



ERHARD BMW OF NOVI JZ 17-47

Erhard BMW of Novi with Zoning Map Amendment 18.719

Public hearing at the request of Rogvov Architect, PC for Planning Commission's recommendation to City Council for a Zoning Map amendment, from NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East). The subject property is comprised of two parcels totaling 9.48 acres. It is located on the southwest corner of Grand River Avenue and Meadowbrook Road (Section 23).

Required Action

Recommend to City Council approval or denial of rezoning request from rom NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East).

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10-30-17	
Engineering – Public Utilities	Approval recommended	10-30-17	<ul style="list-style-type: none">• Rezoning to GE will have no impact on utilities than anticipated
Traffic	Approval recommended	10-26-17	<ul style="list-style-type: none">• A full traffic impact statement is required at the time of Preliminary Site Plan submittal

MOTION SHEET

Approval

In the matter of the request of Erhard BMW of Novi with Zoning Map Amendment 18.719, motion to **recommend approval** to City Council to rezone the subject property from NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East) *for the following reasons:*

1. The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate;
2. The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the west;
3. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations;
4. The rezoning would increase combined development potential of two separate parcels which are currently zoned different from each other;
5. The rezoning puts to use a vacant parcel and will not have impact on public utilities;
6. The rezoning is the first step in the process; the applicant will still need to seek the required;
7. (additional reasons, if any)

-OR-

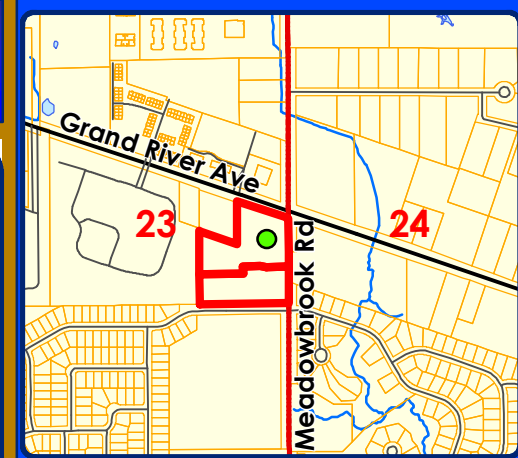
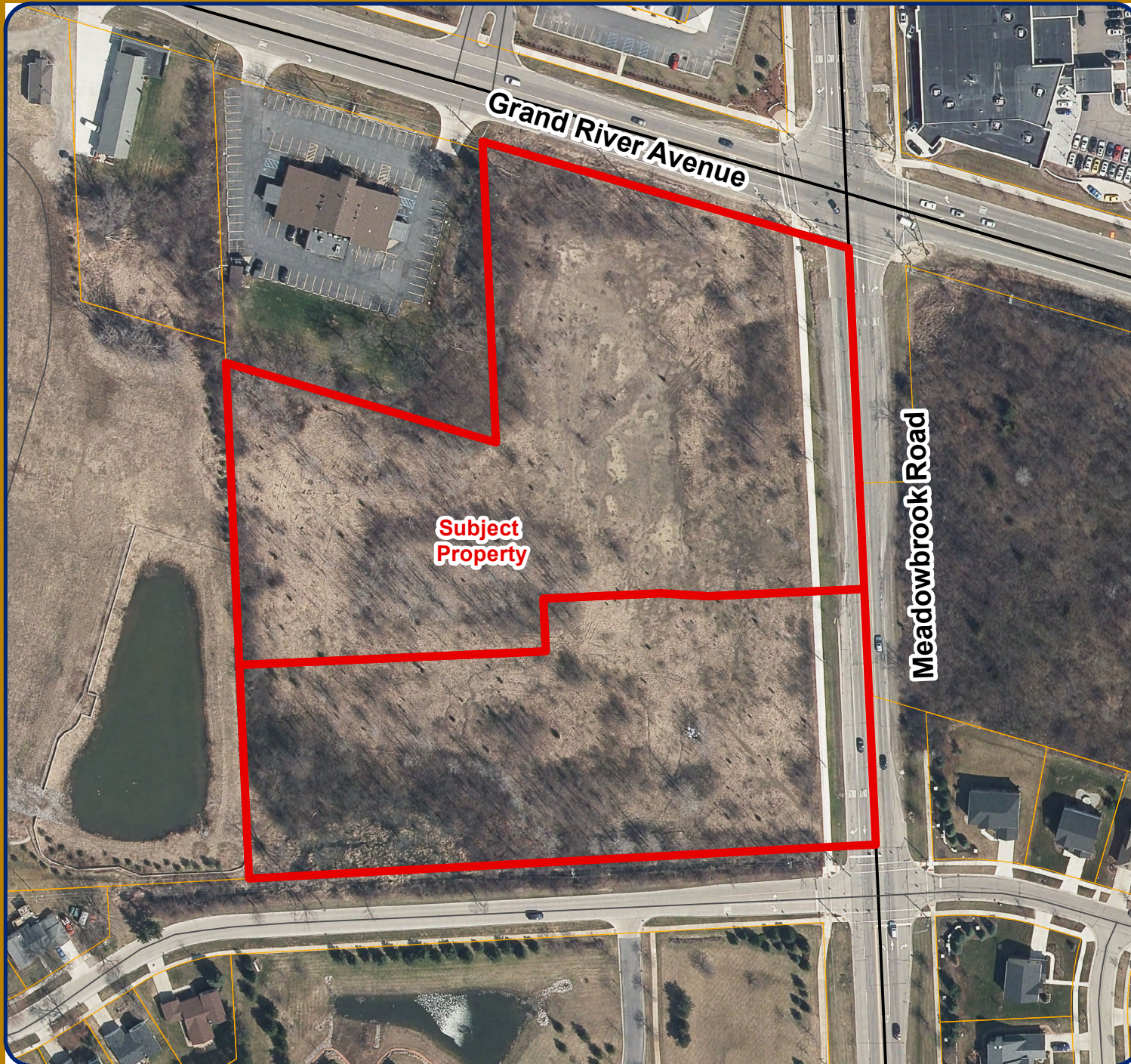
Denial

