

cityofnovi.org

Novi Warehouse (22222 Roethel) JSP13-54

Novi Warehouse (22222 Roethel) JSP13-54

Public hearing at the request of McKenna Development LLC for Special Land Use Permit approval. The subject property is 1.9 acres in Section 35 of the City of Novi and located on the south side of Roethel Drive, south of Nine Mile Road in the I-1, Light Industrial District. The applicant is proposing to occupy the 37,866 square foot space with a use similar to a business warehouse.

Required Action

Approval or denial of the Special Land Use Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	07-29-13	<ul style="list-style-type: none">• Tentative special land use approval granted when Preliminary Site Plan was approved with a condition that the matter come back to the Planning Commission for approval once a use was identified• Waiver of required noise analysis requested and recommended by staff

Motion Sheet - Options

Approval – Special Land Use Permit

In the matter of Novi Warehouse (22222 Roethel), JSP13-54, 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 by the proposed use)*;
 - 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 there are existing water and sanitary sewer connections and stormwater management facilities)*;
 - The proposed use is compatible with the natural features and characteristics of the land *(because the plan does not impact any natural features)*;
 - The proposed use is compatible with adjacent uses of land *(as indicated in the staff review letter)*;
 - 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. Planning Commission waiver of the required Noise Analysis which is hereby granted;
- c. *(additional comments here if any)*

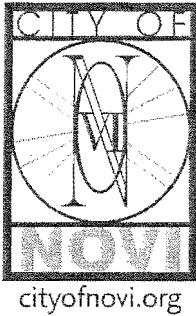
(This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

Denial – Special Land Use Permit

In the matter of Novi Warehouse (22222 Roethel), JSP13-54, motion to **deny** the Special Land Use Permit...*(because the plan is not in compliance Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 29, 2013

Planning Review

Novi Warehouse (22222 Roethel)

.JSP#13-54

Petitioner

McKenna Development LLC

Review Type

Special Land Use Request

Property Characteristics

- Site Location: 22222 Roethel Dr., south side of Roethel Dr., south of Nine Mile Rd. (Section 35)
- Site School District: Novi Community School District
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East and West: I-1; South: R-4, One-Family Residential
- Site Use(s): vacant Industrial building
- Adjoining Uses: North and West: various office and industrial uses; East and South: City of Novi Rotary Park
- Site Size: 1.9 acres
- Size of Building: 37,866 sq. ft.
- Application Date: 07/05/12

Project Summary

The applicant is proposing to occupy an approximately 37,866 square foot building at 22222 Roethel Drive. In the Department's opinion, the proposed use would fall under Section 1902.19 as a permitted use in the I-1 District subject to Special Land Use approval. Businesses or individuals will be renting warehouse space in smaller units within the building. The existing loading areas will be used to allow businesses or individuals the ability to drive into the facility and directly to their warehouse unit. The subject property is adjacent to residential zoning on the southern side, necessitating the need for a Special Land Use permit for the proposed use. However, the adjacent residential zoning is primarily a City park, and this building was constructed as a speculative industrial building and a Special Land Use Permit was tentatively granted by the Planning Commission to permit industrial uses adjacent to residential zoning. As part of that approval, it was noted the plan would return to the Planning Commission along with the required Noise Analysis once a specific use had been identified.

Recommendation

Provided the applicant receives a waiver of the required Noise Analysis, approval of the **Special Land Use Permit is recommended**. In its recommendation the Planning Commission will need to consider the standards for Special Land Use consideration, as described below.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance.

