



CITY OF NOVI CITY COUNCIL
OCTOBER 26, 2020

SUBJECT: Approval of the request from the Living and Learning Center for two variances from Design and Construction Standards including Section 11-239(b) to allow wheel stops in lieu of curbed parking spaces and the use of gravel for vehicular travel and parking, as well as Section 11-256(b) to dismiss the sidewalk requirement along Eight Mile Road and Griswold Street, and to allow no payment into the City's Sidewalk Fund.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION: The Living and Learning Center plans to expand the existing driveway to allow for 31 parking spaces defined with wheel stops (bumper blocks) and gravel parking stalls in order to preserve the character of the property. The accessible parking stalls will be concrete.

The petitioner is requesting two variances from the Design and Construction Standards. The first variance is from Section 11-239(b), which outlines the requirement to install curbs and gutters with a hard-surfaced parking area. The second variance is from Section 11-256(b), which outlines the requirement to construct a sidewalk along Eight Mile Road and Griswold Street based on the Bicycle and Pedestrian Master Plan, without paying into the Sidewalk Fund. The petitioner is requesting this variance due to the lack of nearby sidewalks on the south side of Eight Mile and north side of Griswold Street. Additionally, the difficult constructability of the Eight Mile Road sidewalk would require a considerable amount of fill to compensate for the difference in grades between the road and the right-of-way where the sidewalk would be proposed.

Engineering Division staff takes no exception to this variance given this is a redevelopment of an existing site and the changes are not in city right-of-way.

RECOMMENDED ACTION: Approval of the request from the Living and Learning Center for two variances from Design and Construction Standards including Section 11-239(b) to allow wheel stops in lieu of curbed parking spaces and the use of gravel for vehicular travel and parking, as well as Section 11-256(b) to dismiss the sidewalk requirement along Eight Mile Road and Griswold Street, and to allow no payment into the City's Sidewalk Fund.



CITY OF NOVI
Engineering Department
MEMORANDUM

To: Aaron Staup, Engineering
 Charles Boulard, Community Development

From: Kate Richardson, Engineering

Date: October 1, 2020

Re: Variance from Design & Construction Standards
 Living and Learning Center – No Curbs/Gravel Surface/No ROW Sidewalks

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions **must be met** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **October 1, 2020.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Aaron Staup (Engineering)				✓	
Charles Boulard (Comm Dev.)				✗	

*** SEE REVERSE**

If recommending approval or denial, please complete the following:

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application? Yes No

Explain:

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards? Yes No

Explain:

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? Yes No

Explain:

Living and Learning Center

Location Map



Living and Learning Center
50-22-35-351-002

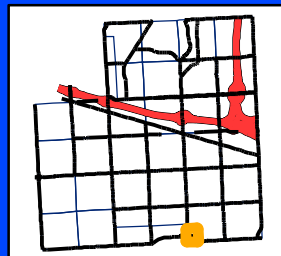
Map Author: Kate Richardson
Date: 10/01/2020
Project: Living and Learning Center
Version: 1.0

Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

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

Legend
Subject Parcel



City of Novi

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





Request for Variance Design and Construction Standards

Applicant Information

Name: Living & Learning Enr. Center

Address: 801 Griswold

Northville MI, 48167

Phone No: 248.321.4626

Engineer Information

Name: Robert Emerine, PE (SKE)

Address: 100 MainCentre, Ste 10

Northville MI, 48167

Phone No: 248.301.3331

Applicant Status (please check one):

- Property Owner Developer Developer / Owner Representative
 Other _____

Project Name Living & Learning Enrichment Campus

Project Address/Location 801 Griswold, Northville MI, 48167

Variance Request No Sidewalks along 8 Mile & Griswold, no payment into sidewalk fund.

Justification (attach additional pages if necessary)

Non-Motorized Plan: The applicant will be requesting a Design and Construction Variance Request for the absence of new sidewalk on the south side of 8 Mile Road and along the north side of Griswold Street. Additionally, the applicant will be requesting a waiver from the City Council to waive payment of the sidewalk construction into the sidewalk fund.

Please see attached excerpt from the Planning Review Response letter dated September 9, 2020 for justification of this DCS Variance Request.