In the matter of the request of Erhard BMW of Novi with Zoning Map Amendment 18.719, motion to **recommend denial** to City Council to rezone the subject property from NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East) *for the following reasons..*

MAPS
Location
Zoning
Future Land Use
Natural Features

ERHARD BMW OF NOVI ZONING MAP AMENDMENT 18.719

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: Sri Komaragiri
Date: 11/3/17
Project: ERHARD BMW ZONING MAP AMENDMENT 18.719
Version #: 1



1 inch = 155 feet

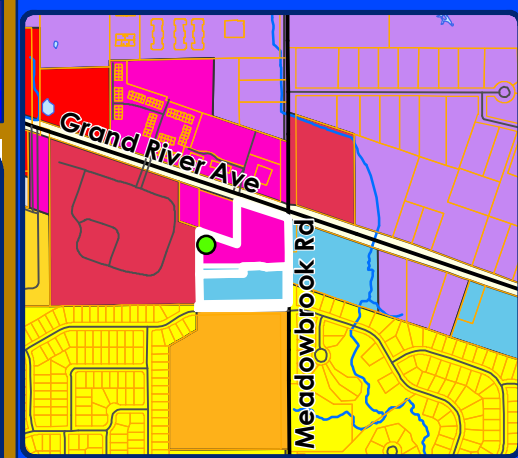
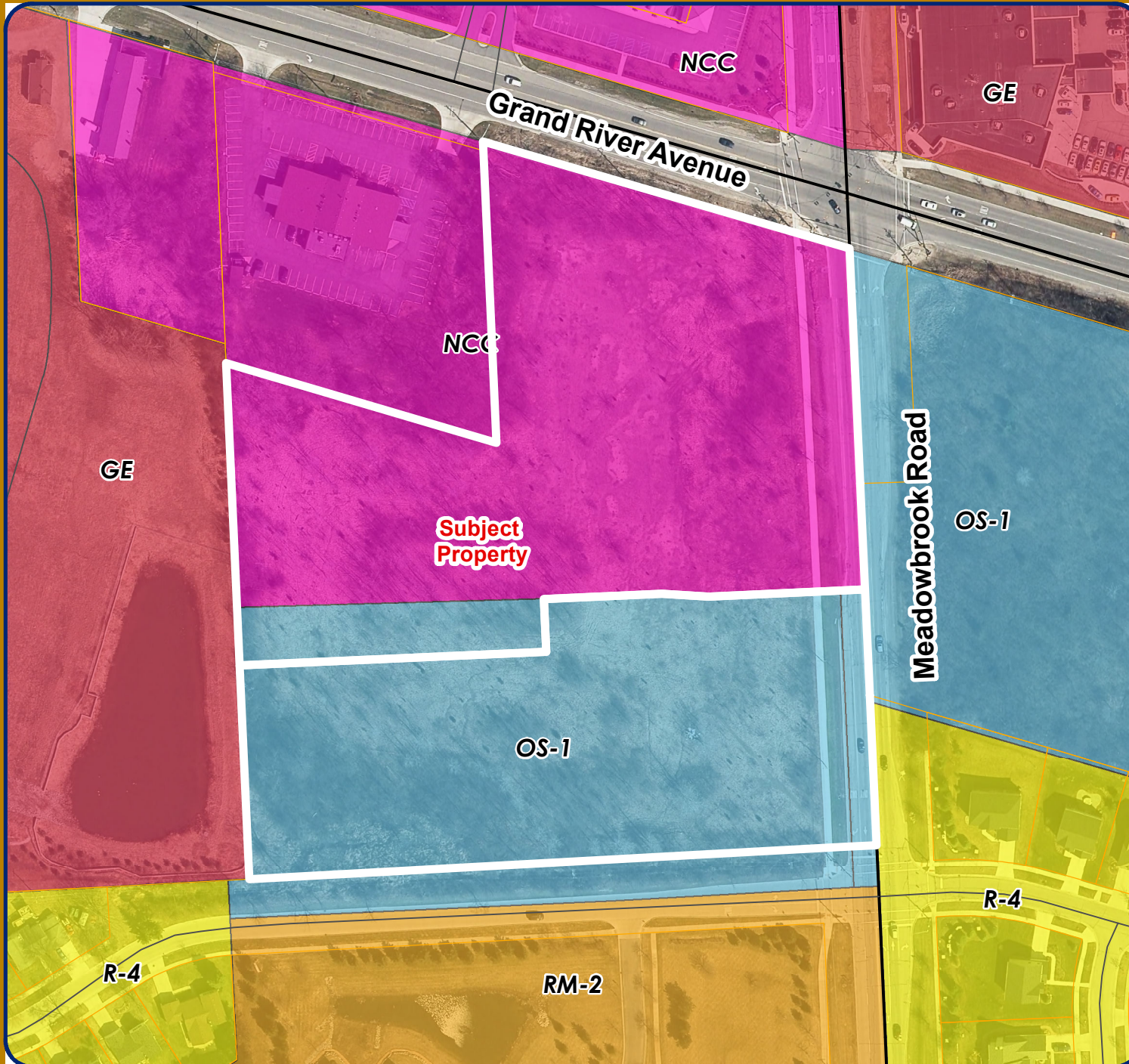