1. **Use:** The proposed use is a use that is not readily described in the ordinance and would instead fall under the umbrella of Section 1902.19 which permits "Other uses of a similar and no more objectionable character to the above uses" provided a Special Land Use Permit is granted when a subject property is adjacent to residential zoning. As detailed above, the use is similar to a warehouse facility in that it is intended as a storage space for business materials. However, it is anticipated several businesses will be using divided spaces for storage, as opposed to a typical warehouse use, where one business would store materials in the building.
2. **Noise Analysis:** A warehouse facility in the I-1 District requires the submission of a Noise Analysis when adjacent to residential zoning. In this case, the Community Development Department recommends that the Planning Commission grant a waiver of the Noise Analysis requirement, as requested by the applicant. The proposed use will not add any noise-generating rooftop equipment to the existing building and no other measurable noise is expected as a result of this Special Land Use Permit. The proposed use is a substantial distance from the existing residences. The Planning Commission may waive any of these requirements if the applicant demonstrates a hardship or if the Special Land Use will clearly fall within the noise standards.
3. **Interior and Exterior Site Work:** This review is only intended as a comment on the Special Land Use permit, as that is all the staff and Planning Commission have been asked to consider at this time. Any exterior site work will need to be reviewed by the Planning Division as part of a separate application. Both interior and exterior site work will need to be reviewed and approved by the Building Division as part of a separate application process.
4. **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

Special Land Use Considerations

In the I-1 District, a warehouse facility falls under the Special Land Use requirements when adjacent to residential zoning. Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit 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.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this review letter is requested **prior to the Planning Commission meeting.**

Stamping Set Approval

Stamping sets are still required for this project. Items submitted for review will be used as stamping sets if the Special Land Use Permit request is approved by the Planning Commission.

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



Kristen Kapelanski, AICP, Planner

APPLICANT RESPONSE LETTER

Walker International Capital

08/02/2013

Barbara E. McBeth, AICP
Deputy Director
Community Development Department
45175 West 10 Mile Road
City of Novi, MI 48375

Dear Ms. McBeth:

I am the Executive Vice President for Walker International Capital and our subsidiary company McKenna Development LLC ("McKenna Development"). I am writing, per your request, for a response to your recent electronic letter and the attached Plan Review Center Report dated July 29th. We believe that the review letter that you sent us is a fair and accurate evaluation of our use of the warehouse located at 22222 Roethel Drive.

On behalf of Walker International Capital and McKenna Development, I would like to personally apologize for any prior miscommunications between the city of Novi and our company and we appreciate your consideration of our submission. We are committed to being a good neighbor and local business partner.

I will now be overseeing the continuation of any further work at this property as we fully comply with Article 19 (1-1, Light Industrial), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinances. As you may be aware our team working with me will be Michael Powell of Powell Engineering & Associate, LLC, Peter Webster and Christian Ohanian of Dickinson Wright PLLC and our new general manager Michael Pittman. We will be working diligently to fully follow your regulations. Please see the attached floor plan that you also requested. We appreciate your understanding, and we look forward to an excellent, long and rewarding business relationship with everyone from the city.

Sincerely,



Eric Smith
Executive Vice President
Walker International Capital

cc Kristen Kapelanski
Robert Walker
Thomas Schultz
Peter Webster
Christian Ohanian
Mike Powell
Michael Pittman

FIRST ADDENDUM TO LEASE

THIS FIRST ADDENDUM TO LEASE ("First Amendment") is made effective as of _____, 2013, by MCKENNA DEVELOPMENT LLC, a Michigan limited liability company ("Lessor") and _____, ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee have previously entered into that certain Lease dated effective as of _____, (the "Lease") regarding the use of certain real property located in the City of Novi, County of Oakland, State of Michigan, as more particularly described in the Lease, (the "Property").

WHEREAS, Lessor and Lessee desire to amend certain provisions in the Lease, in order to clarify the noise limitations for Lessee's use of the Property.

NOW THEREFORE, in consideration of the mutual covenants in this First Amendment and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

1. Lessee shall comply with all noise requirements and limitations in the Novi Zoning Ordinances including, but not limited to the following,
 - a. Lessee understands and agrees that its use of the Property shall not create any interior operating noise in excess of fifty-five (55) decibels for nighttime use.
 - b. Lessee understands and agrees that its use of the Property shall not create any interior operating noise in excess of sixty (60) decibels for daytime use.
2. Lessee understands and agrees that in the event that Lessee does generate interior operating noise in excess of the limitations described in the Novi Zoning Ordinances, including those limitations described above, Lessee will be in breach of the terms of the Lease and will be subject to eviction from the Property.
3. Except as specifically amended herein, the remaining terms and conditions of the Lease shall remain in full force and effect. All capitalized terms not specifically defined herein shall have the meaning given to them in the Lease.
4. In the event of any inconsistency between the provisions, terms, and conditions in the Lease or in this First Amendment, this First Amendment shall control.
5. This First Amendment may be executed in any number of counterparts, which when taken together shall constitute one agreement.