INTERNAL USE

Date Submitted: 9/30/2020
Code Section from which variance is sought: Section 11-256 (b)
Submittal Checklist: One (1) copy of plan on 8.5 x 11 size paper
 \$100 Filing Fee (No fee for driveway width variance requests)
Request Status: APPROVED DENIED
Authorized By: Aaron J. Staup
Authorization Date: 10/1/20

Non-Motorized Plan: The Applicant has not proposed to provide sidewalks along 8 Mile Road or Griswold Street as shown in the Non-Motorized Master Plan.

Applicant Response: The applicant will be requesting a Design and Construction Variance Request for the absence of new sidewalk on the south side of 8 Mile Road and along the north side of Griswold Street. Additionally, the applicant will be requesting a waiver from the City Council to waive payment of the sidewalk construction into the sidewalk fund.

Justification for DCS Variance and Waiver:

8 Mile Road:

- The proposed site is bordered on the west by the City of Northville and to the south by Northville Township. Providing a sidewalk on the south side of 8 Mile Road will not provide a tangible connection to the existing City of Novi sidewalk system or provide any connections to existing sidewalk systems in the City of Northville or Northville Township.
- 8 Mile Road to the west of the site crosses over an existing railroad by a highway bridge. The existing bridge does not currently provide adequate room for pedestrian crossings on the north or south side of the bridge. Extending a sidewalk along 8 Mile Road to the west side of the property will result in a dead end sidewalk. It should be noted that the existing City of Novi sidewalks on the north side of 8 Mile Road also do not extend to the bridge crossing. Rather, the sidewalk turns north along Brickscape Drive. Additionally, 8 Mile Road ramps upward significantly at the north west corner of the site to accommodate the bridge crossing. The road is approximately 25 feet higher than the north east property corner of the LLEC property. This would require a considerable amount of fill for sidewalk construction and potential relocation of existing bridge approach barrier rails. A sidewalk in this area does not appear feasible.
- It should be noted that there are no sidewalks located on the south side of 8 Mile Road within Northville Township until east of Meadowbrook Country Club (Approx. 1.4 Miles east)

Griswold Road:

- Similar to 8 Mile Road, there are no existing sidewalk systems on either side of Griswold Road to connect to extending south into Northville Township. The nearest sidewalks along Griswold Road are approximately 1,400-1,500 ft to the south as you enter the City of Northville.
- There is currently an existing pedestrian crossing stub over 8 Mile Road on the south side of Griswold Street without a sidewalk connection to this stub. Adding sidewalk on the north side of Griswold Road will not connect this pedestrian crossing stub. Additionally, there is not currently a pedestrian crossing or signalization to the north side of Griswold Street at the 8 Mile intersection. We do not anticipate that LLEC clients will walk to our facility, as we serve people from across the Metro Detroit area and do not specifically serve clients in the immediate area surrounding our facility.



Request for Variance Design and Construction Standards

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Name: Living & Learning Enr. Center

Address: 801 Griswold

Northville MI, 48167

Phone No: 248.321.4626

Engineer Information

Name: Robert Emerine, PE (SKE)

Address: 100 MainCentre, Ste 10

Northville MI, 48167

Phone No: 248.301.3331

Applicant Status (please check one):

- Property Owner Developer Developer / Owner Representative
 Other _____

Project Name Living & Learning Enrichment Campus

Project Address/Location 801 Griswold, Northville MI, 48167

Variance Request No curbs used on site; Gravel Parking Spaces

Justification (attach additional pages if necessary)

The applicant is requesting a Design and Construction Variance Request for use of gravel parking spaces, no use of curbs on the site and no end islands as shown in the Preliminary Site Plan to maintain the general character of the site. It should be noted that the existing one-way driveway in front of the Existing Main Residence will be widened to 20' as required by the City of Novi Fire Marshal for emergency vehicle access using concrete paving designed according to City of Novi Standards. In lieu of curbs, the Applicant could provide 4" bumper blocks at the ends of each parking space to better define their locations. Additionally, the two van accessible parking spaces beyond the existing paver brick will be paved with concrete rather than gravel to assure compliance with Accessible Space / ADA standards.

INTERNAL USE

Date Submitted: 9/30/2020
Code Section from which variance is sought: Section 11-239(b)
Submittal Checklist: One (1) copy of plan on 8.5 x 11 size paper
 \$100 Filing Fee (No fee for driveway width variance requests)
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Authorization Date: 10/1/20

