



**MASTER PLAN AND ZONING COMMITTEE**  
**City of Novi Planning Commission**  
**August 17, 2016 at 6:00 p.m.**  
**Novi Civic Center – Mayor’s Conference Room**  
**45175 W. Ten Mile, Novi, MI 48375**  
**(248) 347-0475**  
**AGENDA**

**Members:** Giacobetti, Lynch, Pehrson

**Staff Support:** Barb McBeth, Kirsten Mellem

**1. Roll Call**

**2. Approval of Agenda**

**3. Audience Participation and Correspondence**

**4. Discussion Items**

- A. Rezoning request from RM-1, High-Density Multiple-Family to P-1, Vehicular Parking  
Review and provide comments on the rezoning request for property east of Novi Road and south of Grand River Ave. [DETAILS](#)
- B. Rezoning request from OST, Office Service Technology to B-3, General Business with Planned Rezoning Overlay (PRO)  
Review and provide comments on the rezoning request for property at the southwest corner of 14 Mile Road and Haggerty Road. [DETAILS](#)
- C. Approval of the February 17, 2016 Master Plan and Zoning Committee meeting minutes [DETAILS](#)

**5. Adjourn**



## PLAN REVIEW CENTER REPORT

July 26, 2016

### Planning Review

Feldman Automotive

JSP16-31 with Rezoning 18.713

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#### Petitioner

Feldman Automotive Inc.

#### Review Type

Rezoning Request from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking)

#### Property Characteristics

- Site Location: South side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23)
- Site Zoning: RM-1 (Low-Density Multiple-Family)
- Adjoining Zoning: North: B-3 General Business; South: RM-1 Low-Density Multiple-Family; East: P-1 Vehicular Parking; West: TC-1 Town Center-1
- Current Site Use: Undeveloped
- Adjoining Uses: North: Commercial; South: Multiple-Family; East: Feldman Chevy/Kia; West: Multiple-Family
- School District: Northville Community School District
- Site Size: 1.67 acres gross; rezoning approx. 0.9 acres

#### Project Summary

The petitioner is requesting a Zoning Map amendment for 0.9-acre of a 1.67-acre property on the south side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23) from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The applicant states that the rezoning request is necessary to allow the expansion of their parking lot for more contiguous storage of vehicles due to security issues off-site.

The parcel has split zoning of B-3 on the north adjacent to Grand River Ave. and RM-1 on the south adjacent to existing, developed RM-1. The applicant is proposing to rezone the southern portion in line with the current zoning of P-1 to the east. The improvements to the site include potentially adding 141 parking spaces. As this is not a PRO rezoning, the applicant is not bound to develop a specific plan after rezoning has been approved. They would be free to develop the northern portion as B-3 and the southern portion as P-1 for off-street parking with a special land use approval required for the "parking of for sale or new, unlicensed motor vehicles."

The applicant submitted for a Pre-Application Meeting, which was held on June 22, 2016. Planning stated that the property zoned as RM-1 does not allow off-street parking as the primary use. Therefore, the applicant chose to submit for a rezoning of the property. The rezoning is not supported by the Future Land Use Map and would need to be considered by the Master Plan and Zoning Committee. Initial comments from all reviewers were provided to the applicant and those comments are expressed further in this letter.

#### Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property as TC Gateway and the property to the south of this parcel as Multiple Family. The property to the east and across Grand River Ave. are zoned TC Gateway and to the west is zoned TC Commercial.

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

1. Objective: The City, working with the development community and partners, should continue to foster a favorable business climate. The proposal would allow an existing business to expand and provide better security for their business product.
2. Objective: Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility. The proposal would allow an existing business to expand and develop a long-standing vacant parcel.

**Development Potential**

Development of this property will require rezoning for any potential use as it is a split-zoned parcel. Therefore, a potential applicant could ask for rezoning to RM-1 or B-3 to provide a contiguous zoning district for the whole parcel. However, only B-3 zoning would be consistent with the Future Land Use Map and a rezoning to a TC district would be the most appropriate. This could result in a development to consider rezoning to RM-1, however not supported by the Future Land Use Map, it could result in the construction of up to a 15-unit multiple-family building. As proposed, the development would be limited to off-street parking with special land use for the southern portion and would stay B-3 General Business on the northern portion, which allows outdoor spaces for sale of automobiles with special land use.

**Existing Zoning and Land Use**

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

**Land Use and Zoning: For Subject Property and Adjacent Properties**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
<b>Subject Property</b>	B-3: General Business (north) RM-1: Low-Density Multiple-Family (south)	Vacant land	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Northern Parcels (across Grand River Ave.)	B-3: General Business	Shopping Plaza; Commercial	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Southern Parcels	RM-1: Low-Density Multiple-Family	Multiple Family	Multiple Family Housing (9.3 DUA)
Eastern Parcels	B-3: General Business (north) P-1: Vehicular Parking (south)	Feldman Chevy	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Western Parcels	TC-1: Town Center-1	Main Street Shopping; Multiple-Family Housing	TC Commercial (uses consistent with TC/TC-1 Zoning Districts)

**Compatibility with Surrounding Land Use**

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

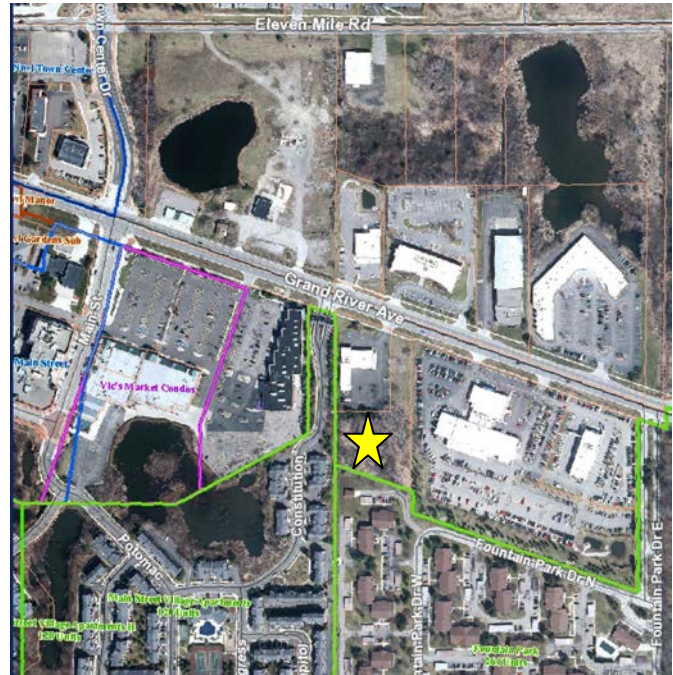
All properties immediately adjacent to the subject property are developed.

The properties directly **north** of the subject property are currently functioning as commercial and retail. The current zoning map indicates B-3 for the property.

Directly to the **south** of the subject properties is currently functioning as a multiple-family rental community. The current zoning map indicates RM-1 for the property.

The property to the **west** of the subject property along Grand River Ave. is Belle Tire, an access road to Main Street Village Apartments, and Main Street shopping. It is developed according to TC-1 development standards.

To the **east** of the subject property is Feldman Chevy/Kia Dealership. It is zoned B-3 and P-1 split along the same as the proposed rezoning for the subject parcel.



**Comparison of Zoning Districts**

The following table provides a comparison of the current (RM-1) and proposed (P-1) zoning classifications.

	<b>RM-1 Zoning (Existing)</b>	<b>P-1 Zoning (Proposed)</b>
Principal Permitted Uses	1. Multiple-family dwellings 2. Independent and congregate elderly living facilities 3. Accessory buildings and uses customarily incident to any of the above uses 4. Shared elderly housing 5. Accessory buildings and uses customarily incident to any of the above uses 6. One-family detached dwellings 7. Farms and greenhouses 8. Publicly owned and operated parks, parkways, and outdoor recreational facilities 9. Cemeteries 10. Home occupations 11. Keeping of horses and ponies 12. Family day care homes 13. Accessory buildings and uses customarily incident to any of the above uses	1. Off-street vehicular parking areas
Special Land Uses	1. Convalescent homes, assisted living facilities, hospice care facilities, and child care centers 2. Accessory buildings and uses customarily incident to any of the above permitted uses	1. Parking for sale of new, unlicensed motor vehicles and parking of licensed rental and loaner motor vehicles
Minimum Lot Size	Sec. 3.8.1 (must meet density restrictions)	None
Minimum Lot Width	Sec. 3.8.1 (must meet density restrictions)	None
Building Height	35 ft. or 2 stories, whichever is less	No buildings allowed
Building Setbacks	Front: 50 feet Side: 75 feet Rear: 75 feet	Front: NA Side and Rear: Sec. 3.22.8.A – landscape berm required adjacent to residential zoned districts.

### Infrastructure

- **Engineering**

The Staff Engineer has reviewed the rezoning request. The rezoning request would reduce the demand on the existing utilities in the area. Therefore, the rezoning to P-1 would have no impact on utilities.

- **Traffic**

As part of the initial review of the proposed project during the Pre-Application meeting, the Traffic consultant recommended the applicant request a waiver for the Rezoning Traffic Impact Study (RTIS) requirement due to no additional trips expected because the parking spaces will be used for inventory.

### Natural Features

As part of the initial review of the proposed project during the Pre-Application meeting, the wetland consultant identified one regulated wetland on site consisting of 0.07 acres and the plan proposed approximately 160 cubic yards of fill. The woodland consultant identified 87 regulated woodland trees with 83 (95%) being removed from the site with 25% of the woodland replacement credits being planted on site.

### Next Submittal Requirements

Due to the proposed zoning being inconsistent with the Future Land Use Map, **staff will schedule the proposed plan for consideration by Master Plan and Zoning Committee**. Once a determination is made by the committee, if favorable, then the required public hearing will be noticed and placed on the next available Planning Commission agenda.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org).



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Kirsten Mellem, Planner

Attachments: Planning Context Maps

# MEMORANDUM



**TO:** BARBARA MCBETH, CITY PLANNER  
**FROM:** JEREMY MILLER, STAFF ENGINEER *JJM*  
**SUBJECT:** REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES  
REZONING FELDMAN CHEVROLET PARKING LOT ADDITION  
**DATE:** AUGUST 10, 2016

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The Engineering Division has reviewed the rezoning request for the 1.67 gross acres located on the south side of Grand river Avenue and west of Meadowbrook Road. The applicant is requesting to rezone 1.67 acres from B-3 and RM-1 to P-1. The rezoning request would reduce the demand on the existing utilities in the area. Therefore, the rezoning to P-1 Parking would have no impact on utilities.

cc: Rob Hayes, P.E.; City Engineer  
Ben Croy, P.E.; Water and Sewer Senior Manager

## Memorandum

To	Barbara McBeth, AICP	Page	1
CC	Sri Komaragiri, Kirsten Mellem, Brian Coburn, Jeremy Miller, Richelle Leskun		
Subject	PSP 16-0073 – Feldman – Pre-App – Traffic Review		
From	Matt Klawon, PE		
Date	July 21, 2016		

The rezoning plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

### GENERAL COMMENTS

1. Feldman Chevrolet of Novi is located on the south side of Grand River Avenue between Novi Road and Meadowbrook Road. The applicant is proposing a parking lot addition located on the existing property.
2. The applicant has proposed a portion of their property be rezoned from RM-1 (Low Density Multiple Family Residential District) to P-1 (Vehicular Parking District). The proposed P-1 zoning is in compliance with the City of Novi Zoning Ordinance under the special land use of parking for sale of new, unlicensed motor vehicles.
  - a. The parking area is an accessory to and designed for use in connection with an adjoining business as required in the City's zoning ordinance.
  - b. The proposed parking area is also contiguous to a RM-1 residential district.

### TRAFFIC IMPACTS

1. The additional parking spaces will be used for inventory and therefore no additional trips are expected as a result of the parking lot addition. The applicant has requested a waiver for the Rezoning Traffic Impact study (RTIS).

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

**AECOM**

A handwritten signature in blue ink, appearing to read "Sterling Frazier".

