Oakland County**  
**City of Novi Review #13-45**

Dear Kristen:

Please find enclosed eleven (11) sets of the preliminary site plans for the above referenced project. Alpine Engineering, Inc. offers the below comments pertaining to the preliminary site plan review letters received on June 25, 2013:

**Planning Review (Dated June 14, 2013)**

Review recommends approval. Responses to the Planning Ordinance review items outlined in the letter in **bold** are provided below:

1. **Retail Service Overlay**: A public hearing is hearing is scheduled for Wednesday July 10, 2013.
2. **Building Setbacks**: The applicant will seek a variance from the Zoning Board of Appeals for the proposed 14.85 feet northern yard building setback.
4. **Parking Space Dimensions**: A 7 foot sidewalk will be provided adjacent to the proposed barrier free spaces on the final site plan.
5. **Sidewalks**: The applicant will provide funds in an escrow account for the extension of the sidewalk along the Citygate Drive frontage to the eastern property line for the sidewalk to be constructed at a future date.

**Planning Review Summary Chart:**

**Number of Parking Spaces**: The applicant is aware that parking calculations could change based upon the occupant load calculations and the number of employees in the largest working shift.

**Parking Space Dimensions**: See response #4.

**Exterior Lighting**: Photometric plan shall be provided with final site plan submittal.

**Sidewalks**: See response #5.

**Engineering Review (Dated June 14, 2013)**

Review recommends approval pending the applicant submits an executed off-drainage easement for the point discharge onto parcel 50-22-176-031.

**General**

1. A note will be provided on the final site plan stating that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets will be provided with the stamping set submittal.

3. A completed Non-Domestic User Survey will be provided.

#### Utilities

4. The diameter and material for the proposed domestic lead will be provided on the final site plan.
5. The domestic lead valve location will be revised to the right-of-way or within a dedicated water main easement on the final site plan.
6. The material type, diameter, and profile for the proposed hydrant and water main will be provided on the final site plan.
7. MDEQ Water main permit plans and applications will be provided.

#### Sanitary Sewer

8. The grease trap capacity and inverts for the proposed monitoring manhole, grease trap, and sanitary lead will be provided on the final site plan.

#### Storm Sewer

9. Storm sewer profiles, elevations and details will be provided on the final site plan.

#### Storm Water Management Plan

10. See sheets 7 and 8 for Preliminary Storm Water Management Plan.
11. The Storm Water Management Plan will be revised to restrict the allowable discharge from the proposed development to pre-development rates.
12. Storm sewer profiles and cross-sections (with hydraulic gradient lines for bankfull and 100-year storm events) demonstrating that the proposed underground detention system is 3 feet above ground water and has the required 1 foot of freeboard between the high water elevation and the subgrade below the pavement will be provided on the final site plan.
13. Detail of proposed outlet structure will be provided on the final site plan.
14. The proposed underground detention system design will assume that not more than 85% of the available pore space is available for storage volume for any given stone mix.

#### Paving & Grading

15. Ramp details with elevations to demonstrate a level landing adjacent to each ramp and general ADA compliance will be provided on the final site plan.

#### Off-Site Easements

16. Comment to be addressed by the Applicant prior to stamping set submittal.

#### Final Site Plan submittal items:

- 17.-18. Items will be provided at the time of final site plan submittal.

#### Stamping Set submittal items:

- 19.-23. Items will be provided at the time of stamping set submittal.

#### Prior to construction submittal items:

- 24.-34. Items will be provided prior to construction.

**Clearzoning Review (Dated June 4, 2013)**

Review recommends approval subject to items outlined in letter being addressed on the final site plan. Responses to the traffic review items outlined in the letter in **bold** are provided below:

9. Additional sidewalk connection will be provided on the final site plan.
10. The applicant will provide funds in an escrow account for the extension of the sidewalk along the Citygate Drive frontage to the eastern property line for the sidewalk to be constructed at a future date.
12. A 7 foot sidewalk will be provided along the building's east façade on the final site plan.
13. Plan notes regarding traffic signing and striping requirements will be revised per the review letter on the final site plan.
14. Loading zone details will be revised per the review letter on the final site plan.