[Remainder of Page Intentionally Left Blank].

IN WITNESS WHEREOF, the Parties execute this First Addendum to Lease as of the day and year first written above.

LESSOR

MCKENNA DEVELOPMENT, LLC
a Michigan limited liability company

By: _____
Name: _____
Its: _____

LESSEE

By: _____
Name: _____
Its: _____

LETTER DESCRIBING USE

July 12, 2013

Via Email and U.S. Mail

Barbara E. McBeth, AICP
Deputy Director
Community Development Department
45175 West 10 Mile Rd.
City of Novi, MI 48375

**Re: Use Description and Request for Waiver of Noise Analysis
22222 Roethel Drive, Novi, MI**

Dear Ms. McBeth:

I represent Mr. Robert Walker and his company McKenna Development LLC ("McKenna Development"). I am writing in response to your recent request for a use description and request for waiver of a noise analysis following our meeting on June 25, 2013 regarding the real property that McKenna Development owns at 22222 Roethel Drive, Novi, MI (the "Roethel Property").

A. The Layout of the Roethel Property Warehouse

The Roethel Property contains office and warehouse space for business use only. There will be six offices in the front portion of the building. The warehouse component is for businesses and/or contractors to store their inventory and other business materials. The Roethel Property warehouse can be divided into approximately 100 spaces that can be leased separately. However, the mere fact that there may be approximately 100 business tenant spaces at the Roethel Property warehouse does not reflect that there will be that many separate tenants.

The tenant spaces within the Roethel Property warehouse are divided by temporary metal partitions that were put in place so that a tenant could remove the partitions and lease a larger space if it so desired. As such, although the floor plan illustrating the existence of 102 separate warehouse spaces is an accurate depiction of the current layout of the building, the number of units can and is expected to be reduced to meet tenant needs for larger individual spaces. We found that tenants appreciate being able to separate, as needed, their inventory, etc., using the removable partitions. This is part of the "TI" or tenant improvements that we offer our new tenants. Indeed, McKenna Development's goal is to market the Roethel Property warehouse to multi-space tenants in order to facilitate having the fewest number of tenants occupying the Roethel Property warehouse. The warehouse space will not have any flammable or hazardous

Barbara E. McBeth, AICP
July 12, 2013
Page 2

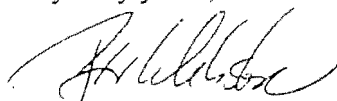
chemical storage or materials. This will be spelled out to each individual tenant before the signing of any lease and will be detailed further in the lease documentation.

B. Request For Waiver of Noise Analysis for the Roethel Property

In addition to the use description above, McKenna Development, through this letter, is formally requesting a waiver of the noise analysis relating to the Roethel Property. In support of McKenna Development's request for a waiver of the noise analysis for the Roethel Property, it states:

1. **Exterior Noise:** There will be no additional noise generating equipment present on the exterior of the Roethel Property.
2. **Interior Operating Noise:** The interior operating noise for the Roethel Property will not exceed the zoning ordinance requirements of fifty-five (55) decibels for nighttime use and sixty (60) decibels for daytime use.
3. **Lease Addendums Prohibiting Violation of Zoning Ordinance Noise Requirements:** In addition to the foregoing, McKenna Development will include lease addendums accompanying the leases for each of its tenants at the Roethel Property stating that, in the event that any tenant violates the above zoning ordinance noise requirements, that tenant will be in breach of its lease and subject to eviction.

