



## Hertz Auto Rental JSP13-74

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Consideration of the request of The Hertz Corporation for Special Land Use permit and Preliminary Site Plan approval. The subject property is located in Section 23, at 24400 Novi Road, north of 10 Mile Road in the I-1, Light Industrial District. The subject property is approximately 3.8 acres and the applicant is proposing to occupy a 2,500 square foot space and 20 parking spaces for an auto rental facility.

### Required Action

Approve/deny the Special Land Use permit and Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/05/13	<ul style="list-style-type: none"><li>• <b>Waiver of the Noise Impact Statement requested and recommended</b></li><li>• Parking spaces designated for rental auto parking must be signed</li></ul>

## **Motion sheet**

### **Approval – Special Land Use Permit**

In the matter of Hertz Auto Rental, JSP13-74, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
  - The proposed use will not cause any detrimental impact on existing thoroughfares *(given the size of the new use)*;
  - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(given the size of the new use)*;
  - The proposed use is compatible with the natural features and characteristics of the land *(because the plan does not impact any natural features)*;
  - The proposed use is compatible with adjacent uses of land *(because the proposed use is located far from the any residential uses)*;
  - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
  - The proposed use will promote the use of land in a socially and economically desirable manner;
  - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. Waiver of the required Noise Impact Statement as the proposed use will not add any noise generating equipment to the site;
- c. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed;
- d. *(additional comments here if any)*

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

**-AND-**

### **Approval – Preliminary Site Plan**

In the matter of Hertz Auto Rental, JSP13-74, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed; and
- b. *(additional conditions here if any)*

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

**-OR-**

**Denial – Special Land Use Permit**

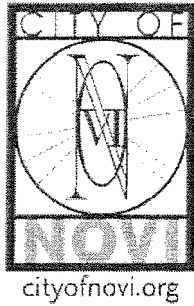
In the matter of Hertz Auto Rental, JSP13-74, motion to **deny** the Special Land Use permit for the following reasons...*(because it is not in compliance with the Ordinance.)*

**-AND-**

**Denial – Preliminary Site Plan**

In the matter of Hertz Auto Rental, JSP13-74 motion to **deny** the Preliminary Site Plan, for the following reasons...*(because the plan is not in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance.)*

PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

November 5, 2013

### Planning Review

Hertz Auto Rental

JSP# 13-74

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#### Petitioner

The Hertz Corporation

#### Review Type

Special Land Use Request

#### Property Characteristics

- Site Location: 24400 Novi Road, east of Novi Road north of 10 Mile Road (Section 23)
- Site School District: Novi Community School District
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, South and East: I-1; West: B-3, General Business and OS-1, Office Service
- Site Use(s): Omni Commerce Center
- Adjoining Uses: North, South and East: Various office and industrial; West: Post Office and Retail
- Site Size: 3.8 acres
- Size of Tenant Space: 5,500 sq. ft.
- Application Date: 10/02/13

#### Project Summary

The applicant is proposing to occupy an approximately 2,500 square foot space inside the existing Omni Center at 24400 Novi Road. The new tenant would be Hertz Auto Rental. An auto rental facility is a Special Land Use in the I-1 district. Exterior changes to the site are not generally proposed. However, the applicant will be required to install signage indicating auto rental parking spaces.

#### Recommendation

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

#### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Since the proposed exterior changes to the site are relatively minor, they will be approved administratively. The Planning Commission only needs to take action on the Special Land Use Permit and not on the site plan itself.

1. Noise Impact Statement: An auto rental facility in the I-1 District requires the submission of a Noise Impact Statement. **In this case, the Community Development Department recommends that the applicant seek and the Planning Commission grant a waiver of the Noise Impact Statement requirement.** The proposed use will not add any noise-generating equipment to the existing building and no other measurable noise is expected as a result of this Special Land Use

Permit. **The applicant should submit a letter requesting a waiver of the Noise Impact Statement prior to the Planning Commission meeting.** The Planning Commission may waive any of these requirements if the applicant demonstrates a hardship or if the Special Land Use will clearly fall within the noise standards.

2. Auto Rental Parking Spaces: Per the recently approved Ordinance amendment, auto rental spaces must be identified on the site. The applicant should clearly identify the spaces to be used for auto rental parking with signage on the site. A detail of the proposed signage should be submitted to the Planning Division.