**ECT Wetland Review (Dated June 5, 2013)**

Review recommends approval subject to items being addressed on the final site plan.

1. No comment necessary.
2. No comment necessary.
3. Wetland buffer restoration plan and cost estimate will be provided for temporary wetland setback impacts as necessary.

**City of Novi Fire Department Review (Dated May 30, 2013)**

Review recommends approval.

If you have any questions please feel free to call our office at (248) 926-3701.

Regards,  
Alpine Engineering Inc.

  
Tom Gizoni, PE

Enclosures:

cc: Tom Palushaj

July 1, 2013

Ms. Kristen Kapelanski  
**City of Novi**  
45175 West Ten Mile  
Novi, Michigan 48375

**RE: Tom's Bar and Grill – JSP 13-45**

Dear Ms. Kapelanski:

We have revised our landscape plan based on staff review comments. The following has been revised:

Landscape Review

- Adjacent to Public ROW

A fence with brick piers is proposed along Beck Road as an extension of the existing wall in front of Chase. We are requesting a berm waiver.

- Street Tree Requirements

Due to numerous curb cuts, associated clear vision areas and lack of ROW width we are unable to locate the 16 required trees. We are seeking a waiver to allow 13 trees.

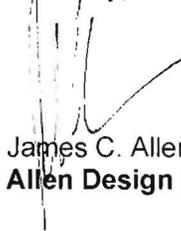
Woodland Review

- Woodland Plan

The calculation of woodland credits has been revised.

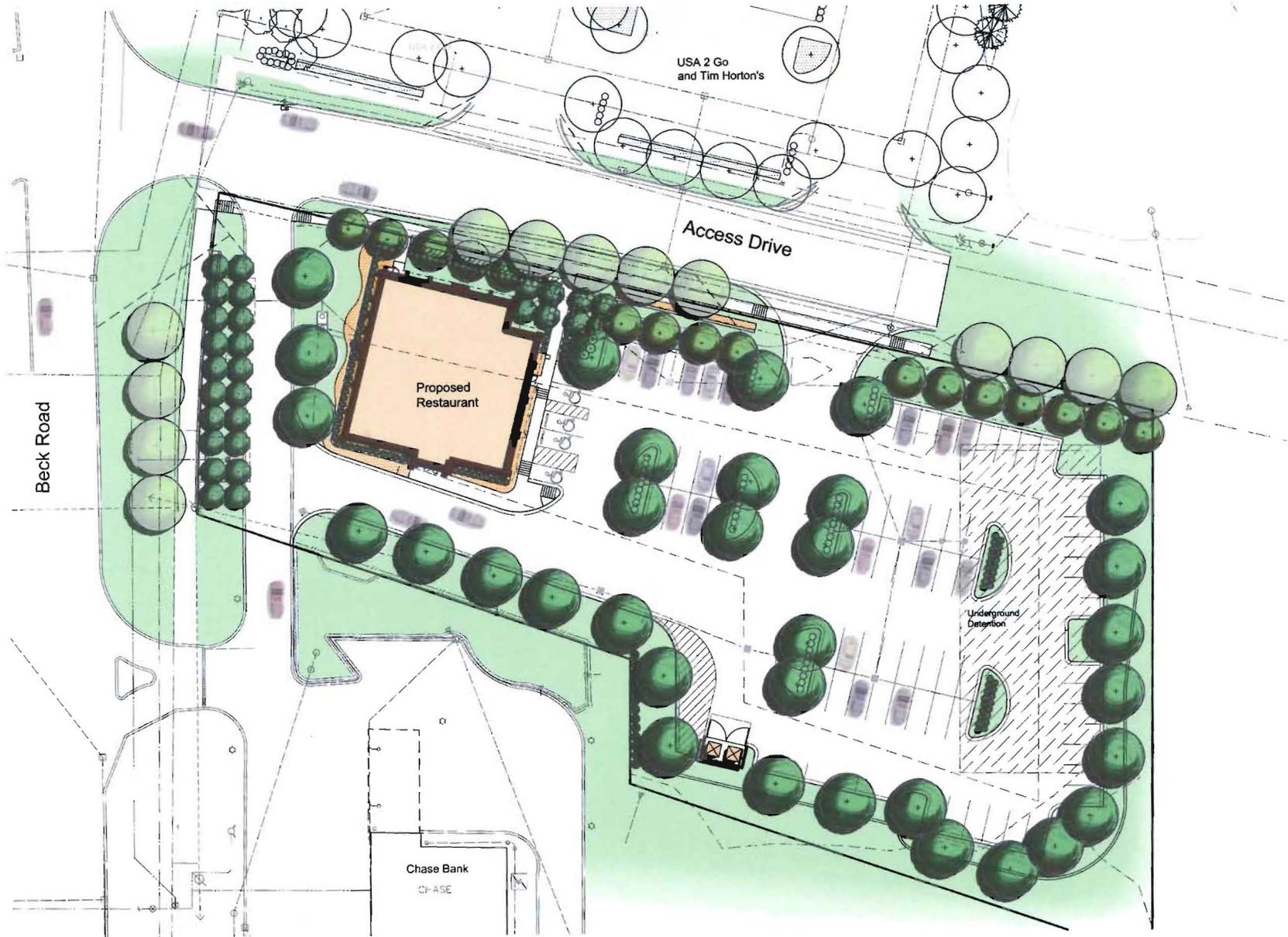
If you have any questions or comments regarding this proposal, please contact me at your convenience.