Sterling J. Frazier, E.I.T.  
Reviewer, Traffic/ITS Engineer

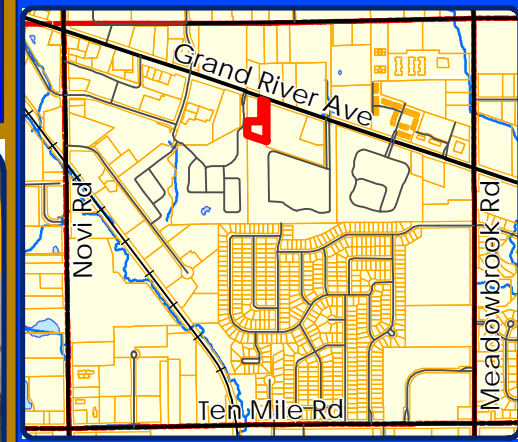
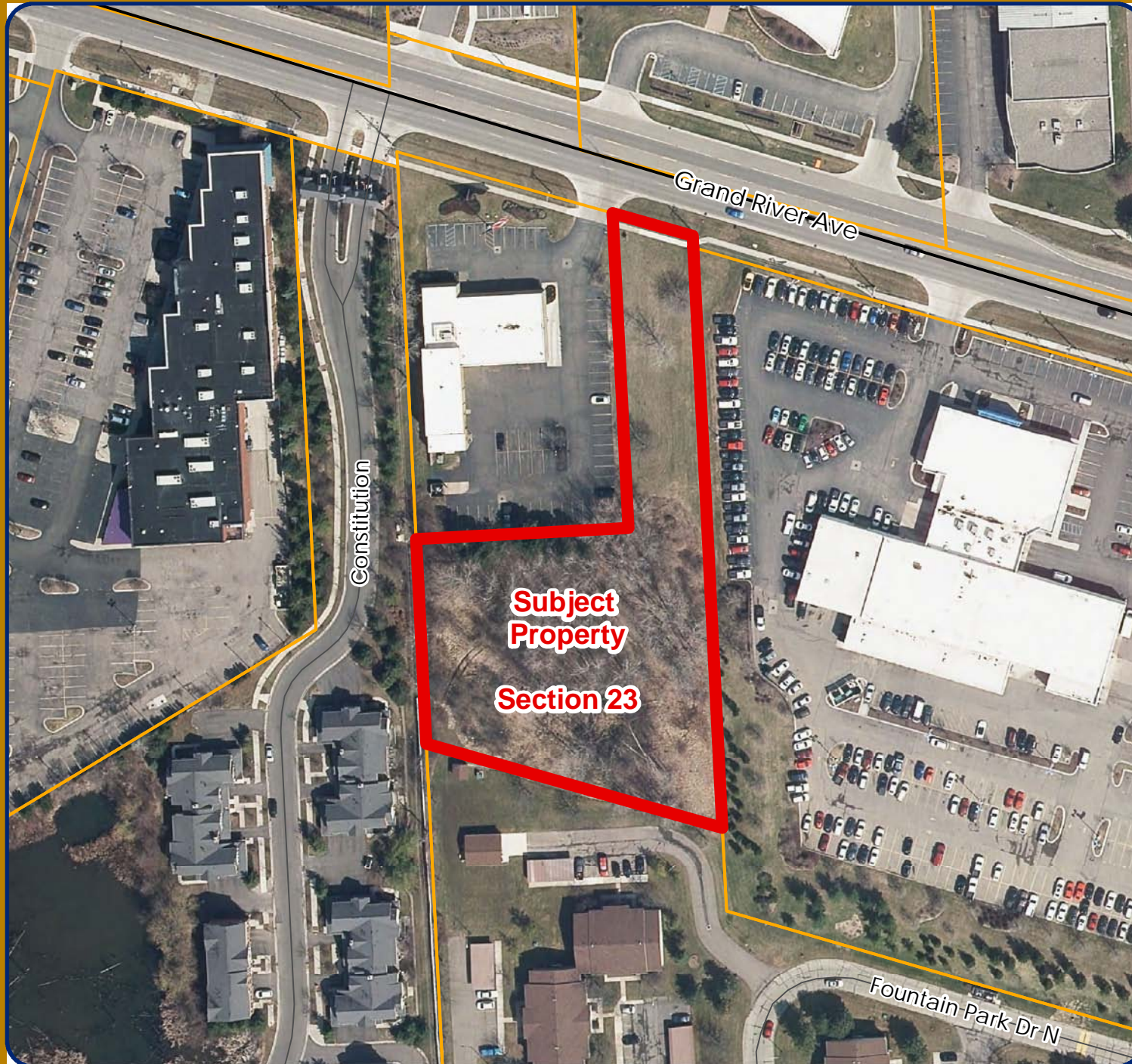
A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

Matthew G. Klawon, PE  
Manager, Traffic Engineering and ITS Engineering Services



# 16-31: Feldman Automotive - Rezoning

Location



### LEGEND

 Sections



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

Map Author: Kirsten Mellem  
Date: 07/27/16  
Project: 16-31 Feldman Automotive - Rezoning  
Version #: 1



1 inch = 125 feet

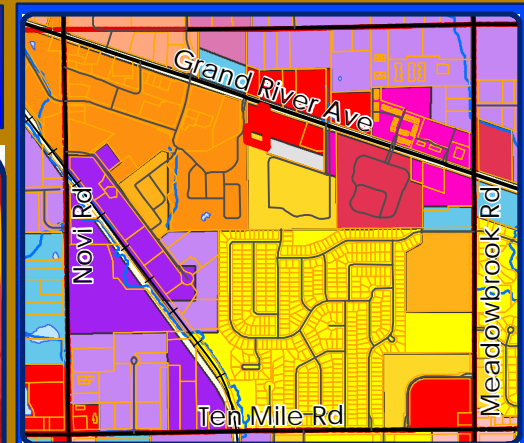
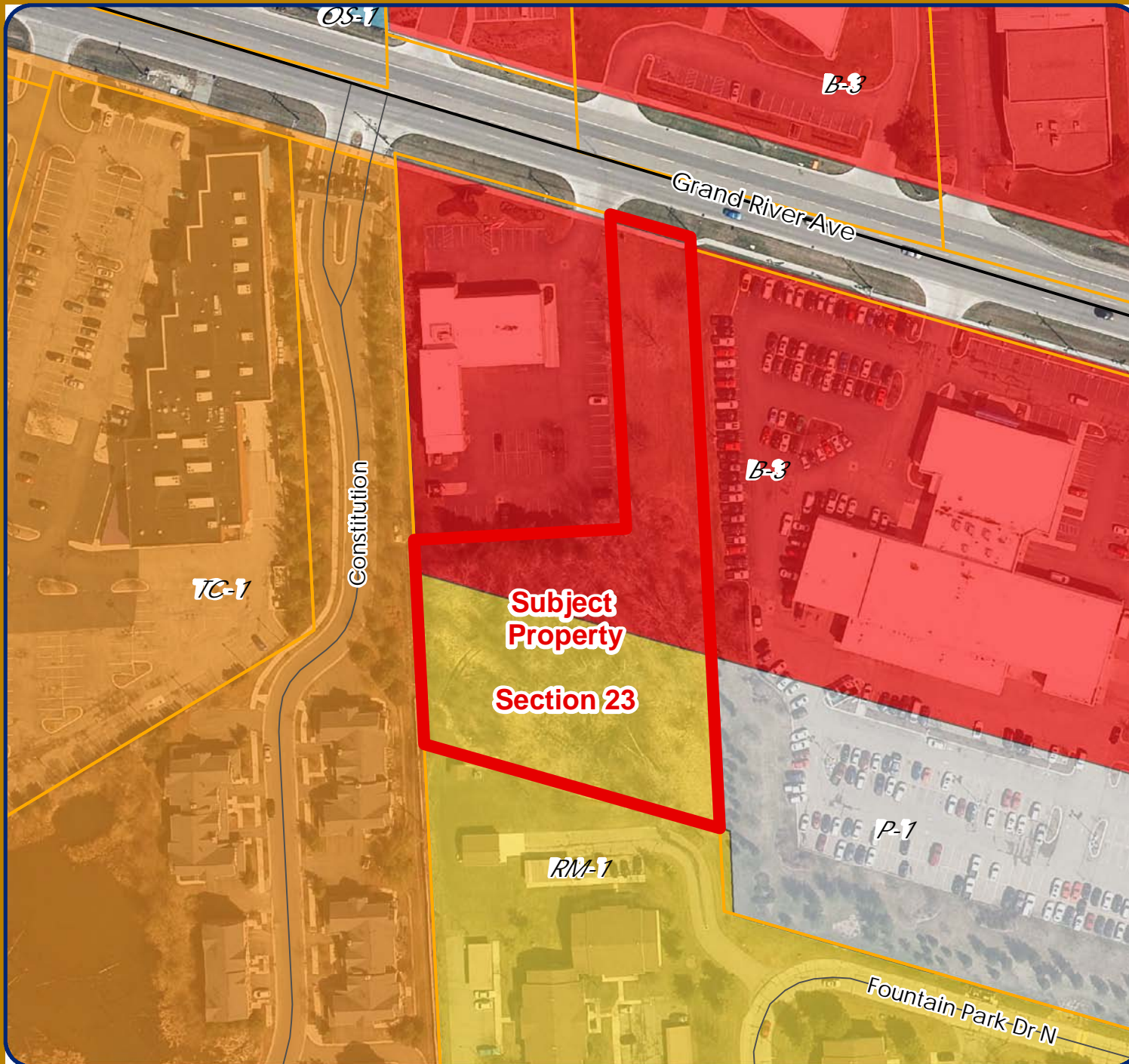


### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



# 16-31: Feldman Automotive - Rezoning Zoning



## LEGEND

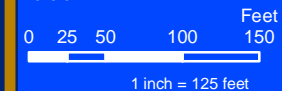
- Sections
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District



**City of Novi**

Dept. of Community Development  
City Hall / Civic Center  
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Novi, MI 48375  
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Map Author: Kirsten Mellem  
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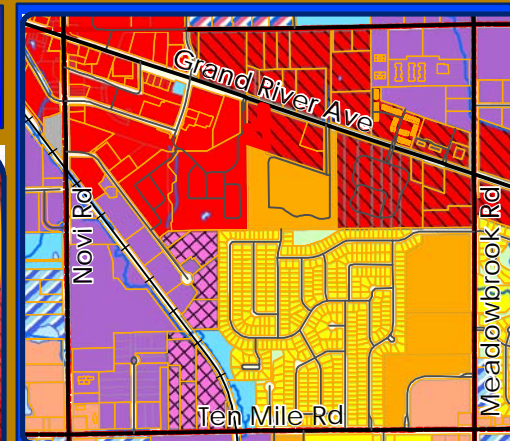
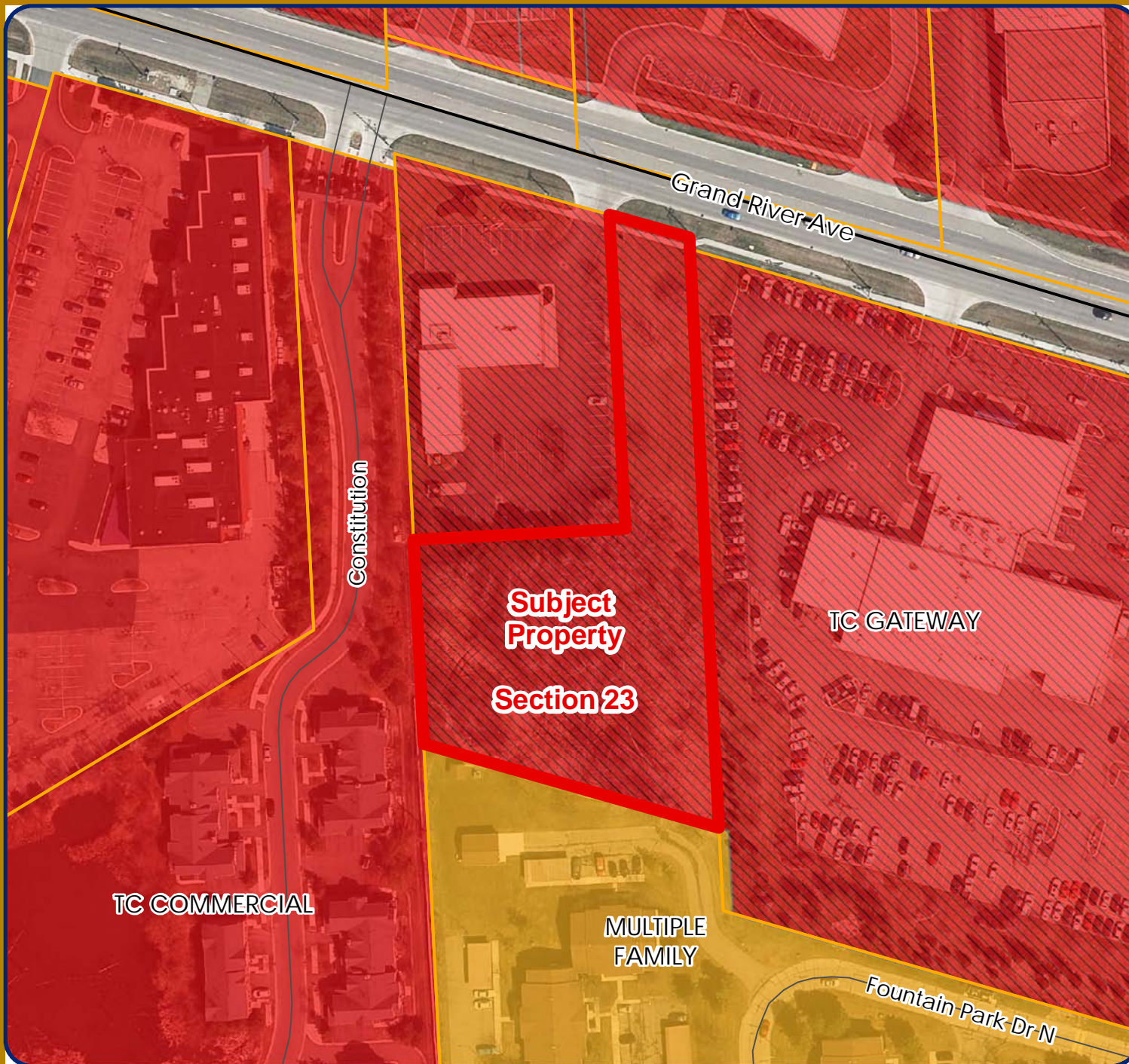
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# 16-31: Feldman Automotive - Rezoning

Future Land Use



## LEGEND

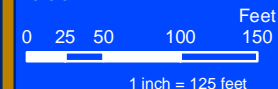
- Sections
- FUTURE LAND USE
  - Single Family
  - Multiple Family
  - Community Office
  - Office Commercial
  - Industrial RD Tech
  - Heavy Industrial
  - Local Commercial
  - TC Commercial
  - TC Gateway
  - Public
  - Private Park
  - Cemetery



City of Novi

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

Map Author: Kirsten Mellem  
Date: 07/27/16  
Project: 16-31 Feldman Automotive - Rezoning  
Version #: 1



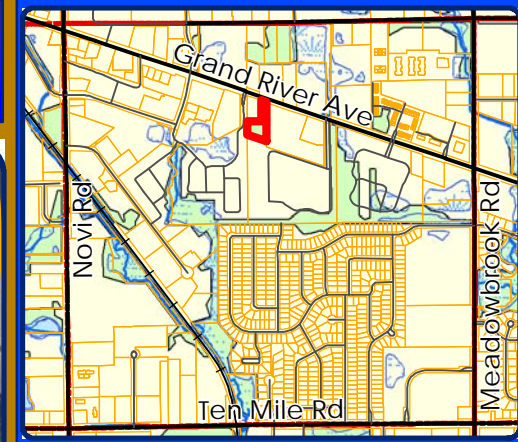
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# 16-31: Feldman Automotive - Rezoning

## Natural Features



**LEGEND**

-  Sections
-  WETLANDS
-  WOODLANDS




**City of Novi**  
 Dept. of Community Development  
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 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Kirsten Mellem  
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0 25 50 100 150 Feet  
 1 inch = 125 feet

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46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: (248) 926-3701  
Fax: (248) 926-3765  
Web: www.alpine-inc.net

July 7, 2016

City of Novi Community Development  
Attn: Barbara McBeth  
45175 W. 10 Mile Road  
Novi, MI 48375

Re: **Feldman Chevrolet of Novi Automotive Dealership – Parking Lot Expansion**  
42355 Grand River Avenue  
**Request for Rezoning Adjacent Property**  
**(PSP 16-31)**

Dear Ms. McBeth,

Our client, Jay Feldman, is requesting that the southern portion of the above referenced property (Parcel #22-23-176-024) be rezoned from RM-1 (Low Density Multiple Family Residential District) to P-1 (Vehicular Parking District).