### **Special Land Use Considerations**

In the I-1 District, an auto rental facility falls under the Special Land Use requirements. Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

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

### **Response Letter**

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

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



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Kristen Kapelanski, AICP, Planner

APPLICANT RESPONSE LETTER

## PROJECT REVIEW REPORT

TO: City of Novi Planning Dept

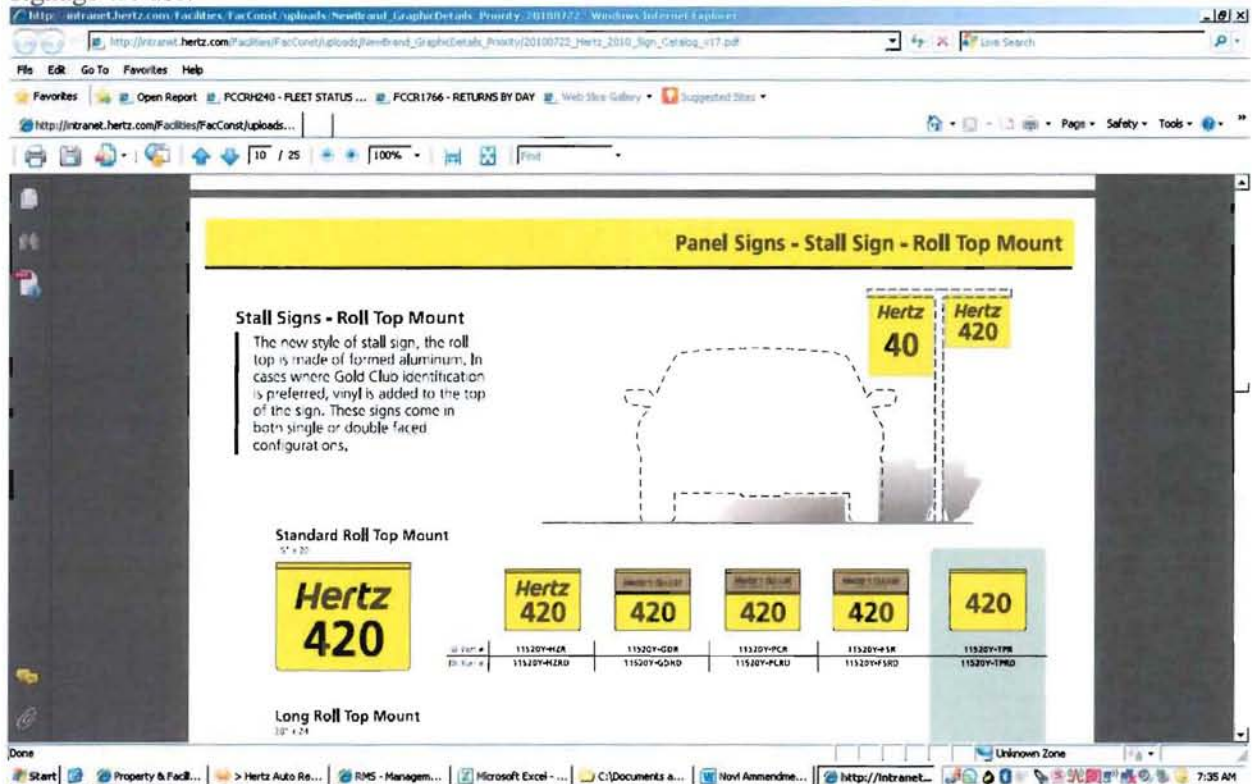
PREPARED BY:

Jeff Hermiz

TITLE: Hertz Car Rental/ 24400 Novi Rd Use for a Car Rental Facility

Hertz would like to request a waiver of the noise impact statement, as no noise generating equipment will be added.

Hertz will also identify our parking using corporate approved parking stall signs. Below is some detail of signage we use.