MAP INTERPRETATION NOTICE

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ERHARD BMW OF NOVI ZONING MAP AMENDMENT 18.719

Zoning



LEGEND

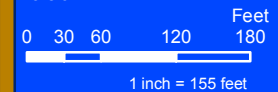
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- P-1: Vehicular Parking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



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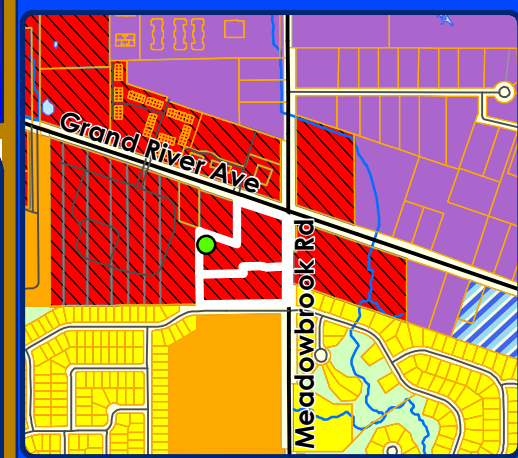
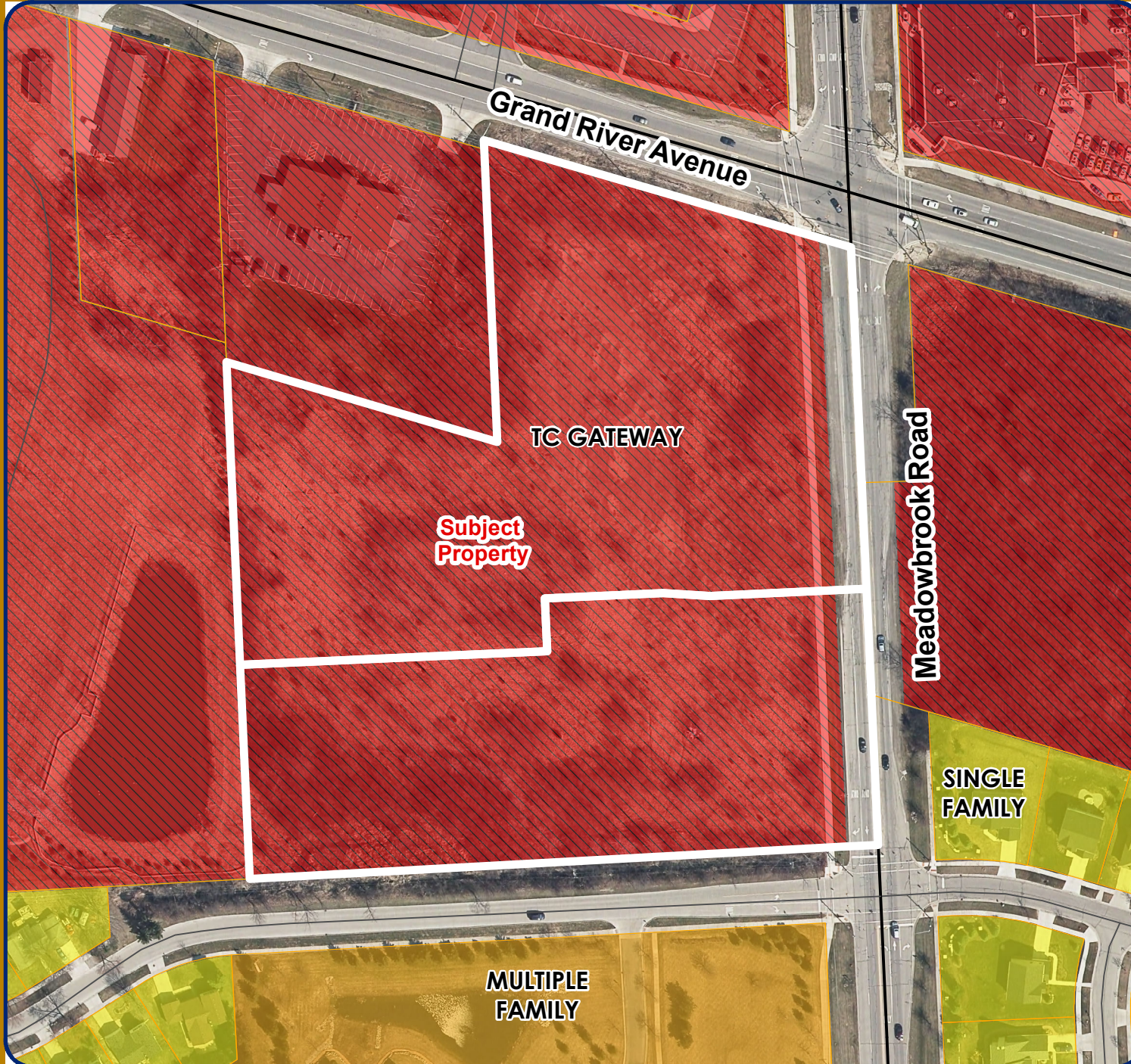