The purpose of this rezoning request is to allow the Feldman Chevrolet Dealership to expand its parking lot area to the west.

In addition to this letter, please find the following items for your review:

- Four (4) copies of the Topographic Survey with the existing zoning information included (dated 06-03-2016)
- One (1) 8.5"x11" copy of the Sign Location Plot Plan (dated 06-30-2016)
- Rezoning Application
- Waiver request for the Rezoning Traffic Impact Study

If you have any questions or comments, please feel free to contact us.

Regards,  
Alpine Engineering Inc.

Shiloh Dahlin  
Project Engineer

Enclosures

cc: Jay Feldman, Feldman Automotive (Copy via email)  
Mark Szerlag, Thomas A. Duke Company (Copy via email)

**RECEIVED**

**JUL 07 2016**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**





46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: (248) 926-3701  
Fax: (248) 926-3765  
Web: www.alpine-inc.net

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June 30, 2016

City of Novi Planning Commission Members  
45175 W. 10 Mile Road  
Novi, MI 48375

Re: Feldman Chevrolet of Novi Automotive Dealership – Parking Lot Expansion  
42355 Grand River Avenue  
**Waiver Request for the Rezoning Traffic Impact Study**  
**(PSP 16-0073)**

Dear Planning Commission Members,

Our client, Jay Feldman, is requesting a waiver for the Rezoning Traffic Impact Study.

As noted by the City's traffic review consultant, AECOM, "the additional parking spaces will be used for inventory and therefore no additional trips are expected as a result of this parking lot addition."

If you have any questions or comments, please feel free to contact us.

Regards,  
Alpine Engineering Inc.

Shiloh Dahlin  
Project Engineer

Enclosures

cc: Jay Feldman, Feldman Automotive (Copy via email)  
Mark Szerlag, Thomas A. Duke Company (Copy via email)



## PLAN REVIEW CENTER REPORT

August 11, 2016

### Planning Review

Speedway at 14 Mile & Haggerty  
JSP16-13 with PRO Rezoning 18.714

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#### Petitioner

McBride Dale Clarion

#### Review Type

Rezoning Request from OST (Office Service Technology) to B-3 (General Business) with Planned Rezoning Overlay (PRO)

#### Property Characteristics

- Site Location: Southwest corner of 14 Mile Rd. and Haggerty Rd. (Section 1)
- Site Zoning: OST – Office Service Technology
- Adjoining Zoning: North: Commercial (Commerce Charter Township);  
Northeast: Commercial (West Bloomfield Township);  
East: Commercial (Farmington Hills);  
South: OST  
West: OST
- Current Site Use: Speedway Gas Station and Convenience Store & Undeveloped
- Adjoining Uses: North: Shopping plaza;  
Northeast: Shopping Plaza;  
East: CVS, Shopping plaza;  
South: Undeveloped  
West: Flagstar Bank and Office plaza
- School District: Walled Lake Consolidated School District
- Site Size: 0.70 Acres (Existing) + 1.33 Acres (Rezoning) = 2.03 Acres (Total)

#### Project Summary

The petitioner is requesting a Zoning Map amendment for a 1.33 acre property on the west of Haggerty Road and south of 14 Mile Road (Section 1) from OST (Office Service Technology) to B-3 (General Business) utilizing the Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the rebuild of the Speedway gas station and convenience store. This will allow the applicant to update and rebuild the whole site.

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from OST to B-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

The applicant has proposed a 4,000 sq. ft. convenience store and 5,400 sq. ft. fuel canopy over 8 double-sided fuel dispensers. Razing the 2,417 sq. ft. existing building and 6 double-sided fuel dispensers. As part of the redevelopment, existing driveways will be shifted away from the

intersection and aligned with the driveways across 14 Mile Road and Haggerty Road. Speedway is proposing to dedicate approximately 10 ft. of ROW along 14 Mile Road. There will be an above-ground detention basin in the southwest corner of the enlarged property.

**Master Plan for Land Use**

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property and all adjacent land within the City as office research development technology. The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: The City, working with the development community and partners, should continue to foster a favorable business climate. The proposal would allow an existing business to expand, provide an update to the visual aesthetic at an entryway to the City, and provide an estimated 5 more jobs, \$5 million in sales volume, \$235 million in sales tax, and \$3.1 million in investment.
  
2. Objective: Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility. The proposal would allow an existing business to expand and develop a vacant parcel.

**Existing Zoning and Land Use**

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

**Land Use and Zoning: For Subject Property and Adjacent Properties**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
<b>Subject Property</b>	OST: Office Service Technology	Undeveloped	Office Research Technology Development
Northern Parcels	B-2: Community Business (Commerce Charter Twp)	Shopping Plaza (Grocery, Bank, Cleaners, Restaurants)	Community Commercial
Northeast Parcels	B-1: Local Business (West Bloomfield Twp)	Shopping Plaza	General Business
Eastern Parcels	B-2: Community Business (Farmington Hills)	Commercial (CVS), Shopping Plaza	Shopping Center Type Business
Southern Parcels	OST: Office Service Technology	Undeveloped	Office Research Technology Development
Western Parcels	OST: Office Service Technology	Bank, Office Plaza	Office Research Technology Development

**Compatibility with Surrounding Land Use**

The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request with the PRO option.





The properties to the north, northeast, and east are developed commercial. All properties immediately adjacent to the south of the subject property are predominantly underdeveloped or vacant. The properties to the west are developed office.

The properties to the **north** across 14 Mile Rd. have a shopping plaza with a Kroger, Bank, and various other retail and restaurants.

The properties to the **northeast** across 14 Mile Rd. and Haggerty Rd. have a shopping plaza with a Walgreens, FedEx, and various other retail and restaurants.

The properties to the **east** across Haggerty Rd. have a stand-alone CVS and a shopping plaza with an animal hospital and various retail and restaurants.

The properties to the **south** are vacant, undeveloped land with some wetlands and woodlands.

The properties immediately adjacent to the **west** have a bank and medical office building.

**Comparison of Zoning Districts**

The following table provides a comparison of the current (OST) and proposed (B-3) zoning classifications.

	<b>OST Zoning (Existing)</b>	<b>B-3 Zoning (Proposed)</b>
Principal Permitted Uses	<ol style="list-style-type: none"> <li>1. Professional office buildings, offices, and office sales and service activities</li> <li>2. Data processing and computer centers</li> <li>3. Laboratories</li> <li>4. Research, testing, design, and development, technical training, an design of pilot or experimental products</li> <li>5. Hotels and business motels</li> <li>6. Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education</li> </ol>	<ol style="list-style-type: none"> <li>1. Retail businesses use</li> <li>2. Retail business service uses</li> <li>3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer</li> <li>4. Business establishments which perform services on the premises</li> <li>5. Professional services</li> <li>6. Retail business or retail business service establishments</li> <li>7. Professional and medical offices including laboratories</li> <li>8. Fueling station</li> </ol>

	<b>OST Zoning (Existing)</b>	<b>B-3 Zoning (Proposed)</b>
	7. Motion picture, television, radio and photographic production facilities 8. Medical offices, including laboratories and clinics 9. Facilities for human care 10. Off-street parking lots 11. Publicly owned and operated parks, parkways and outdoor recreational facilities 12. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but no including storage yard, transformer stations, substations or gas regulator stations 13. Financial institution uses with drive-in facilities as an accessory use only 14. Public or private indoor and private outdoor recreational facilities 15. Day care centers and adult day care centers 16. Secondary uses 17. Site down restaurants 18. Other uses similar to the above uses and subject to the same conditions noted 19. Accessory building and uses customarily incidental and integral to any of the above permitted uses	9. Auto wash 10. Bus passenger stations 11. New and used car salesroom, showroom, or office 12. Other uses similar to the above uses 13. Tattoo parlors 14. Publicly owned and operated parks, parkways, and outdoor recreational facilities 15. Accessory structures and uses customarily incidental to the above permitted uses 16. Public or private health and fitness facilities and clubs 17. Microbreweries 18. Brewpubs
Special Land Uses	1. Retail businesses use 2. Retail business service uses 3. Restaurants, including sit down 4. Fast food drive-through restaurants	1. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile home, or rental or trailers or automobiles 2. Motel 3. Business in the character of a drive-in or open front store 4. Veterinary hospitals or clinics 5. Plant materials nursery 6. Public or private indoor and private outdoor recreational facilities 7. Mini-lube or oil change establishments 8. Sale of produce and seasonal plant materials outdoors 9. Restaurant in the character of a fast food carryout, drive-in, fast food drive-through, or fast food sit-down
Building Height	46 ft. or 3 stories, whichever is less	30 ft.
Building Setbacks	All: 50 ft.	Front: 30 ft. Side: 15 ft. Rear: 20 ft.
Parking Setbacks	All: 20 ft.	Front: 20 ft. Side/Rear: 10 ft.

**Infrastructure Concerns**

• **Engineering**

The Staff Engineer has reviewed the PRO Concept Plan and request for rezoning. In summary, the concept plan provided with the request proposed a 3,936 sq. ft. retail building with a

demand of 3 REUs which is less than the current zoning. Therefore, the plan would have negligible impact on the utilities.

- **Traffic**

The City's traffic consultant has reviewed the PRO Concept Plan and performed an initial trip generation estimate and a Rezoning Traffic Impact Study is not warranted for this expansion.

### **Major Conditions of Planned Rezoning Overlay Agreement**

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

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the rebuilt convenience store and fuel station, detention pond, and landscaping. The applicant has provided a narrative describing the proposed public benefits.

1. Install a "Welcome to Novi" sign along the 14 Mile Road property line.
2. Dedicate 10 ft. of ROW along 14 Mile Road.
3. Redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
4. Pedestrian access is improved: (a) Sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system and (b) sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided.
5. Safety improvements: (a) relocation of driveway away from 14 Mile and Haggerty intersection and to align with opposing driveway and (b) on-site circulation and visibility with new canopy.

### **Ordinance Deviations**

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

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan inasmuch detail as possible to determine what deviations from the Zoning Ordinance are currently shown. In many cases, additional information is required to make a determination if a deviation is required. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances requested by the applicant:

1. Asphalt shingle waiver.
2. Deviation to allow the driveway on 14 Mile Road to be located approximately 121 ft. from the neighboring driveway to the west. The variation is requested to allow the existing driveway on 14 Mile Road to along with the opposing driveway on the north side of 14 Mile Road. The

current driveway is approximately 119 ft. from the intersection, while the relocated driveway is approximately 203 ft. from the intersection. The new driveway location will improve safety and site distance at the intersection.

3. Deviation from the landscaping requirements along a portion of the south property line. The southwest portion of the site had to be lowered to get the driveway along Haggerty Road to align with the opposing driveway. A 5 ft. tall retaining wall is proposed in this area to address the grade change. Due to grading in this area, Speedway is installing landscaping in islands between the driveway/drive aisle and the pedestrian connection to the store.
4. A deviation to reduce the required buffer width from 25 ft. to 15 ft. If the basin is moved to meet the requirement, the bottom of the basin requires more excavation and the side slope of the detention basin exceeds the City's requirement.

### **Applicant Burden under PRO Ordinance**

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

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

### **Public Benefit under PRO Ordinance**

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments:

1. Install a "Welcome to Novi" sign along the 14 Mile Road property line.
2. Dedicate 10 ft. of right-of-way along 14 Mile Road.
3. Redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
4. Pedestrian access is improved: (a) Sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system and (b) sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided.
5. Safety improvements: (a) relocation of driveway away from 14 Mile and Haggerty intersection and to align with opposing driveway and (b) on-site circulation and visibility with new canopy.

The proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the 5 benefits listed, three – architectural improvements, pedestrian access, and safety improvements – would be requirements of any new development on the subject property under the existing zoning. The two others – “Welcome to Novi” sign and right-of-way dedication along 14 Mile Road – would be considered enhancements that would benefit the public that would not be required as part of a development under the existing zoning. However, it should be noted that while it is not required the dedication of right-of-way is typical of developments.

**Other Reviews:**

- a. Engineering Review: **Recommended for Approval.**
- b. Landscape Review: **Recommended for Approval** with comments to be addressed on the next submittal.
- c. Wetland and Woodland Reviews: It was determined at Pre-Application and again with PRO Concept Plan submittal that there are no regulated wetlands or woodlands on site. No further review is needed.
- d. Traffic Review: **Recommended for Approval** with comments to be addressed on the next submittal.
- e. Facade Review: **Recommended for a Section 9 Façade Waiver.**
- f. Fire Review: **Recommended for Approval** with comments to be addressed on the next submittal.

**Next Submittal Requirements**

Due to the proposed zoning being inconsistent with the Future Land Use Map, **staff will schedule the proposed plan for consideration by Master Plan and Zoning Committee.** Once a determination is made by the committee, if favorable, then the required public hearing will be noticed and placed on the next available Planning Commission agenda.

- Please resubmit the rezoning sign plot plan sheet with the following additional information: **identify on the plot plan the height of the letters on the sign.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org).