Very truly yours,



Peter H. Webster

PHW: mal

cc: Kristin Kapelanski (via email)
Robert Walker (via email)
Thomas R. Schultz (via email)
Eric Smith (via email)
Mike Powell (via email)
Christian G. Ohanian (via email)

BI.OOMFIELD 56440-1 1307626v1

PLANNING COMMISSION MEETING MINUTES – EXCERPT
AUGUST 2, 2000
ORIGINAL PRELIMINARY SITE PLAN AND TENTATIVE SPECIAL LAND USE APPROVAL

**REGULAR MEETING OF THE NOVI PLANNING COMMISSION
WEDNESDAY, August 2, 2000 AT 7:30 P.M.
COUNCIL CHAMBERS - NOVI CIVIC CENTER - 45175 WEST TEN MILE ROAD
(248)-347-0475**

Meeting called to order at 7:30 p.m. by Chairperson Capello.

PRESENT: Members Canup, Churella, Koneda, Mutch and Piccinini

ABSENT/EXCUSED: Capello, Cassis, Richards and Watza

APPROVAL OF AGENDA

Commissioner Piccinini asked if there were any additions or changes to the Agenda?

PM-00-08-100

Moved by Churella, seconded by Canup, CARRIED UNANIMOUSLY: To approve the Agenda as amended.

VOTE ON PM-00-08-100 CARRIED UNANIMOUSLY

Yes: Canup, Churella, Koneda, Mutch and Piccinini
No: None

PUBLIC HEARINGS

3. CLEMENTS INDUSTRIAL PROPERTY SP 00-39

This office warehousing project is located in Section 35, north of Eight Mile Road and west of Meadowbrook Road. The 3.62 acre site is zoned Light Industrial District (I-1). The applicant is seeking Preliminary Site Plan and Special Land Use Permit approvals.

Mr. Mamola outlined the nature of the Clements Industrial Properties project. He stated there were two buildings with some related shops and offices support to it. He introduced Site Plans A and B. Site Plan A was granted Special Land Use approval and Preliminary Site Plan approval subject to further acceptance and approval by the City Council. The plan was shown to the Commission November 1999. In February 2000 the plan was put to a halt, related to certain off site developments utilizing Rotary Park. There was an offsite detention basin, and screening was being planted on in a manner that would work with the Parks and Recreation Department. The site is bound by Rotary Park on the south to the east, and to the north Roethel Drive and other industrial properties. To the west is an elevated railroad berm. Since the council had effectively stopped the proposal, the applicant went back to reconfigure Site Plan B. Site Plan B consists of two (2) buildings with the detention basin located completely on the property. Building A is now larger, Building B is smaller, however the combined square footage is approximately sixty (60) thousand square feet. The screening of the trees is also completely on the property. None of the development is located on Novi Rotary Park. The reason for the Special Land Use Permit is due to the property abutting residential property, He explained several years ago the City initiated to rezone Rotary Park to industrial. However, they were required to reconstruct berms. Therefore, it was communicated to have a private sector to come before the Planning Commission and Zoning Board of Appeals to seek the variances that would allow the project to be developed as if it did not abut residential property. The previous projects obtained from ZBA in November 1998, dealt with issues such as not providing a berm, set back issues etc... as noted on the drawings. These were also properties that abutted residential properties. Therefore, the applicant intended to treat the property as though it did not abut residential property. The park would never have residence living on it; the portion south would not be developed into a park as stated by the Parks and Recreations Commission in February. He then referred to Linda Lemke's Landscape Review

regarding this matter, stating they go before the ZBA to determine if the previous ZBA variances would be in effect for this plan. He stated members of the ZBA felt uncomfortable, due to the variances being granted back in 1998, and felt it would be appropriate to go through the public hearing process again. Therefore, the applicant is attempting to be on the next agenda. He explained parking is generally calculated on the basis of employee counts, square foot area or the greater of one of those methods. Based on the square foot basis, the parking was a few spaces short. The police, tenants and landlords were concerned the employees and visitors would have ample room to park. He stated other projects where parking was based on employee count have no difficulties. He restated that they are seeking Special Land Use approval and Preliminary Site Plan approval contingent upon the applicant obtaining the required variances from the ZBA.

Mr. Arroyo gave perspective on the location of the site in relation to Rotary Park. He explained Rotary Park is located directly east of the property. Due to the variance required for parking, he is not recommending approval. However, if the variance were granted, they would be in a position to recommend approval. He felt the ZBA could address the issue as well. Mr. Arroyo stated there were a number of variance issues remaining to be resolved that will be addressed by the Zoning Board of Appeals. In regard to traffic, Mr. Arroyo is not recommending approval mainly due to the parking deficiency. However, if this can be resolved through a variance with the ZBA then he felt the issues involving internal circulation traffic could be resolved on the Final Site Plan.