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ERHARD BMW OF NOVI ZONING MAP AMENDMENT 18.719

Future Land Use



LEGEND

FUTURE LAND USE

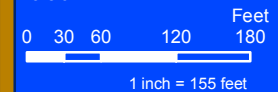
- Single Family
- Multiple Family
- Community Office
- Industrial RD Tech
- TC Gateway
- Private Park



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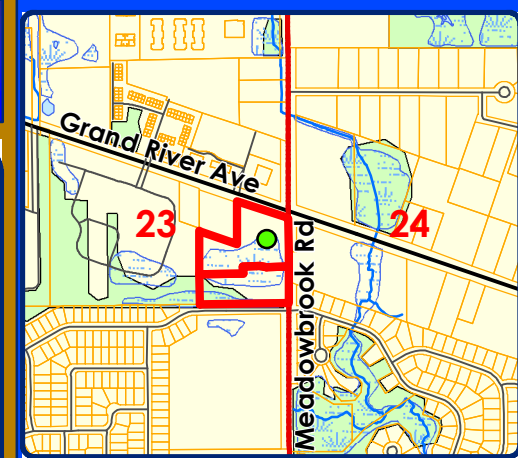
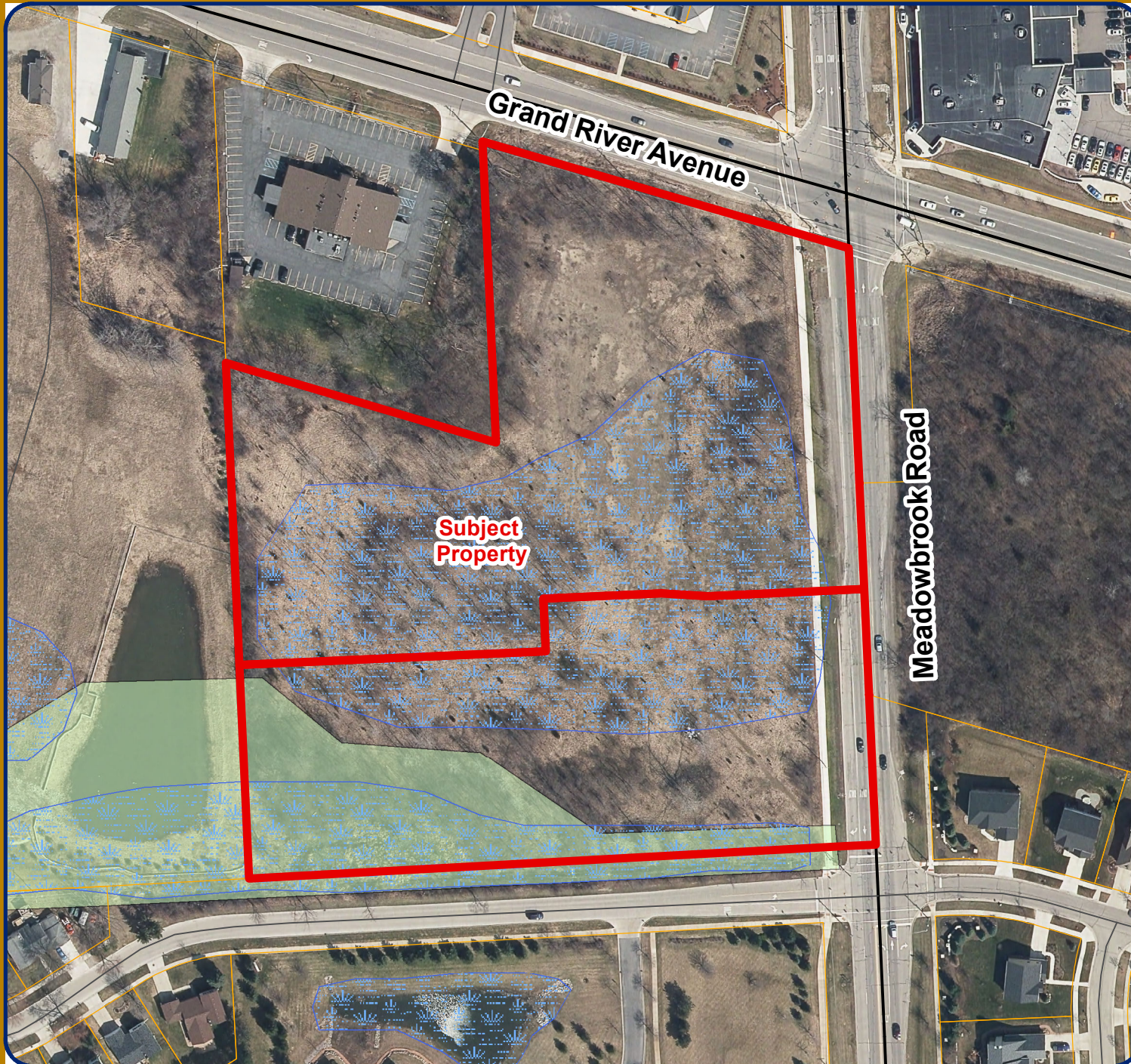