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Kirsten Mellem, Planner



## PLANNING REVIEW CHART: B-3 General Business District

**Review Date:** August 11, 2016  
**Review Type:** Concept PRO  
**Project Name:** Speedway at 14 Mile and Haggerty  
**Plan Date:** 7.15.2016  
**Prepared by:** Kirsten Mellem, Planner  
**Contact:** E-mail: kmellem@cityofnovi.org Phone: 248.347.0484

Items in **Bold** need to be addressed by the applicant prior to the approval of the Preliminary Site Plan. Items underlined need to be addressed prior to the approval of the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted August 25, 2010)</i>	Office Research Development Technology	Fueling Station and Retail Food	Yes	
<b>Area Study</b>	The site does not fall under any special category	NA	Yes	
<b>Zoning</b> <i>(Effective Dec. 25, 2013)</i>	B-3: General Business District & OST: Office Service Technology	B-3	Yes	Proposing PRO Rezoning (See Sec.7.13.2 for details)
<b>Uses Permitted</b> <i>(Sec 3.1.12.B &amp; C)</i>	Sec 3.1.12.B Principal Uses Permitted. Sec 3.1.12.C Special Land Uses	Rebuild of fueling station with addition of retail food business	Yes	Permitted Use under B-3
<b>Fueling Stations And Minor Automobile Service Establishments (Sec. 4.29)</b>				
<b>Curb Cuts for Entrances</b> <i>(Sec 4.29.1.A)</i>	Entrances shall be no closer than 100 ft. from street intersections or from adjacent residential districts	Changes to entrances proposed, 100 ft. from intersection	Yes	
<b>Minimum Site Size</b> <i>(Sec 4.29.1.B)</i>	Minimum lot area shall be 1 acre	Combining lots to equal 2.03 acres	Yes	<u>Lot combination required prior to Final Site Plan approval</u>
<b>Location of Fueling station</b> <i>(Sec 4.29.1.C)</i>	<ul style="list-style-type: none"> <li>- Minimize the impact on residential districts, OS-1, OSC or B-1</li> <li>- Ample space for vehicles waiting for service or picked up after service</li> <li>- Sufficient stacking space shall be provided at the pump</li> </ul>	NA  NA  Show stacking spaces on site plan	NA  NA  Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Canopies</b> (Sec 4.29.1.D)  (Sec. 4.19.2.C.i)	- Attached canopies shall comply with building setback requirements	NA	NA	
	- Detached canopies shall comply with Section 4.19: Canopies shall be 15 ft. from Right-of-way	52 ft. proposed	Yes	
<b>Height, bulk, density and area limitations (Sec 3.1.12)</b>				
<b>Frontage on a Public Street.</b> (Sec. 5.12)	Frontage on a Public Street is required	14 Mile and Haggerty	Yes	
<b>Minimum Zoning Lot Size</b> (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space.	2.03 acres  Minimum required is 1 acre (per section 4.29)	Yes	
<b>Open Space Area</b>	---	---	---	---
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	(Sec 3.6.2.D)		NA	
<b>Building Height</b> (Sec. 3.1.23.D)	30 ft.	23.6 ft. provided in project narrative	Yes	
<b>Building Setbacks (Sec 3.1.23.D)</b>				
Front (east)	30 ft.	137 ft.	Yes	
Exterior Side (north)	30 ft. (Sec. 3.6.2.C)	100 ft. and 110 ft.	Yes	
Interior Side (south)	15 ft.	108 ft.	Yes	
Rear (west)	20 ft.	110 ft.	Yes	
<b>Parking Setback (Sec 3.1.23.D)</b>				
Front (east)	20 ft.	108 ft.	Yes	
Exterior Side (north)	10 ft.	68 ft. and 78 ft.	Yes	
Interior Side (south)	10 ft.	38 ft.	Yes	
Rear (west)	10 ft.	111 ft.	Yes	
<b>Note To District Standards (Sec 3.6.2)</b>				

Item	Required Code	Proposed	Meets Code	Comments
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to the front yard setback requirement of the district in which located.	100 ft. proposed 30 ft. required	Yes	
<b>Minimum Lot Area</b> (Sec. 3.6.2.D)	The minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Proposed	Yes	
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking shall be permitted in the front yard, except that said parking shall observe the minimum off-street parking setback requirements in Sec. 3.1 and 5.5.3	Proposed	Yes	
<b>Parking Setback from Residential District</b> (Sec 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking setback shall be 20 ft.	NA	NA	
<b>Wetland/ Watercourse Setback</b> (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details.	NA	NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan is provided	Yes	<b>See landscape letter for additional details</b>
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	None proposed	NA	
<b>Parking, Loading, and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b>	1 space per 200 sq. ft. of usable floor area + accessory uses; 3 spaces minimum	38 parking spaces proposed	Yes	
Fueling Station without accessory service garage (Sec.5.2.12.E)	1 per fueling station  16 fueling stations 3,936/200 = 20 spaces 36 spaces required			



Item	Required Code	Proposed	Meets Code	Comments
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	<ul style="list-style-type: none"> <li>- 90° Parking: 9 ft. x 19 ft.</li> <li>- 24 ft. two way drives</li> <li>- 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping</li> </ul>	All parking spaces are proposed to be 9 ft. x 19 ft.  Proposed drives are 24 ft. wide	Yes	
<b>Parking stall located adjacent to a parking lot entrance</b> (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	NA	NA	
<b>End Islands</b> (Sec. 5.3.12)	<ul style="list-style-type: none"> <li>- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles.</li> <li>- The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance</li> </ul>	None proposed	NA	
<b>Barrier Free Spaces</b> <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> <li>- 2 barrier free parking spaces required for 26-50 parking requirement</li> <li>- Every 6 or fraction of six accessible parking spaces, at least one shall be van-accessible</li> </ul>	1 van accessible spaces proposed	No	<b>Provide one more ADA/Barrier Free parking space.</b>
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> <li>- 8' wide with an 8' wide access aisle for van accessible spaces</li> <li>- 5' wide with a 5' wide access aisle for regular accessible spaces</li> </ul>	8 ft. wide spaces with 8 ft. wide access aisle proposed.	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	None proposed	Yes	
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	2 spaces required for fueling stations	2 spaces proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	<ul style="list-style-type: none"> <li>- No farther than 120 ft. from the entrance being served</li> <li>- When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</li> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>	20 ft. proposed  NA  Proposed  7 ft. proposed	Yes  NA  Yes  Yes	
<b>Bicycle Parking Lot layout</b> (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	6 ft. proposed	Yes	
<b>Loading Spaces</b> (Sec. 5.4.2)	<ul style="list-style-type: none"> <li>- Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building</li> <li>- Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district; location subject to approval by the City.</li> </ul>	820 sq. ft. of loading area required. (240+551+168 = 959 sq. ft. proposed)  None proposed	Yes	
<b>Dumpster</b> (Sec 4.19.2.F)	<ul style="list-style-type: none"> <li>- Located in rear yard or interior side yard in case of double frontage</li> <li>- Attached to the building OR</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft, from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	Proposed in the interior side yard  NA  45 ft. from building  Not in setback, 38 ft. from lot line  NA  Proposed away from barrier free	Yes  NA  Yes  Yes  NA  Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster Enclosure</b> (Sec. 21-145. (c))	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Yes  Yes  Yes  Yes  Yes  Yes	Yes	
<b>Lighting and Other Equipment Requirements</b>				
<b>Exterior lighting</b> (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Photometric plan provided	Yes	
<b>Roof top equipment and wall mounted utility equipment</b> (Sec. 4.19.2.E.ii)	- All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Proposed	Yes	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property	Proposed	Yes	
<b>B-3 District Required Conditions (Sec 3.10.3)</b>				
<b>Outdoor Storage of above ground storage tanks</b> (Sec 3.10.3)	<ul style="list-style-type: none"> <li>- No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district.</li> <li>- Pedestrian exits or emergency doors are permitted on such building facades.</li> </ul>	No proposed service doors          Proposed	NA          Yes	
<b>Sidewalk Requirements</b>				
<b>Sidewalks</b> (Sec. 7.4.2 of the Engineering Design Manual)	- A 6 ft. – 8 ft. wide sidewalk or roadside pathway shall be constructed along all arterial and collector roads	6 ft. wide sidewalk connection proposed on 14 Mile. Exiting sidewalk on Haggerty is	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	except in industrial districts	5 ft. wide.		
<b>Pedestrian Connectivity</b>	Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalk connection to 14 Mile and Haggerty Roads provided.	Yes	
<b>Building Code and Other Design Standard Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	Proposed	Yes	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Some details provided	No	<b>Provide parcel numbers on the ALTA plans.</b>
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq. ft.), location of proposed parking and parking layout, streets and drives, and indicate sq. ft. of pavement area (indicate public or private).	Provided	Yes	
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of the proposed building &amp; site improvements</li> <li>- Number of anticipated jobs created (during construction &amp; after building is occupied)</li> </ul>	<ul style="list-style-type: none"> <li>- Redevelopment would increase from 13 to 20 employees.</li> <li>- Sales volunteer would increase from \$11.7 million to \$16.25 million.</li> <li>- Sales tax generation would increase from \$614,000 to \$850,000.</li> <li>- Estimated redevelopment cost is \$3.1 million.</li> </ul>	Yes	
<b>Development/ Business Sign</b>	<ul style="list-style-type: none"> <li>- Signage if proposed requires a permit.</li> <li>- <b>Exterior Signage is not</b></li> </ul>	2 signs proposed; one ground and one wall	NA	<u>For sign permit information contact Jeannie Niland</u>

Item	Required Code	Proposed	Meets Code	Comments
	<b>regulated by the Planning Division or Planning Commission.</b>			<u>248-347-0438.</u>
<b>Rezoning Signage</b>  Site Plan and Development Manual, Chapter 3	Applicant must install rezoning sign a minimum of 15 days prior to the Planning Commission Hearing. Dimensions and locations specified in the Site Plan Manual.	Proposed	<b>No</b>	<b>Provide the height of the letters on the sign.</b>
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent</b> (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Photometric plan provided.	Yes	
<b>Lighting Plan</b> (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Proposed	Yes	
<b>Lighting Plan</b> (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> <li>▪ Photometric data</li> <li>▪ Fixture height</li> <li>▪ Mounting &amp; design</li> <li>▪ Glare control devices</li> <li>▪ Type &amp; color rendition of lamps</li> <li>▪ Hours of operation</li> </ul> Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Fixture height is proposed to be 15 ft. pole on 2 ft. concrete pad; total is 17 ft. high  The store operation is 24/7 and lighting associated with store operation from dusk to dawn.	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	30 ft. maximum  17 ft. proposed	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>▪ Electrical service to light fixtures shall be placed underground</li> <li>▪ Flashing light shall not be</li> </ul>	Proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	permitted <ul style="list-style-type: none"> <li>▪ Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>			
<b>Required Conditions</b> (Sec. 5.7.3.E)	Average to minimum light level of the surface being lit to the lowest light of the surface being lit not to exceed 4:1	Average light proposed is 2.16:1	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED proposed	Yes	
<b>Min. Illumination</b> (Sec. 5.7.3.k)	<ul style="list-style-type: none"> <li>▪ Parking areas: 0.2 min</li> <li>▪ Loading &amp; unloading areas: 0.4 min</li> <li>▪ Walkways: 0.2 min</li> <li>▪ Building entrances, frequent use: 1.0 min</li> <li>▪ Building entrances, infrequent use: 0.2 min</li> </ul>	Lighting minimums and maximums proposed	Yes	
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	NA	NA	
<b>Cut off Angles</b> (Sec. 5.7.3.L)	<ul style="list-style-type: none"> <li>▪ Cut off angles of fixtures must be 90° adjacent to residential districts</li> <li>▪ Max illumination at the property line shall not exceed 0.5 foot candle</li> </ul>	NA	NA	

**NOTES:**

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

# MEMORANDUM



**TO:** BARBARA MCBETH, CITY PLANNER  
**FROM:** JEREMY MILLER, STAFF ENGINEER *JM*  
**SUBJECT:** REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES  
REZONING 18.709, SPEEDWAY PRO  
**DATE:** AUGUST 10, 2016

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The Engineering Division has reviewed the planned rezoning overlay (PRO) request for the 1.33 gross acres located on the west side of Haggerty Road and south side of 14 Mile Road. The applicant is requesting to rezone 1.33 acres from OST to B-3 as part of a planned rezoning overlay. The Master Plan for Land Use indicates a master planned density of 2.8 units per acre, equivalent to the current B-3 zoning on the property. While the applicant is proposing to rezone the property to B-3 (1.8 units per acre density), a concept plan has been provided as part of the PRO.

#### Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were developed under the current zoning, demand on the utilities for the site would be approximately 4 REUs. The proposed B-3 zoning would yield 3 REUs, a decrease of 1 REUs over the current zoning and the master plan utility demand.

#### Water System

The project is located within the High Water Pressure District. Water service is currently available from an 8-inch diameter main from the north under 14 Mile Rd. This water main is under the jurisdiction of Commerce Township. Review of the plan by Commerce Township is required. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the water system.

#### Sanitary Sewer

The project is located within the Commerce Township Sewer District. Sanitary service is currently available from an 8-inch diameter main on the south side of 14 Mile Rd. The proposed rezoning is not anticipated to have an apparent impact on the capacity of the downstream sanitary sewer.

#### Summary

The concept plan provided with the PRO request proposes a 3,936 retail building with a demand of 3 REUs which is less than the current zoning. Therefore, the plan would have negligible impact on the utilities.

cc: Rob Hayes, P.E.; City Engineer  
Ben Croy, P.E.; Water and Sewer Senior Manager



# PLAN REVIEW CENTER REPORT

July 22, 2016

## Preliminary Site Plan - Landscaping

Speedway Rebuild – 14 Mile Rd & Haggerty Rd

### Review Type

Preliminary Site Plan Landscape Review

### Project Number

JSP16-0013

### Property Characteristics

- Site Location: Southwest corner of 14 Mile Road and Haggerty Road
- Site Zoning: OST – Proposed B-3 with PRO
- Adjacent Zoning: OST, Commerce Township, Farmington Hills
- Plan Date: July 1, 2016

### Recommendation:

This project is **recommended for approval** with the understanding that the items listed below will be addressed satisfactorily in the Final Site Plans.

### Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. Please consult the Landscape Chart for more detailed discussions of some items.

## EXISTING ELEMENTS

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

1. Existing and proposed utilities are shown on landscape plans.
2. **Please clearly indicate the fire hydrant location.**

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

1. All existing trees, tree removals and trees to be saved are shown on plans.
2. Tree protection fencing and fencing details have been provided.

## LANDSCAPING REQUIREMENTS

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

1. Twenty foot greenbelt provided meets requirements.
2. **Required berm is provided but needs to be modified to provide minimum height of 3 feet.**
3. **Required canopy and subcanopy trees are provided for all requirements except the Haggerty Road greenbelt. Seven credits for preserved trees are used, but the landscaping still requires either 9 deciduous canopy/large evergreen trees, or 2 deciduous canopy trees and 7 more subcanopy trees.**

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

The required number of street trees along both 14 Mile and Haggerty Roads are provided. 18 subcanopy trees are used along Haggerty Rd instead of 9 canopy trees due to nearby overhead lines.



Parking Lot Landscaping (Zoning Sec. 5.5.3.C)

1. Please combine two 168sf islands in east bay into one and only plant one large deciduous canopy tree in it to provide better survival for that tree
2. Do not count area of islands/corners where no trees are planted.

Parking lot Perimeter Landscaping (Zoning Sec 5.5.3.C.iii footnote)

Ginkgo trees are planted too close together for their mature size. Please provide better spacing for the trees in order to provide better chances for survival. If total requirement for perimeter trees can't be met (i.e. a tree needs to be removed from the crowded areas), that is acceptable.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. All required detention basin landscaping is provided.
2. Please specify a seed mix for the detention basin that does not include crown vetch, and is composed of native Michigan plants.

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

Please add shrubs to the west of the transformer per the city standard detail.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

1. Foundation landscaping needs to be provided around the entire building.
2. Areas with just lawn cannot be counted as foundation landscape area.
3. Please see the Landscape Chart for additional information regarding this requirement.

## OTHER REQUIREMENTS

Plant List, Notations and Details (LDM 2.h. and t.)

All have been provided satisfactorily.

Cost estimates for Proposed Landscaping (LDM 2.t.)

Cost estimates will be needed for Final Site Plans.

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

An irrigation plan for all landscaped areas is required as part of the Final Site Plans.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Proposed grading is provided on the landscape plans.

Snow Deposit (LDM.2.q.)

Snow deposit areas have been noted on the plans.

Corner Clearance (Zoning Sec 5.9)

Required corner clearances are provided.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



## LANDSCAPE REVIEW SUMMARY CHART

**Review Date:** July 22, 2016  
**Project Name:** JSP16 – 0013: SPEEDWAY – 14 MILE RD & HAGGERTY  
**Plan Date:** July 1, 2016  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org)  
 Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> <li>▪ New commercial or residential developments</li> <li>▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>▪ Consistent with plans throughout set</li> </ul>	Yes	Yes	1"=20', 1"=10'
<b>Project Information</b> <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	Yes	Yes	
<b>Sealed by LA.</b> <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	
<b>Miss Dig Note</b> <i>(800) 482-7171 (LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> <i>(LDM 2.f.)</i>	Include all adjacent zoning	Yes	Yes	Ex. Zoning B-3/OST, proposed zoning B-3/PRO; OST west and south, Farmington Hills east, Commerce Township north
<b>Survey information</b> <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> <li>▪ Legal description or boundary line survey</li> </ul>	Yes	Yes	Sheets 1-3

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>Existing topography</li> </ul>			
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> <i>(LDM 2.e.(2))</i>	<ul style="list-style-type: none"> <li>Show location type and size. Label to be saved or removed.</li> <li>Plan shall state if none exists.</li> </ul>	Yes	Yes	Sheet 2, Sheets L-5 through L-9
<b>Soil types</b> <i>(LDM.2.r.)</i>	<ul style="list-style-type: none"> <li>As determined by Soils survey of Oakland county</li> <li>Show types, boundaries</li> </ul>	Yes	Yes	Sheet 2224-LP3
<b>Existing and proposed improvements</b> <i>(LDM 2.e.(4))</i>	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> <i>(LDM 2.e.(4))</i>	Overhead and underground utilities, including hydrants	Yes	Yes	
<b>Proposed grading. 2' contour minimum</b> <i>(LDM 2.e.(1))</i>	Provide proposed contours at 2' interval	Yes	Yes	Sheets 5-7
<b>Snow deposit</b> <i>(LDM.2.q.)</i>	Show snow deposit areas on plan	Yes	Yes	<b>Please label as "Snow deposit area"</b>
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> <i>(LDM 1.c)</i>	<ul style="list-style-type: none"> <li>Clear sight distance within parking islands</li> <li>No evergreen trees</li> </ul>	Yes	Yes	
<b>Name, type and number of ground cover</b> <i>(LDM 1.c.(5))</i>	As proposed on planting islands	NA		Note indicates that seed or sod is shown on Soil Erosion Control Plan but that sheet was not included in set.
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands</b> <i>(a, b. i)</i>	<ul style="list-style-type: none"> <li>A minimum of 300 SF to qualify</li> <li>6" curbs</li> <li>Islands minimum width 10' BOC to BOC</li> </ul>	Sufficient area, but 1 island has no plantings, 2 islands only 163.8 sf each	Yes/No	<ol style="list-style-type: none"> <li>Don't count area of 401sf island at northeast entry if no tree is planted in it.</li> <li>Please combine two 163.8sf islands (at northern end of bay) to form one large island with 1 large canopy tree.</li> </ol>
<b>Curbs and Parking stall reduction</b> <i>(c)</i>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7	Yes/No		<b>Spaces at north end of building can be shortened to provide more building</b>

Item	Required	Proposed	Meets Code	Comments
	ft.			foundation landscape area.
<b>Contiguous space limit (i)</b>	Maximum of 15 contiguous spaces	Yes	Yes	
<b>Plantings around Fire Hydrant (d)</b>	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	TBD	TBD	1. Please add note stating trees to be kept 10 feet away from utility structures and fire hydrants. 2. It appears that no plants are near hydrant, but it isn't clear that structure east of north entrance is a fire hydrant. 3. <b>Please clearly label any/all fire hydrant(s) on landscape plan.</b>
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
<b>Clear Zones (LDM 2.3.(5))</b>	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Yes	Yes	
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>▪ Berm should be located on lot line except in conflict with utilities.</li> <li>▪ Berms should be constructed with 6" of top soil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	Refer to Residential Adjacent to Non-residential berm requirements chart	NA		Site is not adjacent to residential areas.
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	NA		
<b>Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)</b>				
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>	Refer to ROW landscape screening requirements chart for corresponding requirements.	Yes	Yes	Berms provided.
<b>Cross-Section of Berms (LDM 2.j)</b>				

Item	Required	Proposed	Meets Code	Comments
Slope, height and width	<ul style="list-style-type: none"> <li>▪ Label contour lines</li> <li>▪ Maximum 33%</li> <li>▪ Constructed of loam with 6" top layer of topsoil.</li> </ul>	No cross section detail provided.	Yes	<b>Please add a typical berm cross section detail showing slope, crest width, minimum height, construction materials.</b>
Type of Ground Cover		Yes	Yes	<b>Seed or sod. Please label which on landscape plan.</b>
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	NA		No walls proposed.
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		NA		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	20 ft.	20 ft	Yes	
Min. berm crest width	2 ft.	Yes	Yes	
Minimum berm height (9)	3 ft.	No	No	1. It appears the berm along Haggerty Road does not meet minimum height requirement of 3 feet along entire frontage. Variation in height is provided as required, but minimum height must be maintained along entire berm. 2. <b>Please increase berm height to meet minimum height requirement.</b>
3' wall	(4)(7)	NA		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	<ul style="list-style-type: none"> <li>▪ 1 tree per 35 l.f.</li> <li>▪ 14 Mile Rd: 300/35=9 trees</li> <li>▪ Haggerty Rd: 300/35 =</li> </ul>	14 Mile Rd: 12 trees Haggerty Rd: 0 large evergreen or deciduous canopy	Yes/No	<b>Either 2 deciduous canopy trees/large evergreen trees and 7 more subcanopy trees</b>

Item	Required	Proposed	Meets Code	Comments
	9 trees	trees . 7 credits for preserved trees used.		or 9 deciduous canopy trees or large evergreen trees should be added to the Haggerty Road greenbelt.
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>▪ 1 tree per 20 l.f.;</li> <li>▪ 14 Mile Rd: 300/20=15 trees</li> <li>▪ Haggerty Rd: 300/20 = 15 trees</li> </ul>	14 Mile Rd: 15 trees Haggerty Rd: 21 trees	Yes/No	See above.
<b>Canopy deciduous trees in area between sidewalk and curb</b> (Novi Street Tree List)	<ul style="list-style-type: none"> <li>▪ 1 tree per 35 l.f.</li> <li>▪ 14 Mile Rd: 300/35=9 trees</li> <li>▪ Haggerty Rd: 300/35 = 9 trees</li> </ul>	14 Mile Rd: 9 trees Haggerty Rd: 18 subcanopy trees (overhead line)	Yes	
<b>Screening of outdoor storage, loading/unloading</b> (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		None		Additional shrubs should be placed south of south walk to screen loading zone and gasoline tank area from property to south.
<b>Transformers/Utility boxes</b> (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> <li>▪ A minimum of 2ft. separation between box and the plants</li> <li>▪ Ground cover below 4" is allowed up to pad.</li> <li>▪ No plant materials within 8 ft. from the doors</li> </ul>	Screening on north east and south sides of transformer		Please add line of shrubs on west side of transformer per screening detail.
<b>Foundation Plantings</b>	<ul style="list-style-type: none"> <li>▪ 8 square feet of landscape area per 1 lf of building perimeter</li> <li>▪ Landscaping on all four sides of building, minimum width of 4 ft</li> <li>▪ 60% of sides facing roads to be landscaped</li> <li>▪ 260 lf * 8 ft = 2,080 sf</li> </ul>	2,343 sf	No	<ol style="list-style-type: none"> <li>1. Landscaping must surround the building.</li> <li>2. Lawn areas do not count as foundation landscaping.</li> <li>3. If sufficient area is not available immediately adjacent to building, alternate areas can be provided to make up the difference.</li> <li>4. Note: Shrubs along parking perimeter are not required by code. Those areas could be counted toward foundation landscaping. If they are to count, please</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				provide their areas in square feet. Note, the total island area of the large islands on the north side cannot count toward both foundation and parking lot island landscaping, but you can split the total area between uses. Please revise the totals if the island is to be split between requirements.
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> <li>▪ Clusters shall cover 70-75% of the basin rim area</li> <li>▪ 10" to 14" tall grass along sides of basin</li> <li>▪ Refer to wetland for basin mix</li> </ul>	Large native shrubs around more than 70% of basin rim.	Yes	Please specify a mix using native Michigan plants for the detention basin and include the mix contents on the plan.
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	March 15-Nov 15	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>▪ Include statement of intent to install and guarantee all materials for 2 years.</li> <li>▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	Please revise note #5 to state guarantee for 2 years.
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade	Yes	Yes	
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<u>Need for final site plan</u>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	Please revise note #5 to state guarantee for 2 years.

Item	Required	Proposed	Meets Code	Comments
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 2.h.) – Include all cost estimates</b>				
Quantities and sizes	<ul style="list-style-type: none"> <li>Refer to LDM suggested plant list</li> </ul>	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	Please note that <i>Ilex glabra</i> does not do well in this area in exposed situations such as those proposed. Please substitute a more hardy shrub in place of that species.
Type and amount of lawn		Yes	Yes	<u>Seed or sod. Quantities of each will be needed for Final Site plan. Seed mixes for each area will need to be specified on the plan.</u>
Cost estimate (LDM 2.t)		<ul style="list-style-type: none"> <li>For all new plantings, mulch and sod as listed on the plan</li> </ul>	Yes	Yes
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		NA		
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	Please revise detail to show fence at 1 foot outside of dripline.
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions</b> (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
<b>Landscape tree credit</b> (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/	Yes	Yes	Existing trees to be saved along Haggerty and 14 Mile can be counted toward



Item	Required	Proposed	Meets Code	Comments
	wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM			requirement.
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
<b>Plant size credit</b> (LDM 3.c.(2))	NA	No		
<b>Prohibited Plants</b> (LDM 3.d)	No plants on City Invasive Species List	Yes	Yes	<b>Please do not use any seed mixes with crown vetch, which is very invasive.</b>
<b>Recommended trees for planting under overhead utilities</b> (LDM 3.e)	Label the distance from the overhead utilities	Yes	Yes	<b>Subcanopy trees used as street trees alongPlease label distance.</b>
<b>Collected or Transplanted trees</b> (LDM 3.f)		Yes		Please add notes for transplanted trees from Landscaped Design Manual.
<b>Nonliving Durable Material: Mulch</b> (LDM 4)	<ul style="list-style-type: none"> <li>▪ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth</li> <li>▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> <li>▪ Refer to section for additional information</li> </ul>	Yes	Yes	

**NOTES:**

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

## Mellem, Kirsten

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**From:** Peter Hill <phill@ectinc.com>  
**Sent:** Friday, July 22, 2016 9:52 AM  
**To:** Mellem, Kirsten  
**Cc:** Meader, Rick; McBeth, Barb; Marchioni, Sarah; Matt Carmer (mcarmer@ectinc.com)  
**Subject:** RE: Pre-Application Follow-up for Speedway at 14 Mile and Haggerty  
**Attachments:** Speedway ReBuild PSP16-0040\_Wetland & Woodland Pre-Application Comments\_4.28.16.pdf

Kirsten,

I took the time yesterday to look at the proposed Speedway rebuild project at 14 Mile and Haggerty.

Our previous pre-application comments stand.  
There are no regulated wetlands or woodlands located on the project site.

As always, please feel free to contact our office if you have any questions.