Mr. Bluhm recommended approval. He restated the applicant's Site Plan B proposal with the detention basin. He explained the storm sewer would function the same. It would direct water to the basin from the site, then to the south and ultimately it would cross Roethel Drive and abut; a little further is where Middle Rouge River crosses. He stated other aspects of the engineering are similar. Utilities were still being provided for the building, water and sewer are not a problem. He felt the plan was acceptable, and demonstrated feasibility. Mr. Bluhm stated the location was in an identified flood plain area and the buildings have been elevated over one (1) foot above the flood plain. He stated there are errors in that map that need to be addressed at the Final.

Mr. Olson recommended approval for the Preliminary Site Plan. He stated there was an issue related to the berm that needed clarification from the Zoning Board of Appeals. Therefore, the recommendation would be contingent upon receiving approval for that.

Commissioner Piccinini announced she has received a letter from Michael W. Evans, Fire Marshal for the City of Novi Fire Department, which states that the above plan has been reviewed and approval is recommended. She stated she also has a letter from Doug Necci of JCK, dated July 10, 2000 recommending that the application is in compliance with the façade ordinance and a Section 9 Waiver is not required.

Commissioner Piccinini announced it was a Public Hearing and opened the Matter to the Public.

CORRESPONDENCE

Member Churella announced he has received correspondence regarding Clements SP 00-39.

Jan Fetters, 43106 Ashbury Drive, stating she objected to any zoning or set back changes for the property. She felt the park and the subdivisions are very close. She stated a manufacturing facility would not work well in the area. Her letter also stated the wild life would suffer.

Seeing no one he closed the Public Hearing and turned the Matter over to the Commission for Discussion.

DISCUSSION

Member Koneda asked if the significant ZBA variance had been granted which was the rear yard set back variance and the parking lot set back for the Preliminary Site Plan.

Mr. Mamola answered, yes.

Member Koneda asked the applicant if they had received the ZBA variance for the noise analysis for the Special Land Use.

Mr. Mamola answered, yes.

PM-00-08-104 TO GRANT PRELIMINARY SITE PLAN AND SPECIAL LAND USE APPROVALS FOR CLEMENTS INDUSTRIAL PROPERTY SP 00-39 CONDITIONAL UPON RECEIVING A ZBA VARIANCE TO SUBSTITUTE ADDITIONAL PLANTINGS IN PLACE OF THE EARTH AND BERM ALONG THE SOUTHERN PROPERTY LINE. RESOLUTION OF THE PARKING SPACE COUNT OR OBTAINING A ZBA VARIANCE FOR THE PARKING SPACE EFFICIENCY AND CONDITIONAL UPON ALL OF THE RECOMMENDATIONS FROM THE CONSULTANTS

Moved by Koneda, seconded by Churella, CARRIED (4-1): To grant Preliminary Site Plan and Special Land Use approvals for Clements Industrial Property SP 00-39 conditional upon receiving ZBA Variance to substitute additional plantings in a place of earth and berm along the southern property line. Resolution of the parking space efficiency and conditional upon all of the recommendations from the consultants

DISCUSSION

Dennis Watson, Assistant City Attorney, asked Mr. Arroyo if the landscaping on the berm was a Planning Commission Waiver?

Mr. Arroyo answered if the site was adjacent to residential property and the existing vegetation with supplements had the same screening effect of berms requirement, then the Planning Commission could grant the Waiver. Mr. Arroyo also stated the berm issue was previously taken before the ZBA.

Member Mutch asked in terms of the ZBA variances, was the use of the property covered as Tier 1, Tier 2, Tier 3 uses?

Mr. Watson answered they dealt with issues that caused it to be a Tier 2 use.

Mr. Mamola stated there was a note on the drawing that indicating the uses must comply with Tier 1 or Tier 2 uses. The uses that would be allowed to abut residential and not the more abusive uses.