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Natural Features



LEGEND

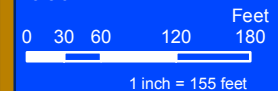
- Sections
- WETLANDS
- WOODLANDS



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SITE PLAN

(Full plan set available for viewing at the Community Development Department.)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

October 30, 2017

Planning Review

Erhard BMW of Novi

JZ 17-47 with Rezoning 18.719

Petitioner

Rogvoy Architect, PC

Review Type

Rezoning Request from NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East).

Property Characteristics

Section	23	
Site Location	Southwest corner of Grand River Avenue and Meadowbrook Road; 50-22-23-251-018 and 22-23-251-019	
Site School District	Novi Community School District	
Site Zoning	NCC (Non-Center Commercial) and OS-1 (Office Service)	
Adjoining Zoning	North	NCC: Non-Center Commercial
	East	OS-1: Office Service
	West	GE: Gateway East
	South	RM-2: High-Density Multiple-Family Residential
Current Site Use	Vacant	
Adjoining Uses	North	Residential/Commercial (Gateway Village)
	East	Vacant
	West	Multi-family Residential (Huntley Manor)
	South	Senior Living (Meadowbrook Commons)
Site Size	9.48 Acres	
Plan Date	October 09, 2017	

Project Summary

The petitioner is requesting a Zoning Map amendment for 9.48 acres of property located at the southwest corner of Grand River Avenue and Meadowbrook Road (Section 23) NCC (Non-Center Commercial) and OS-1 (Office Service) to GE (Gateway East). The applicant states that the rezoning request is necessary for a possible car dealership and service center, which could be considered as a Special Development Option in the GE District once the rezoning is approved.

The applicant met with the planning staff to discuss the process and determined to apply for a straight rezoning as the proposed rezoning category is supported by the Future Land Use map recommendation for the subject property. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan after rezoning has been approved.

Master Plan for Land Use

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property as Gateway East. The proposal would address the general goal for "Economic Development" listed in Master Plan for Land Use by fulfilling the following objective:

1. Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi.

Development Potential

The subject property is comprised of two parcels. The north parcel is approximately 5.61 acres and is zoned NCC (Non-Center Commercial) and the south parcel is approximately 3.87 acres and is zoned OS-1 Office Service district. Both parcels contain a majority of wetlands in a crucial location that limits the available land for development, if developed individually. OS-1 allows a variety of office service uses such as office buildings, personal service establishments, and daycares etc. Non-Center Commercial permits uses such as retail, offices, instructional centers, and elderly housing. Given the topography, shape and different permitted uses, the parcels have better development potential if combined into one.