-Pete

Peter F. Hill, P.E.  
Senior Associate Engineer



---

**From:** Mellem, Kirsten [mailto:kmellem@cityofnovi.org]  
**Sent:** Monday, May 16, 2016 1:24 PM  
**To:** Rob Sweet <RSweet@mbridedale.com>; mbergman@speedway.com  
**Cc:** Miller, Jeremy <jmiller@cityofnovi.org>; Meader, Rick <rmeader@cityofnovi.org>; Shelton, Joe <jshelton@cityofnovi.org>; McBeth, Barb <bmbeth@cityofnovi.org>; Doug Necci <dnecci@drnarchitects.com>; Peters, Maureen <maureen.peters@aecom.com>; Hill, Peter <phill@ectinc.com>; Matt Klawon <matt.klawon@aecom.com>; Paula Johnson <paula.johnson@aecom.com>  
**Subject:** Pre-Application Follow-up for Speedway at 14 Mile and Haggerty

Good Afternoon,

It was nice to meet with you both on Friday, May 13, 2016 for the Speedway at 14 Mile and Haggerty Rebuild Pre-Application Meeting. The review letters are attached and will serve as a guide for your next submittal. Please take your time to review the comments and revise the plans accordingly. We will be glad to provide any input during the process.

When you are ready to submit for the rezoning of the adjacent parcel, please submit:

- A. A completed [Application for Site Plan and Land Use Approval](#)
- B. Four copies of the engineering survey and legal description of the property to be rezoned
- C. A Traffic Impact Assessment (Refer to Chapter 5 of the [Site Plan and Development Manual](#) for additional information on Traffic Impact Studies.)

- D. A written statement describing potential development under the proposed zoning and current zoning
- E. A written statement describing the identified benefit(s) of the development
- F. A written description of conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc.)
- G. A sign location plot plan in accordance with the rezoning sign requirements described starting on Page 22
- H. Seven sets of conceptual plans

Some additional items from our discussion during the meeting:

- Use the [Preliminary Site Plan Checklist](#) to identify any additional information that we require on the site plan for submittal.
- Review the [Site Plan and Development Manual](#) for information on the PRO process, requirements, and public hearing signage.
- Contact **Oakland County Road Commission** regarding the Right-of-Way jog along 14 Mile, to clarify if they would like additional ROW or the parcel lines will stay as is.
- Contact our **Traffic Consultant, AECOM**, in order to resolve the driveway spacing issues identified in their review letter.

Let me know if you need additional information.



**Kirsten Mellem** | Planner

City of Novi | 45175 Ten Mile Road | Novi, MI 48375 USA  
 main: 248.347.0475 desk: 248.347.0484 fax: 248.735.5633

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We are updating two plans for the City of Novi and **We want your input!**

- [Master Plan for Land Use Update 2016](#) – Provide [comments](#) on the draft plan
- [Thoroughfare Master Plan 2016](#) – Drop a pin on our [interactive map](#)

## Memorandum

To	Barbara McBeth, AICP	Page	1
CC	Kirsten Mellem		
Subject	JSP 16-0013 Speedway at Haggerty – Preliminary – Traffic Review		
From	Matt Klawon, PE		
Date	August 1, 2016		

The preliminary site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

### GENERAL COMMENTS

1. The project, Speedway #2224, is proposing to enlarge their site by purchasing the adjoining property as well as redevelop the convenience store. The project is located in the southwest corner of 14 Mile Road and Haggerty Road. Both roads are under the Road Commission for Oakland County's jurisdiction. The expanded site will add:
  - a. four additional fueling positions
  - b. larger convenience market
2. The existing site is zoned B-3 General Business District and the adjoining property is zoned OS-T Office Service Technology District. The applicant is requesting a zoning change from B-3 and OS-T to a B-3/PRO District.

### TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 9<sup>th</sup> Edition, as follows:

ITE Code: 945 – Gasoline/Service Station with Convenience Market  
Development-specific Quantity: 4 new fueling positions  
Zoning Change: B-3 and OS-T to a B-3/PRO District

Trip Generation Summary				
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Permitted under proposed zoning)	Proposed Development
AM Peak-Hour, Peak-Direction Trips	100	N/A	N/A	21
PM Peak-Hour, Peak-Direction Trips	100	N/A	N/A	27
Daily (One-Directional) Trips	750	N/A	N/A	651

- The number of *additional* trips does not exceed the City's threshold of more than 750 trips per day or 100 peak direction trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements:

Traffic Impact Study Recommendation	
Type of Study	Justification
None	Not warranted.

**EXTERNAL SITE ACCESS AND OPERATIONS**

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

- The driveway entrance widths are in compliance with City standards.
- Driveway radii should be labeled in order to ensure compliance with City standards.
- The proposed driveway along Haggerty Road is being shifted to the south and is now located in part of the existing taper section, which is not ideal if it can be avoided
- The applicant should review Figure IX.11 of the City's Code of Ordinances and provide the applicable taper and/or acceleration/deceleration lanes as required.
  - A gasoline station with convenience market with 16 fueling stations is expected to generate 217 trips during the PM peak hour based on the ITE Trip Generation Manual, 9<sup>th</sup> Edition (ITE Code 945). If equal distribution were to be assumed at both driveways and among left and right-turning vehicles, there would be approximately 27 right turning vehicles during the PM peak hour at each of the site driveways.
  - According to Southeast Michigan Council of Governments (SEMCOG) traffic count data, the following two-way, 24-hour volumes exist:
    - 14 Mile Road (Welch to Haggerty, 2012) = 14,868

- ii. Haggerty Road (13 Mile to 14 Mile, 2012) = 15,720
  - c. Based on the SEMCOG two-way, 24-hour volumes and the estimated number of right turns into the site, right turn tapers are warranted at both site driveways.
- 5. Sight distances should be labeled in the next submittal to ensure that the requirements listed in Figure VIII-E of the City's standards are met.
- 6. The applicant is requesting a variance for driveway spacing along 14 Mile Road. The proposed driveway is located 121' from the neighboring driveway to the west but it aligns with the existing driveway on the north side of 14 Mile Road.
- 7. **The applicant should request a City Council variance for the driveway on Haggerty Road.** While the proposed Speedway driveway aligns with the CVS driveway on the east side of Haggerty Road, there is a second shopping center driveway less than 200' to the south, which does not meet opposite side driveway spacing requirements.

## INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

- 1. General traffic flow operations is adequate throughout the site with the exception of the following concerns.
  - a. Trucks can adequately maneuver through the site.
  - b. The location of the trash dumpster and loading/unloading area is not in conflict with any parking spaces or pedestrian access.
- 2. Parking facilities
  - a. The number of parking spaces provided is adequate.
  - b. The design of the parking spaces meets City standards. Note that the parking spaces along the building and in the adjacent parking lot could be reduced to 17' in length if a 4" curb is provided and the sidewalk is constructed at 7'. Such alterations could allow for an increased area of green space.
  - c. Bicycle parking requirements are met.
- 3. Aisle width requirements are met.
- 4. The applicant should include radii and end island details throughout the site.
  - a. End islands are required to be 3' shorter than the parking space per Section 5.3.12 of the City's Zoning Ordinance.
  - b. The end island at the north end of the parking bay should have a minimum outside radius of 15' per Section 5.3.12 of the City's Zoning Ordinance
- 5. The proposed sidewalk is adequate and the applicant should include design details in the next submittal to ensure compliance with ADA requirements.
- 6. The applicant should include all signing and pavement marking information to verify compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

**AECOM**

Sincerely,

**AECOM**

A handwritten signature in blue ink that reads "Paula K. Johnson".

Paula K. Johnson, PE  
Reviewer

A handwritten signature in blue ink that reads "Matthew G. Klawon".

Matthew G. Klawon, PE  
Manager, Traffic Engineering and ITS Engineering Services



August 8, 2016

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

**Review Status Summary:**

Section 9 Waiver Recommended, applicant must provide sample board.

Re: **FACADE ORDINANCE - Facade Review –Preliminary Site Plan**  
**Speedway PRO, PSP16-0100**  
 Façade Region: 1, Zoning District: B-3/PRO

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Speedway Engineering, dated 4/7/16. The percentages of materials proposed for each façade are as shown in the tables below. The maximum and minimum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold. A color sample board was not provided at the time of this review.

<b>Canopy (5,400 S.F.)</b>	East (Front)	West (Rear)	South	North	Ordinance Maximum (Minimum)
Brick	<b>20%</b>	<b>20%</b>	30%	30%	100% (30%)
Flat Metal (Stucco Canopy)	<b>71%</b>	<b>71%</b>	<b>59%</b>	<b>59%</b>	50%
Trim (Painted Column)	9%	9%	11%	11%	15%

<b>Building (8,200 S.F.)</b>	East (Front)	West (Rear)	South	North	Ordinance Maximum (Minimum)
Brick	44%	55%	65%	65%	100% (30%)
Asphalt Shingles	<b>51%</b>	<b>35%</b>	<b>30%</b>	<b>30%</b>	25.0%
Flat Metal (RTU Screen)	0%	5%	2%	2%	50.0%
Trim (Gutter, Red)	5%	5%	3%	3%	15%

As shown above the minimum percentage of Brick is not provided on the east and west facades and the percentage of Flat Metal Panels exceeds the maximum amount allowed by the Ordinance on all facades of the canopy and the percentage of Asphalt Shingles exceeds the maximum amount allowed by the Ordinance on all facades of the building. The design is in general compliance with Section 5.15.12 of the Façade Ordinance that requires that not less than 30% of the façade of the canopy be of a material identical to a material used on the building. A Section 9 Waiver would be required for the above indicated deviations from the Façade Ordinance (highlighted in bold).



**Recommendation** –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 for the overage Flat Metal Panels and Asphalt Shingles and the underage of Brick. This recommendation is contingent upon a sample board showing the color of all materials being provided not less than 7 days prior to the Planning Commission meeting. It should be noted that the red color used on both the gutter and canopy must be a subdued tone consistent with Section 5.15.2 of the Ordinance, which prohibits intense colors. Additionally, the undefined material used in the equipment well area must be Brick or other material consistent with the façade chart. It should be noted that the use of accent illumination on the building or canopy is considered inconsistent with Section 5.15.2 the Façade Ordinance.

**Notes to the Applicant:**

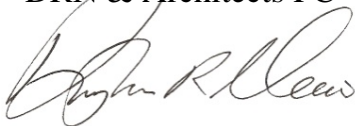
1. It should be noted that any roof top equipment must be screened from view from all on-site and off-site vantage points using compliant materials consistent with the building design.

2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board 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 & Architects PC



Douglas R. Necci, AIA



July 29, 2016

TO: Barbara McBeth- City Planner  
Kirsten Mellem- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

**City Manager**  
Pete Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Jerrod S. Hart

RE: Speedway, 31275 Haggerty

PSP#16-0100

**Project Description:** Renovation of existing station

**Comments:**

- 1) The dispensing area of a self-service gas station shall at all times be in clear view of the operator or attendant. Placing or allowing any obstacle to come between the dispensing area and the remote control console location is prohibited. Mirrors may be utilized to provide adequate visual control.
- 2) Two-way electronic voice communication shall be provided between the dispensing area of a self-service gas station and the remote control console unless unaided voice communications may be readily heard over all conditions of operation considering distance, noise levels, obstructions and enclosures.
- 3) A self-service gas station shall be equipped with a fire extinguisher having a minimum classification of 2A:40B:C located within thirty (30) feet of each dispensing device.
- 4) A self-service gas station shall be equipped with an approved switch or circuit breaker at the remote control console location to permit the shutting off of power to all dispensing devices in the event of an emergency. The switch or circuit breaker shall be clearly identified and easily accessible. An operator or attendant shall be in constant attendance and control of the switch or circuit breaker.
- 5) "Knox Box" to be installed on building exterior as required. Item will need to be noted on plans and installed in approved location per Fire Marshal's office.

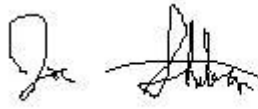
Novi Public Safety Administration  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**Recommendation:** Please note emergency pump shut down and fire extinguisher locations on future submittals.