Member Mutch asked Mr. Watson in regard to the berm, if there was a situation with an existing industrial use and a residential use develops beside the property, the residential use has to put in the berm that industrial would normally be required to put in. Member Mutch asked if this would apply if City ever developed the park property?

Mr. Watson answered, no assuming this gets the variance then it would be deemed to resolve the issue. He explained the provision would come into effect if there were industrial use that was in effect before there were those requirements.

Member Mutch asked Mr. Arroyo if the status of Ashbury Drive was industrial or residential?

Mr. Arroyo stated in this particular instance it would be an industrial roadway serving an industrial park. He added that particular road should not carry residential traffic. However Roethel would on occasion.

Member Mutch stated did not support the motion because of his concerns with the potential Tier 2 uses coming into the site. He added his concern regarding the lack of berming on the edge of the property, no buffering between the edge of the property and the residential to the south. He stated although the location was not directly next door, it did not take much to have the sound travel a distance. He explained without the berming there, he was not comfortable approving the potential for Tier 2 uses on that site.

Member Churella stated he visited the site and saw no homes near the site. He continued that south of the site is a field that runs to the stream. Therefore, he did not understand what homes Member Mutch was trying to protect. He stated it is a City Park and therefore, he supports the motion.

Member Canup explained the dense vegetation present between the site and the closest home on the east side. He stated if the homes were closer, he could understand his concern, however, there is also a creek. Therefore, he asked that Member Mutch take these issues into consideration.

VOTE ON PM-00-08-104 CARRIED

Yes: Canup, Churella, Koneda, Piccinini
No: Mutch

SITE PLAN



**JANUS
INTERNATIONAL**
134 East Lake Road
Tempe, Georgia 30179
(866) 562-2589 Toll-Free
(770) 562-0686
www.janusintl.com

THIS DRAWING IS THE PROPERTY OF JANUS INTERNATIONAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF JANUS INTERNATIONAL IS STRICTLY PROHIBITED.



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- 5 x 7.5
- 7 x 15
- 8 x 8.5
- 10 x 5
- 10 x 8.5
- 10 x 10
- 10 x 12.5
- 10 x 15
- 10 x 17.5
- 10 x 20
- 10 x 25
- 10 x 27
- 10 x 40
- 10 x 45
- 10 x 50
- 10 x 55
- 10 x 60
- 14 x 25
- 15 x 17

1st Unit Mix Schedule

Count	Name	Rent As	%
1	5 x 5	25	1%
1	5 x 7.5	37.5	1%
1	7 x 15	105	1%
2	8 x 8.5	136	2%
5	10 x 5	250	5%
3	10 x 8.5	255	3%
5	10 x 10	500	5%
14	10 x 12.5	1750	14%
3	10 x 15	450	3%
11	10 x 17.5	1925	11%
1	10 x 20	200	1%
8	10 x 25	2000	8%
7	10 x 27	1890	7%
14	10 x 40	5600	14%
7	10 x 45	3150	7%
13	10 x 50	6500	13%
1	10 x 55	550	1%
2	10 x 60	1200	2%
2	14 x 25	700	2%
1	15 x 17	255	1%
102		27478.5	100%

① First
3/32" = 1'-0"

Novi, MI
Walker International
Proposed Self Storage

Project #
16494

Rev #	Date

Drawn On 02.15.13
Drawn By B. Johnson
Checked By M. Hodges

J101
First Floor

MAPS
Location
Zoning

JSP13-54 Novi Warehouse (22222 Roethel)

Location



Map Author: Kristen Kapelanski
Date: 08-06-13
Project: Novi Warehouse (22222 Roethel) JSP13-54
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 by Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Feet
0 25 50 100 150 200

1 inch = 125 feet

JSP13-54 Novi Warehouse (22222 Roethel)





Zoning



Map Author: Kristen Kapelanski
 Date: 08-06-13
 Project: Novi Warehouse (22222 Roethel) JSP13-54
 Version #: 1.0

Map Legend

Subject Property

-  Subject Property
-  R-2: One-Family Residential District
-  R-4: One-Family Residential District
-  I-1: Light Industrial District

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

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1 inch = 125 feet