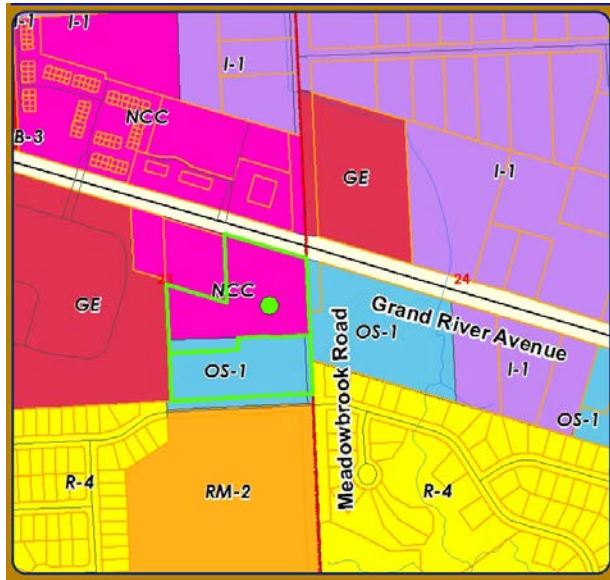
Compatibility with Surrounding Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties. The subject property is one of the four properties situated at the "entry" of the area for which GE district permission is provided herein, i.e., the four properties at the intersection of Grand River Avenue and Meadowbrook Road (having frontage on both roads), the City Council following the recommendation of the Planning Commission, shall be authorized to approve an SDO project which includes or consists of a non-residential use permitted elsewhere in this Zoning Ordinance but not otherwise permitted in the GE district, on the condition that such use meets all criteria listed in Section 3.12.2.A.ii

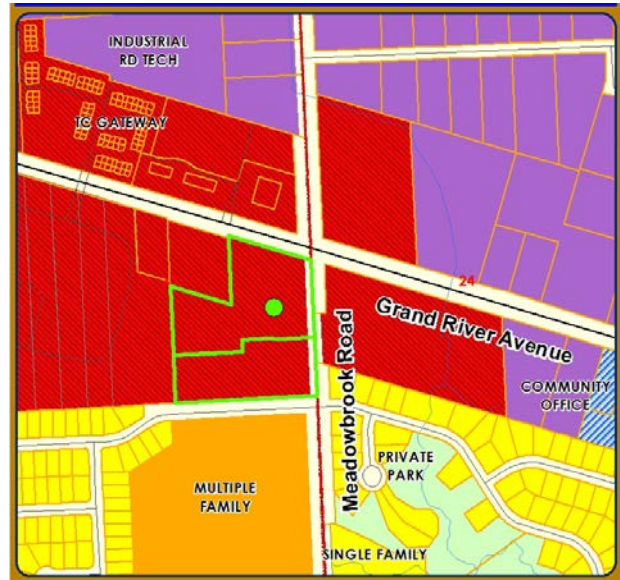
Land Use and Zoning: For Subject Property and Adjacent Properties

	Existing Zoning	Master Plan Land Use Designation	Existing Land Use	Compatibility
Subject Property (two parcels)	NCC: Non-Center Commercial OS-1: Office Service	TC Gateway	Vacant	More potential when combined together
Northern Parcels (across Grand River Avenue)	NCC: Non-Center Commercial	TC Gateway	Residential/ Commercial (Gateway Village w/ consent judgement)	Existing consent judgement allows for expansion to existing multi-family residential development
North East Corner	GE: Gateway East	GE: Gateway East	Auto-dealership	Similar use as the expected proposed use by the applicant for the subject property
Eastern Parcels (across Meadowbrook Road)	OS-1: Office Service	TC Gateway	Vacant	Can be developed under permitted OS-1 zoning or can be rezoned to GE
Western Parcels	GE: Gateway East	TC Gateway	Multi-family Residential (Huntley Manor)	Under construction
Southern Parcels (across Cherry Hill Road)	RM-2: High-Density Multiple-Family Residential	Multiple Family	Senior Living (Meadowbrook Commons)	Unlikely to change

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.



Existing Zoning



Future Land Use

Comparison of Zoning Districts

Related sections of the zoning Ordinance that pertain to the existing zoning (NCC and OS-1) and proposed zoning are attached to this review letter for reference.

	NCC: Non-Center Commercial (Existing)	OS-1: Office Service (Existing)	GE: Gateway East (Proposed)
Principal Permitted Uses	See attached 3.1.20.	See attached Sec. 3.1.21.	See attached 3.1.16
Special Land Uses	See attached 3.1.20.	See attached Sec. 3.1.21.	See attached 3.1.16
Minimum Lot Size	2 acres	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	2 acres
Minimum Lot Width	200 feet		200 feet
Building Height	25 ft. or 2 stories whichever is less	30 ft.	35 ft. or 2 stories whichever is less
Building Setbacks	Front: 40 feet Rear: 20 feet Side: 20 feet	Front: 20 feet Rear: 20 feet Side: 15 feet	See Section 3.11: GE Gateway East District Required Conditions
Parking Setbacks	Front: 20 feet Rear: 10 feet Side: 10 feet	Front: 20 feet Rear: 10 feet Side: 10 feet	