**Approved with above comment**

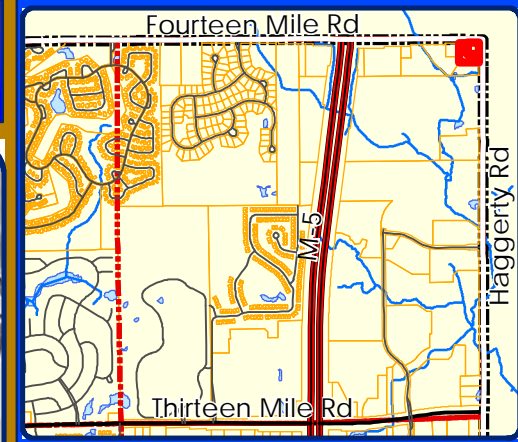
Sincerely,

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


Joseph Shelton- Fire Marshal  
City of Novi – Fire Department

# JSP16-13: Speedway 14 Mile/Haggerty - PRO

Location



LEGEND


 Sections



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

Map Author: Kirsten Mellem  
Date: 08/02/16  
Project: JSP16-13 Speedway 14 Mile/Haggerty - PRO  
Version #: 1

0 12.5 25 50 75 Feet  
1 inch = 67 feet



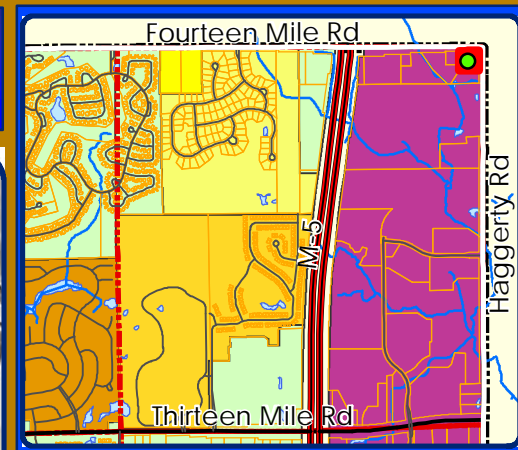
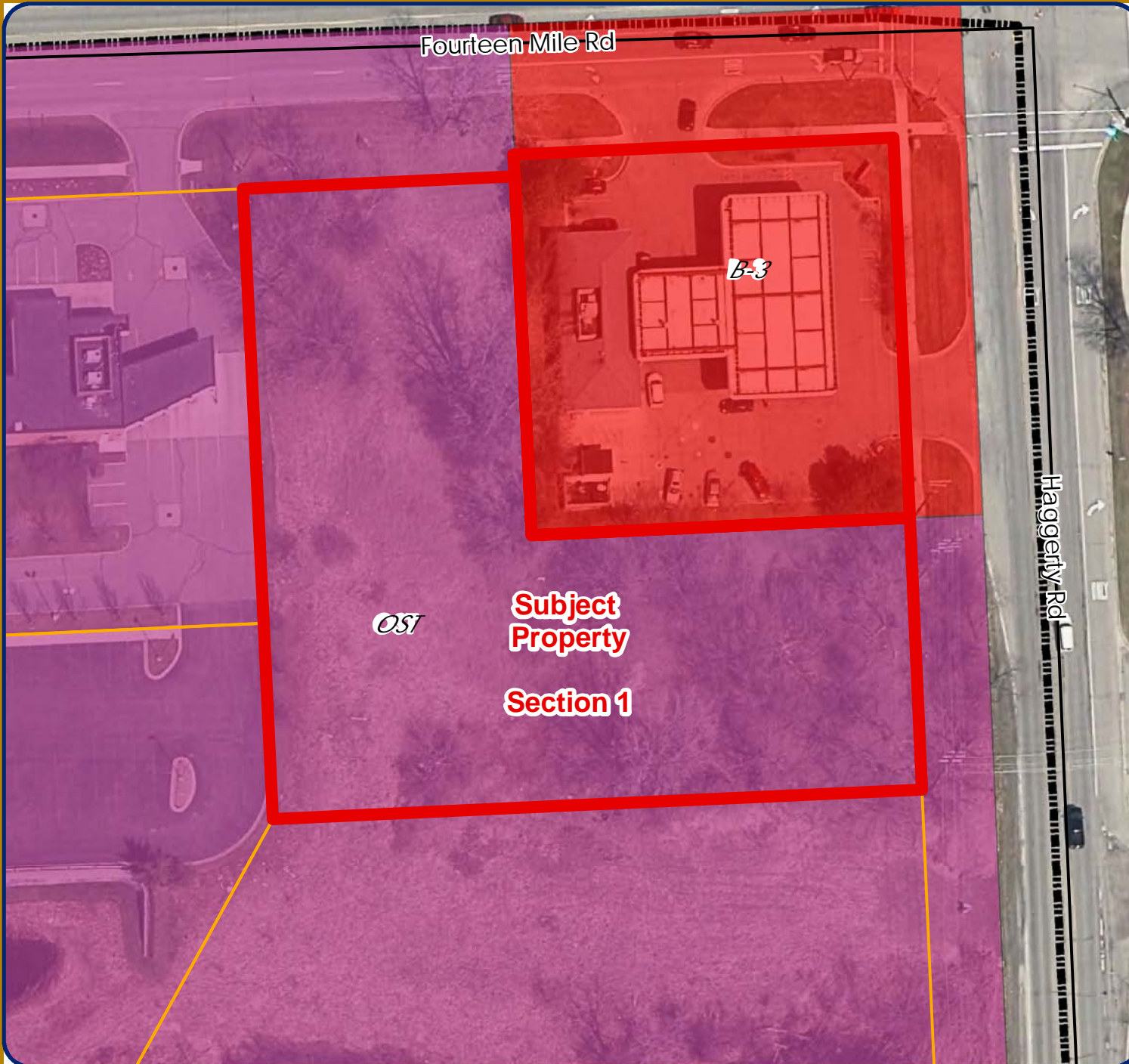
**MAP INTERPRETATION NOTICE**

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# JSP16-13: Speedway 14 Mile/Haggerty - PRO

Zoning



**LEGEND**

- Sections
- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District
- OST: Office Service Technology

**City of Novi**  
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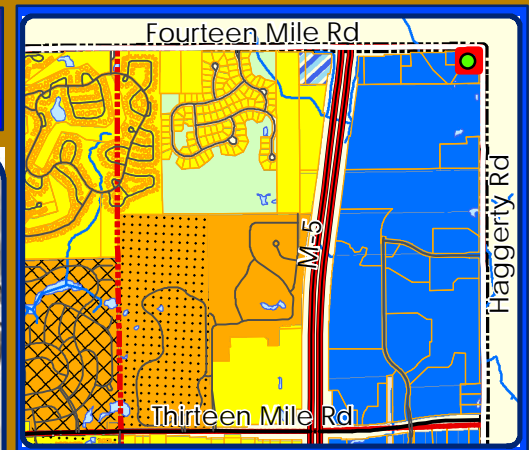
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# JSP16-13: Speedway 14 Mile/Haggerty - PRO

Future Land Use



**LEGEND**

- Sections
- FUTURE LAND USE**
- Single Family
- PUD
- Multiple Family
- PD1
- Mobile Home Park
- Community Office
- Office RD Tech
- Private Park
- Utility



**City of Novi**  
Dept. of Community Development  
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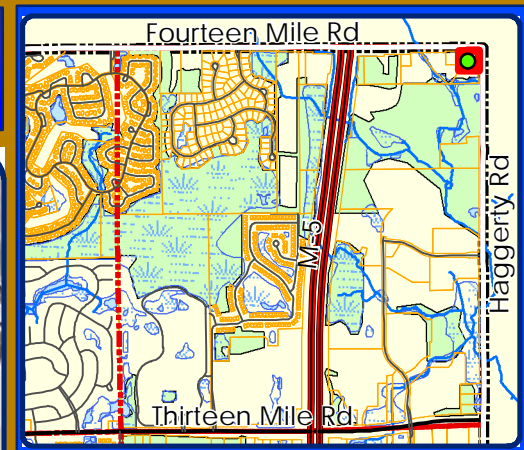
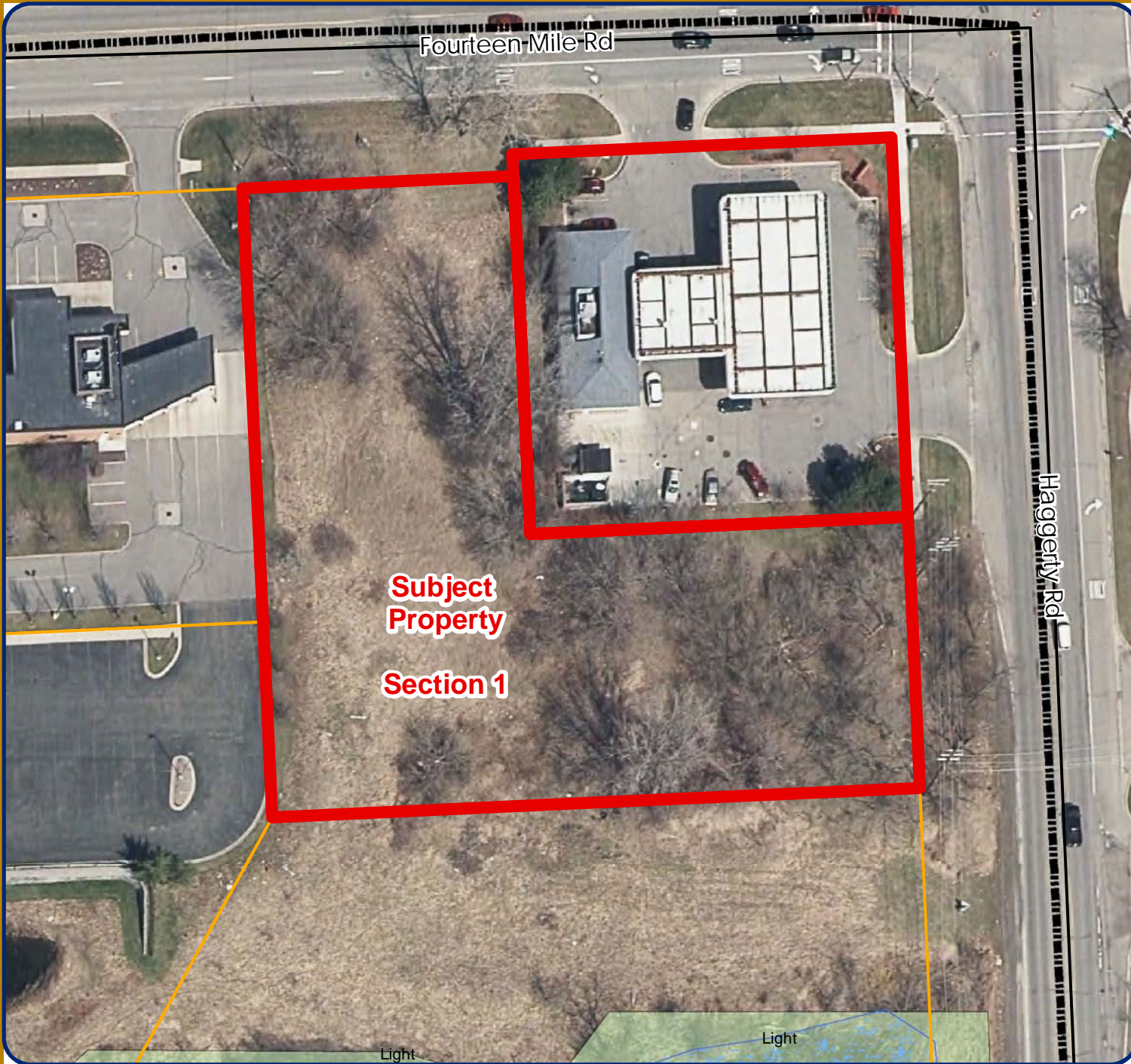
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# JSP16-13: Speedway 14 Mile/Haggerty - PRO

Natural Features



**LEGEND**


- Sections
- WETLANDS
- WOODLANDS



**City of Novi**  
Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
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**Speedway #2224**  
**Project Narrative and Impact Statements**  
**31275 Haggerty Road**  
**Novi, Michigan**

Speedway operates a convenience store and fuel sales facility at 31275 Haggerty Road. They have an option to purchase a 1.33+/- acre "L" shaped property adjacent to the west and south of the existing facility. The existing convenience store property is zoned "B-3" General Business District and the adjoining property is zoned "OS-T" Office Service Technology District. Speedway is requesting a zone map amendment from "B-3" and "OS-T" to a "B-3/PRO" District to allow Speedway to expand and redevelop the existing convenience store and fuel sales facility.

The size of the expanded property is approximately 2.04+/- acres. Speedway proposes to raze the existing structures and construct a 4,000+/- square foot convenience store and a 5,400+/- square foot fuel canopy over eight (8) double-sided fuel dispensers. As part of the redevelopment, existing driveways will be shifted away from the intersection and aligned with the driveways across 14 Mile Road and Haggerty Road. Speedway is proposing to dedicate approximately 10' of right-of-way along 14 Mile Road.

Landscaping is provided in the non-paved areas of the site, and consists of a variety of deciduous and ornamental trees; deciduous and evergreen shrubs; and ornamental grasses, seed or sod. Speedway proposes to plant approximately 108 trees and 196 shrubs with the redevelopment. A total of 9 trees will be preserved on the properties.

Site lighting for the development consists of a combination of pole and building mounted light fixtures. Light poles are 17' tall (15' poles on 2' tall bases). Lighting under the canopy is mounted into the canopy roof, and lighting associated with the building is mounted into the soffit of the convenience store. The proposed light fixtures use LED technology and are full cut-off to avoid spillage onto surrounding properties and rights-of-way.

The proposed convenience store is constructed of Heritage Blend quik-brik. The main entrance to the convenience store is on the eastern elevation, facing Haggerty Road. The northern elevation of the building has a customer entrance. Mechanical units for the convenience store are mounted in a roof well and screened from adjoining properties and right-of-ways. The overall height of the convenience store is 23.5' at roof peak. A flat roofed metal canopy with a 3' stucco-flex fascia is proposed over the fuel dispensers. The fuel canopy will be approximately 20.5' tall and has a clearance of 16.5'. The fuel canopy utilizes 8' tall quik-brik column wraps around the support posts. A quik-brik dumpster enclosure and bottle shed is proposed and designed to match the convenience store. A wooden screen wall is proposed on the south side of the convenience store where ice merchandisers and propane cages are stored.

Signage for the site consists of one freestanding sign and a wall sign attached to the eastern convenience store building elevation, as follows:

- The freestanding sign at the intersection of Haggerty Road and 14 Mile Road proposed as a monument style sign, 40 square feet in area and approximately 6' tall. The sign consists



of a Speedway logo panel and three digital price panels. A variance was granted for the 40 square foot sign on August 6, 1997 (Case #97-054)

- Signage is provided on the windows and fuel dispensers. Informational signage and lane markers are provided on the canopy support columns.

### **Economic Impact and Public Benefit**

The redevelopment of the existing Speedway is a significant improvement to the southwest corner of the intersection of 14 Mile Road and Haggerty Road. The property has been used as a fueling facility since 1980. The current facility is estimated to have been constructed around 1997. The store has performed well, but is operating outside of the intended life span.

The redevelopment project provides the following economic impacts:

- **Increase in employment.** The store currently has 13 employees. The redeveloped location will have at least 20 employees, possibly more depending on store performance.
- **Increase in sales volume.** At the end of 2015, the store reached \$11.7 million in sales. The redeveloped site is projected to increase sales to \$16.25 million.
- **Increase in sales tax generation.** At the end of 2015, the store generated \$614,000.00 in sales tax. The redevelopment is projected to generate \$850,000.00 in sales tax.
- Speedway estimates the redevelopment will cost approximately \$3.1 million dollars. This estimate does not include the cost of the additional real estate.