Sincerely,



James C. Allen  
**Allen Design L.L.C.**

SITE PLAN



Seal:

Title:  
**Site Plan**

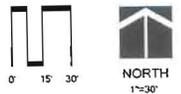
Project:  
**Tom's Bar and Grill  
 Novi, Michigan**

Prepared for:  
 A P Land Holdings LLC  
 55205 Eight Mile  
 Northville, MI 48167

Revision:	Issued:
Submission	July 17, 2012
Revised	May 13, 2013

Job Number:  
 12-017

Drawn By: Checked By:  
 jae jae



Sheet No.

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# Tom's Bar & Grill JSP13-45

Location

Citygate Dr

Subject  
Property

Beck Rd

Grand River Ave

Map Author: Kristen Kapelanski  
Date: 07-01-13  
Project: JSP13-45 Tom's Bar & Grill  
Version #: 1.0

### Map Legend

 Subject Property



### City of Novi

Planning Division  
Community Development  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

#### 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 considered 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.



1 inch = 83 feet

# Tom's Bar & Grill JSP13-45

Zoning

Citygate Dr

Subject Property

Beck Rd

Grand River Ave

Map Author: Kristen Kapelanski  
 Date: 07-01-13  
 Project: JSP13-45 Tom's Bar & Grill  
 Version #: 1.0

### Map Legend

-  Subject Property
-  FS: Freeway Service with PRO
-  OST: Office Service Technology



**City of Novi**

Planning Division  
 Community Development  
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 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



1 inch = 83 feet

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# Tom's Bar & Grill JSP13-45

Future Land Use

Citygate Dr

## Subject Property

Beck Rd

Grand River Ave

Map Author: Kristen Kapelanski  
Date: 07-01-13  
Project: JSP13-45 Tom's Bar & Grill  
Version #: 1.0

### Map Legend

-  Subject Property
-  Office/Tech with Retail Service Overlay



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1 inch = 83 feet

# Tom's Bar & Grill JSP13-45

Natural Features

Citygate Dr

Subject Property

Beck Rd

Grand River Ave

Map Author: Kristen Kapelanski  
 Date: 07-01-13  
 Project: JSP13-45 Tom's Bar & Grill  
 Version #: 1.0

### Map Legend

-  Subject Property
-  Wetlands
-  Woodlands

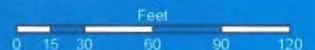
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