Engineering

The Staff Engineer has reviewed the rezoning request and summarized that the requested rezoning to Gateway East will result in utility demands that are approximately equal to or less than the utility

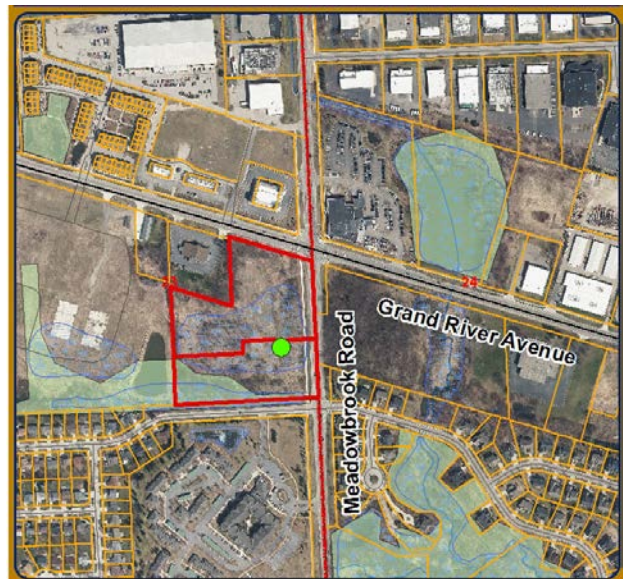
demand if the property were to be developed under the current zoning. The rezoning would have negligible impact on utility demands.

Traffic

The City's Traffic consultants reviewed the Rezoning Traffic Impact Study provided by the applicant and indicated that the proposed use of an auto dealership is projected to produce 2,638 fewer trips than the existing zoning would allow per day and 2,378 fewer trips than the proposed zoning would allow per day. It also produces 11 and 15 additional peak-hour trips, respectively (AM/PM) than the maximum allowable density for land-uses under the existing zoning. Traffic requested that the applicant should perform a full-scale Traffic Impact Study at the time of Preliminary Site Plan submittal due to the projected increase in peak hour trips under the proposed zoning indicated in the Rezoning Traffic Impact Study.

Natural Features

Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Wetlands and Woodlands Maps it appears as if this proposed project site contains both City-Regulated Wetlands and Regulated Woodlands. The on-site wetlands appear to meet one or more of the essentiality criteria and are therefore City regulated. The wetland is associated with a drain that runs from west to east along the south side of the site and appears to drain to Bishop Creek, located east of Meadowbrook Road. The mapped regulated woodlands area is indicated along the southern section of the site.



The applicant is working with the City's staff to determine the boundaries for wetlands and provide an accurate tree survey at the time of Preliminary site plan. A wetland evaluation is not complete at the time of submittal of the rezoning request. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan until after the rezoning request has been approved. Staff is unable to determine the extent of impact on wetlands or woodlands at this time. A more thorough review will be performed at the time of site plan submittal and necessary permits will have to be obtained. The applicant is encouraged to propose minimum or no impacts to the wetlands and wetland buffer areas.

Recommendation

Approval of the **Rezoning is recommended** because

- The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate.
- The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the west.
- The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations.
- The rezoning would increase combined development potential of two separate parcels which are currently zoned different from each other.
- The rezoning puts to use a vacant parcel and will not have impact on public utilities.

The rezoning is the first step in the process; the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Wetland Permit, Woodland

Permit, and Stormwater Management Plan depending on the requirements as determined at the time of site plan review.

Next Step: Planning Commission Meeting

This Rezoning request is scheduled to go before the **Planning Commission** on **November 08, 2017** for recommendation to City Council. **Please provide the initial submittal in a PDF format.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner

A. INTENT

The NCC, Non-Center Commercial district is intended for use along major thoroughfares apart from regional and community shopping centers and local business districts.

The intent of the NCC district is to offer sites for businesses, office services and multiple housing which have low impact on adjacent land uses and which do not involve automotive-type business establishments. Spacious sites are intended which do not require frequent curb cuts on major thoroughfares.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Retail businesses use
- ii. Retail business service uses
- iii. Professional office buildings
- iv. Medical offices, including laboratories and clinics
- v. Financial institutions, stock brokerages
- vi. **Sit-down restaurants** § 4.41
- vii. Publicly owned and operated parks, parkways and outside recreational facilities
- viii. **Instructional centers** § 4.62
- ix. Other uses similar to the above uses
- x. **Accessory structures and uses** § 4.19 customarily incident to the above permitted uses

C. SPECIAL LAND USES

- i. **Day care centers** and **adult day care centers** § 4.12.3
- ii. **Places of worship** § 4.10
- iii. Private clubs , fraternal organizations and lodge halls
- iv. Museums
- v. **Public utility** buildings and uses without storage yards § 4.43
- vi. **Veterinary hospitals** or **clinics** § 4.31

The following uses are regulated according to the standards and regulations in the **RM-1 Low-Density, Low Rise Multiple-Family (Section 3.1.7)**.