pc: Petitioner  
Hertz Corporation



SITE PLAN

**Exhibit A**

**Description of the Property**

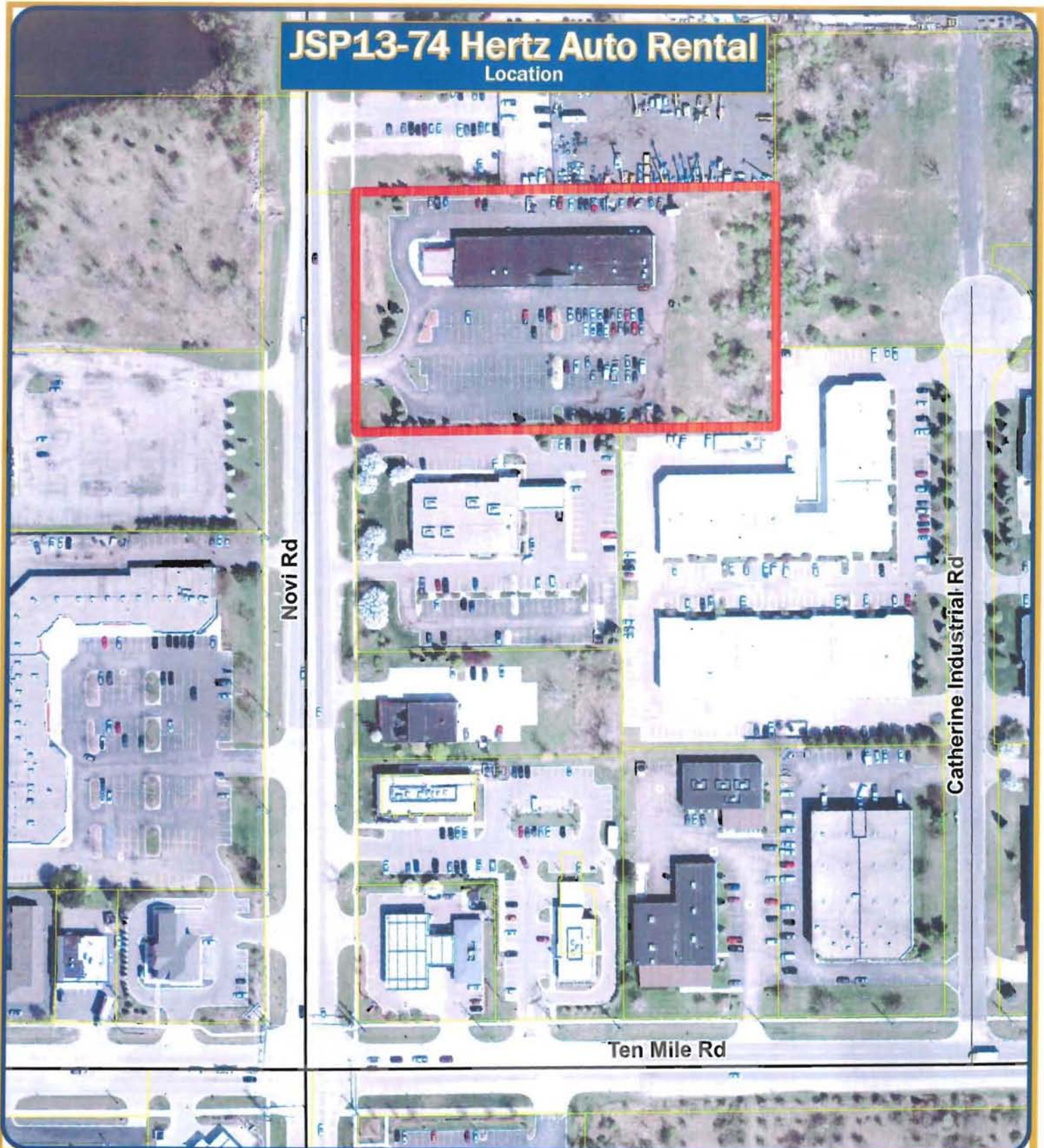




MAPS  
Location  
Zoning



# JSP13-74 Hertz Auto Rental Location



Novi Rd

Catherine Industrial Rd

Ten Mile Rd

Map Author: Kristen Kapelanski  
 Date: 11/05/13  
 Project: Hertz Auto Rental JSP13-74  
 Version #: 1.0

**Map Legend**

 Subject Property



**City of Novi**

Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

**MAP INTERPRETATION NOTICE**

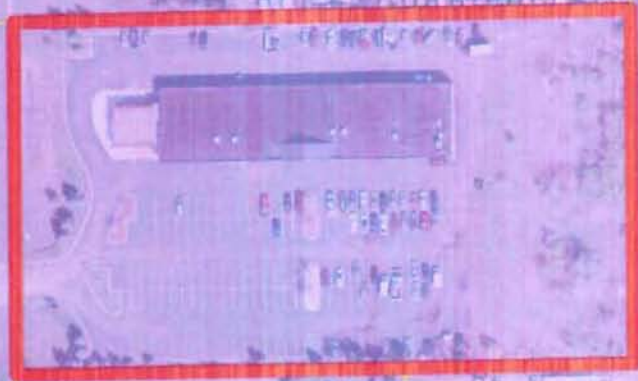
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and not the most recent available sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as having been measured or certified by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1976 as amended. Please contact the City GIS Manager for further source and accuracy information related to this map.



1 inch = 167 feet



# JSP13-74 Hertz Auto Rental Zoning







Novi Rd

Catherine Industrial Rd

Ten Mile Rd

Map Author: Kristen Kapelanski  
 Date: 11/05/13  
 Project: Hertz Auto Rental JSP13-74  
 Version #: 1.0

### Map Legend

-  Subject Property
-  B-1: Local Business District
-  B-3: General Business District
-  I-1: Light Industrial District
-  OS-1: Office Service District

#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and was the most recent available source 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 for further source and accuracy information related to this map.



**City of Novi**

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