



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting

June 7, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney

Absent Excused: Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer; Doug Necci, Façade Consultant; Saumil Shah, Traffic Engineering Consultant

APPROVAL OF AGENDA

Motion to approve the June 7, 2023 Planning Commission Agenda. Motion carried 6-0.

PUBLIC HEARINGS

1. **JSP22-48 EXTRA SPACE SELF STORAGE**

Public Hearing at the request of GHK, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is approximately 4.3 acres and is located south of Nine Mile Road on the east side of Novi Road in the I-1, Light Industrial District. The applicant is proposing to renovate the existing building and build a new 3-story building to repurpose the site for an indoor climate-controlled self-storage facility.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Special Land Use Permit based on the following findings:

a. Relative to other feasible uses of the site:

- i. **The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service because the proposed use is compatible with the surrounding area, no new driveways are proposed on Novi Road except an emergency access, and the number of peak-hour trips is relatively low;**
- ii. **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area because the use of the site is expected to have lower water and sanitary use compared to the previous use;**
- iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because the use removes pavement from the wetland area and proposes to replant**

with a wetland seed mix, and impacts to trees are minimized by redeveloping a previously occupied site;

- iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *because the proposed use is similar to the storage use to the south, and additional building height is located so as to minimize its impact;*
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use *because the proposed use is a compatible commercial development that provides economic value to the community;*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner *because it is a proposed adaptive reuse of a vacant site and will add a storage service option to the surrounding area;*
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. The applicant is to provide information regarding the proposed access points to Novi Road to the City's satisfaction prior to the approval of the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Zoning Board of Appeals granting a variance from Section 4.19.2.F of the Zoning Ordinance for the location of the dumpster in the interior side yard;
- b. Landscape waiver (Section 5.5.3.C) for a deficiency of 10 accessway perimeter trees along the northern property lines, because there isn't enough area to support tree planting, which is hereby granted;
- c. Section 9 Façade Waiver for an overage of EIFS on the west and south façade (35% proposed, maximum of 25% permitted), and an overage of painted CMU on the north and east facades (84% and 100% proposed, respectively, 0% permitted). The EIFS material is set back approximately 300 feet from the main façade. The CMU represents a continuation of existing materials and will not be highly visible from public ROW. As the overall design is found to be consistent with the intent and purpose of the Façade Ordinance, the waiver is hereby granted;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. *This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. Motion carried 6-0.*

2. JSP22-01 CAMELOT PARC APARTMENTS (fka AVALON PARK APARTMENTS) PSLR

Public hearing at the request of Wixom Road Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 46 apartment units in three low-rise buildings. The subject property is currently zoned R-1, One Family Residential, with a Planned Suburban Low-Rise Overlay.

In the matter of Camelot Parc Apartments JSP22-01, motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:

1. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The applicant proposes a walking trail through a 0.74 acre area of woodland to be preserved, which is short of the 10% of site area requirement. There is also a requirement for 200 square feet of private open space per unit that is not fully provided. There are two benches in separate locations as enhancements of the common open spaces shown on the site. Since so much of the property is wetland area to be preserved and wetland mitigation, it is difficult to achieve some of the "active" open space requirements. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail.]*
2. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The estimated number of daily vehicle trips is 350, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 37 AM trips, 40 PM trips). The proposed use is expected to have minimal impacts on the use of public services, facilities, and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.3 acres of existing 2.41 acres of wetlands and proposes removal of approximately 19% of the regulated woodland trees. The plan indicates appropriate mitigation measures on-site.]*
3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's 2016 Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Ordinance, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
5. City Council deviations for the following (as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are

designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter):

- a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road;
- b. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 12 feet of a building in one location south of building 1 (15 feet minimum required);
- c. Deviation from Sec. 3.21.2.A.v to allow a reduction in the minimum required private open space (9,200 square feet total required, 3,150 square feet provided), as constructing additional private open space would cause greater wetland and woodland impacts;
- d. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 30% provided), and less than 10% of the total site (9% proposed), as the development proposes connection to Wildlife Woods Park, which contains connections to the Providence and the ITC tail systems, and providing additional active recreation would cause greater wetland and woodland impacts;
- e. Deviation from Sec. 3.21.2.C.ii. for lack of pedestrian entrances on rear side of two buildings, as this side of the building will be screened by the existing berm and trees;
- f. Deviation from Section 3.21.2.C.ii.d. to allow the use of a minor amount of standing seam metal material (2-4% proposed), as in the opinion of the City's Façade Consultant the material is used in a manner that enhances the facades, and the design is otherwise in conformance with the façade standards;
- g. Deviation from Sec. 5.7.3.K for exceeding the 4:1 average to minimum illumination ratio (5.3:1 proposed), and the light from the fixtures at the western turn-around will be shielded from visibility in the ROW;
- h. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation;
- i. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 foot intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands;
- j. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan;
- k. The applicant is to provide a traffic study to assist the City Council in its determination of traffic-related factors.

Motion carried 4-2 (Lynch, Roney).

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE MAY 24, 2023 PLANNING COMMISSION MINUTES**

Motion to approve the May 24, 2023 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the June 7, 2023 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 9:11 PM.

*Actual language of the motion sheet subject to review.