In addition to the economic impacts, the proposed redevelopment provides the following public benefits:

- Speedway is proposing to install a “Welcome to Novi” sign along the 14 Mile Road property line.
- Speedway is proposing to dedicate 10’ of right-of-way along 14 Mile Road as part of the development.
- Speedway will redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
- Pedestrian access is improved with the redevelopment. Sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system. Sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided.
- The proposed redevelopment and expansion will provide the following safety improvements:
  - Driveways are proposed to be relocated away from the 14 Mile/Haggerty Road intersection and align with the opposing driveways.
  - On-site circulation and visibility will be improved with the new canopy. The additional property allows Speedway to construct a “dive-in” style canopy and space the pumps accordingly.

### **Planned Rezoning Overlay Conditions**

The following conditions and ordinance deviations are provided for the proposed Planned Overlay District consideration:

- The existing Speedway development at 31275 Haggerty Road is proposed to be expanded and reconstructed. Speedway has a contract to purchase the adjoining 1.33+/- acre

property immediately to the south and west of the existing facility. Speedway proposes to demolish the existing structures on both properties and redevelop the expanded site with an enlarged convenience store and fuel sales facility. All development is to be consistent with the approved site plans.

- The total size of the property once the new lot is obtained is approximately 2.04+/- acres. A 4,000+/- square foot convenience store and a 5,400+/- square foot with eight (8) double-sided dispensers automobile fueling canopy is proposed. The facility will operate 24 hours a day/7days a week.
- Natural resources will be preserved as much as possible and new landscaping will be provided in the non-paved areas. Speedway intends to save nine (9) trees as part of the redevelopment.
- Speedway proposes to install an above-ground detention basin in the southwest corner of the enlarged property. The system has been designed to meet the storage volume as identified in the Engineering Design Manual for the City of Novi.
- The existing facility has two 35' full access driveways (one on 14 Mile Road and one on Haggerty Road).
  - The driveway on 14 Mile Road is maintained at 35' wide and moved west to align with the driveway across the street. The new driveway is 203'+/- away from the intersection, and 121'+/- away from the existing driveway to the west.
  - The driveway on Haggerty Road is maintained at 35' wide and moved south, away from the intersection to align with the driveway across the street. The relocated driveway is 274'+/- away from the intersection. The next closest driveway on the west side of Haggerty Road is 780'+/- away.
- The following building materials will be used throughout the site and in accordance with the approved building elevations (Sheet 2224-ELE) and site plans:
  - **Heritage Blend Quik-Brick.** This material is used on all elevations of the building, 8' tall brick canopy columns, dumpster enclosure, and bottle shed.
  - **Glazing/Aluminum Store Front.** This consists of clear glass and aluminum supports for the windows. The aluminum supports are a bronze color.
  - **Alucobond Screen Panel.** The screen panel is proposed on the rear elevation of the building to screen the rooftop mechanical equipment. A metal ladder system is proposed on the rear of the building to allow roof access for employees and service technicians. This equipment will be painted to match the color scheme of the building.
  - **Aluminum Gutter System.** The gutters around the roof line are red and the downspouts are brown/bronze.
  - **Stucco-Flex.** The canopy fascia consists of this material and has a red non-illuminated stripe on all four sides of the canopy.
  - Wooden trash enclosure gates and a wooden screen fence are proposed.
  - Light poles are 15' tall and mounted on 2' concrete bases. Poles are bronze in color.
- Speedway is requesting the following deviations from the regulations and ordinances:
  - An asphalt shingle waiver;
  - A deviation to allow the driveway on 14 Mile Road to be located approximately 121' from the neighboring driveway to the west. The variation is requested to allow the existing driveway on 14 Mile Road to align with the opposing driveway

on the north side of 14 Mile Road. The current driveway is approximately 119' from the intersection, while the relocated driveway is approximately 203' from the intersection. The new driveway location will improve safety and site distance at the intersection.

- Speedway is requesting a deviation from the landscaping requirements along a portion of the south property line. The southwest portion of the site had to be lowered to get the driveway along Haggerty Road to align with the opposing driveway. A 5' tall retaining wall is proposed in this area to address the grade change. Due to grading in this area, Speedway is installing landscaping in islands between the driveway/drive aisle and the pedestrian connection to the store.
- Speedway is requesting a deviation to reduce the required buffer width from 25' to 15'. If the basin is moved to meet the requirement, the bottom of the basin requires more excavation and the side slope of the detention basin exceeds the City's requirement.

The zone map amendment and "PRO" request allows the existing Speedway facility to be expanded and redeveloped to current day industry standards, and to the standards associated with the City of Novi. Our team looks forward to the opportunity to discuss this project with the City of Novi Planning Commission and City Council.



**MASTER PLAN AND ZONING COMMITTEE**  
**City of Novi Planning Commission**  
**February 17, 2016 at 5:00 p.m.**  
**Novi Civic Center – Police Training Center**  
**45175 W. Ten Mile, Novi, MI 48375**  
**(248) 347-0475**  
**DRAFT Minutes**

**CALL TO ORDER**

The meeting was called to order at 5:02 p.m.

**ROLL CALL**

Present: Members Robert Giacopetti and Mark Pehrson

Not Present: Member Michael Lynch

Staff Present: Barb McBeth, Kirsten Mellem, Christopher Gruba

Consultants Present: Rod Arroyo, Jill Bahm and Joe Tangari from Clearzoning Inc.

**APPROVAL OF AGENDA**

Moved by Pehrson, seconded by Giacopetti.

**VOICE VOTE ON AGENDA APPROVAL, MOTION MADE BY MEMBER GIACOPETTI AND SECONDED BY MEMBER PEHRSON:**

A motion to approve the February 17, 2016 Master Plan and Zoning Committee agenda. *Motion carried 2-0.*

**AUDIENCE PARTICIPATION AND CORRESPONDENCE**

- A. Garfield Wetlands Restoration Area A Presentation by Karl Migrin
  - 1. History of Garfield Drain: constructed in 1957
  - 2. If diverted the flow of the drain, it would continue on to the existing waterway
  - 3. Cost effective way to reclaim the wetlands
  - 4. Would like to conserve the wetlands and wildlife of the area
  - 5. Wants to find a way where the developer can still build Mercato and conserve the wetlands, potential to land bank some of the acreage
- B. Chair Pehrson closed audience participation at 5:10pm

**DISCUSSION ITEMS**

- A. Master Plan for Land Use Review 2015
  - 1. **Project Overview to Date**
    - a. Next meeting will present all the Plan section and have final discussions and making final adjustments to plan documents
    - b. Base data for overall master plan, and groundwork for Grand River Corridor analysis
  - 2. **Review of Chapters Completed to Date**
    - a. Outline of document chapters
    - b. Have presented chapters 1, 2, 3, and 4
    - c. 6, 7, 8, 9, and 10 will be finished next time we meet

- d. Question from Migrin regarding page 20 – couldn't find certain drains that are not labeled on the maps in the document: Randolph, Seely, and Davis
  - i. Consultants will coordinate with staff regarding the issues with mislabeled drain/creek names
- e. Environment Chapter has been updated with new information
- f. Market Assessment Chapter - formatted, photos, and description expanded
- g. Question from Pehrson – sales, flow chart – showing relative growth spurt – was there any data that you came across that contradicted the growth of big box stores based on more online shopping preference of consumers? Does 2025 projections reflect this?
  - i. Consultant Jill - this is reflected on page 33 under Retail – nationally retail is projected to continue growing, even faster; retail will tend to be interactive and entertainment based; \$ spent by Novi residents may be spent outside of the city, but retail sales will be interactive in the future.
  - ii. Consultant Rod – retail space will be less because shopping will be 3-D printed and created on-site and require less storage space.
  - iii. Consultant Jill – projected growth in population and residential land use will offset the potential fluctuation in retail space needs.
- h. How does the plan accommodate self-driving cars? Impact on retail will be less parking requirements

### **3. Grand River Corridor Chapter**

- a. Several pages addressing existing conditions
- b. Note to identify side street on visuals for reference
- c. Differences between west and east sides of Grand River – different densities, east side is retail and services, west side has two freeway interchanges and more destination oriented - hospital, suburban showcase, and industrial uses
- d. Barb commented that there are a variety of uses for the corridor, and some proposed changes; Beck Rd and GR changes at that location to residential uses to support businesses in that area
- e. Giacometti asked consultants about comment that % of land use is industrial;
- f. Consultant Rod – not surprised, many industrial uses are transitioning to other spaces; lot coverage is extremely small
- g. Non-motorized transportation
  - i. Eastern half of GR – lots of residential uses; maximize connections between existing neighborhoods and businesses
  - ii. Residential uses surrounding the established retail businesses to create daytime and nighttime vibrancy and activity
  - iii. Barb – Thoroughfare Master Plan is looking at the same types of questions; how to get pedestrians across the freeway
  - iv. Consultant Jill – how do we make these connections and what can we do to entice these connections and to get pedestrians to businesses
- h. Natural Features
  - i. How to use these natural features to enhance; via pedestrian and vehicular traffic
  - ii. Chair Pehrson – ability for residents to walk or bike to a natural feature in the area and how to experience the corridor
- i. Corridor Landscape
  - i. Observations about the landscape: corridor lacks an identity, could be enhanced with gateway; no amenities, no places for consistent pedestrian activity; better special definition between buildings; unified parking; street trees

- ii. How to reinvigorate older developments with new standards
- iii. The Corridor is an opportunity to create an identity; take focus away from Novi as only the mall to help outsiders identify things to do outside of the mall
- iv. There is history with this corridor; next portion of this study will include ideas on how to invigorate
- v. Chair Pehrson – anecdote that residents only think of this road as a road with pavement and a way to get from one side of the city to the other, not a place that has businesses or destinations for the residents to enjoy

#### 4. Residential Density Map

- a. Updated: 9.3 to 9.3 consistency; expanded tollgate density and not changing it; schools are not included as residential, but are in the boundary of the residential density to be consistent across the map
- b. Pehrson – 20.7?
  - i. Barb responded that a taller senior citizen facility is proposed there
- c. Barb – Wixom/12 mile – Berkshire development – assign density there

#### 5. Goals and Objectives

- a. Reorganized the goals and objectives; grouped goals together and then objectives by topic

#### 6. Future Land Use Plan

- a. Chapter in progress
- b. Wanted to talk about idea of Suburban Showplace and its mixed-use area
- c. Page 44 – proposed change to section to Showplace West Mixed Use and changes to description including mix of uses, asking for feedback
- d. Consultants – could be an overlay, but they would propose it as a new district
- e. Pehrson – does it make a difference for developers looking to invest
- f. Consultant Rod - depends on how it's described, if it's a district then the question of how to develop is set rather than an optional approval process
- g. Barb – EXO overlay could expand beyond the Suburban Showplace; would need to redo ordinance and standards to reflect the mixed-use intent
- h. Taft and Grand River – was a trucking company, another use interested – alternative to light industrial uses; it's a cleaned up industrial site so it's attractive for new uses
- i. Giacometti – zoning may not be the way to change this area from industrial to high density or residential; costs associated with industrial clean-up will only be offset by mixed-use where the developer can recoup costs. Only sees the corridor plan as a way to clean up the aesthetics – suggesting that the zoning should be changed to something that would entice developers to come in and make the area more appealing
- j. Consultant Jill – zoning is one approach to entice developers, other ideas are gateway signage, wayfinding, things the city can do is to show developers that the city thinks it's important
- k. Consultant Rod – this is not a downtown, but it will be walkable; it will have elements that will make you want to walk and go to these destinations and foster this type of development for mixed-use
- l. Giacometti – City needs to be more inviting and helpful to get developers to remediate industrial sites, city needs to find ways to help developers come in
- m. Consultant Jill – regulatory, public investment, trade-offs for brownfield sites
- n. Audience comment, Developer – need to start on one end of the industrial area then move along; economic development team should contact all owners and



see how willing they are to sell, which would be easy for developers to then put together a property that is large enough for development

**B. Final steps:** will provide more chapters for the next meeting

1. Audience – tollgate labeled as vacant vs. as part of the tollgate educational facility and institutional facility
  - a. Issues is with our city's GIS database and how tollgate is labeled

**C. Mercato: Planned PRO**

1. Barb introduced this agenda item, stating the development project that is proposed to the City is not consistent with the recommended future land use density
  - a. 3 parcels are being combined for the development
  - b. Current request is to rezone to R-1, 1.65 units to the acre
  - c. Wetlands are taken out and therefore 40 acres are left of useable land and 40 homes to be place on them = 1 Dwelling Unit per Acre (DUA)
  - d. Staff has recommended an RUD to preserve the open space and wetlands
  - e. Staff wanted to share this proposal with MPZ for thoughts, formal recommendation is not required
  - f. Developer is present to answer any questions
    - i. He stated that this will be a gated community, similar to what he has done in the past; upscale; trying to minimize wetland impact; trying to minimize woodlands, but heavily wooded site; has talked to some neighbors
    - ii. Community benefit: repaving part of Garfield, will build bike path in ITC corridor
2. Barb – alternatives would be RUD vs. rezoning
3. Barb – RUD would be subject to 0.8 vs PRO; RUD then doesn't require any public benefits; \$ amount of benefits should be included; ITC trails is a benefit
4. Audience comment from Migrin: proposing a property swap with the city to preserve the property for wildlife trail and floodplain
5. MPZC: does the plan that was adopted 10 years ago and what will be in the future; is the density proposed compatible to the area and the future and existing area; is it sensitive to existing natural features and wildlife – smart solutions to have both development and features
  - a. Usable space vs. wetlands would equal 0.8/acre
6. Audience comment: moratorium on sewer taps because of capacity issues
7. Audience/Developer comment: Oakland County released a report "silver tsunami" in 2030 number of seniors in county will have doubled; more seniors than school aged children in 2020 – another option that they may want to propose is an empty-nester, ranch and clustered toward the street, less landscaping and preserve more woodland/wetland areas

**D. Possible Planned Rezoning Overlay Requests**

1. Barb introduced potential development at SW corner of M-5 and 13-mile
  - a. Developer interested in doing more intense residential development, multi-family apartments

**ADJOURN**

The meeting was adjourned at 6:45pm.