- vi. Multiple-family dwellings
- iii. **Independent and congregate elderly living facilities** § 4.20
- iv. **Accessory buildings and uses** § 4.19 customarily incident to any of the above uses

The following uses are regulated according to the standards and regulations in the **RT Two-Family Residential District (Section 3.1.6)**.

- ix. Two-family dwellings (site built)
- x. **Shared elderly housing** § 4.20
- xi. **Accessory buildings and uses** § 4.19 customarily incident to any of the above uses

The following uses are regulated according to the standards and regulations in the **R-4 One-Family Residential District (Section 3.1.5)**.

- xii. One-family detached dwellings
- xiii. **Farms** and **greenhouses** § 4.1
- xiv. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xv. **Cemeteries** § 4.2
- xvi. **Home occupations** § 4.4
- xvii. **Keeping of horses and ponies** § 4.8
- xviii. **Family Day Care Homes** § 4.5
- xix. **Accessory buildings and uses** § 4.19 customarily incident to any of the above uses



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 2 acres
 Minimum lot width[Ⓜ]: 200 ft

Lot Coverage[Ⓜ]

Maximum lot coverage: See [Section 3.6.2.D](#)

Setbacks[Ⓜ]

Minimum front yard setback: 40 ft
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 20 ft

Building Height[Ⓜ]

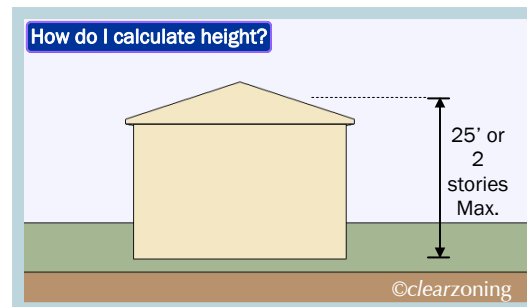
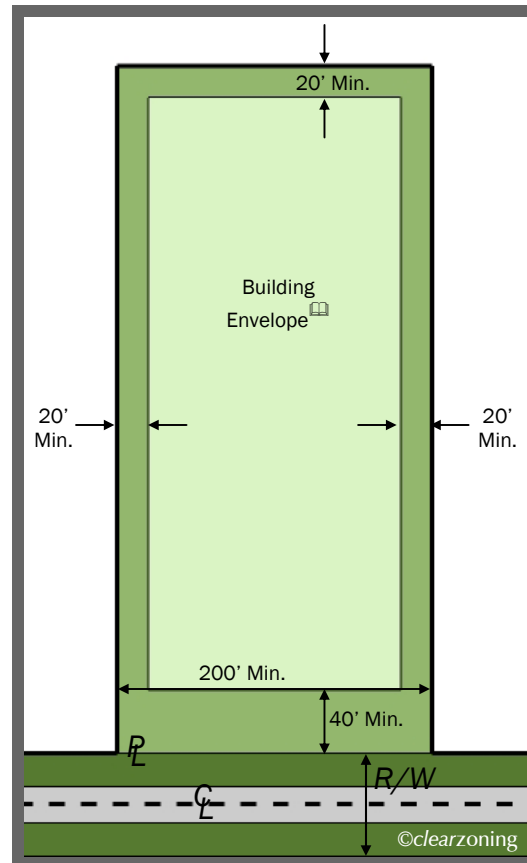
Maximum building height: 25 ft or 2 stories, whichever is less

Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 10 ft
 Minimum side yard setback: 10 ft

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: C, D, E, L, M, P, and Q](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- [NCC Required Conditions](#) §3.16

4. Use Standards

- [Uses Not Otherwise Included](#) § 4.86
- [Unlisted Use Determination](#) § 4.87

5. Site Standards

- [Off-street Parking Requirements](#) § 5.2
- [Off-street Parking Layout, Standards...](#) § 5.3
- [Off-street Loading and Unloading](#) § 5.4
- [Landscape Standards](#) § 5.5
- [Signs](#) § 5.6
- [Exterior Lighting](#) § 5.7
- [Corner Clearance](#) § 5.9
- [Additional Road Design](#) § 5.10
- [Fences](#) § 5.11
- [Frontage on a Public Street](#) § 5.12
- [Access to Major Thoroughfares](#) § 5.13

■ [Performance Standards](#) § 5.14

- [Exterior Building Wall Facade Materials](#) § 5.15
- [Bike Parking Facility Requirements](#) § 5.16

6. Development Procedures

- [Site Plan Review](#) § 6.1
- [Public Hearing](#) § 6.2

7. Admin. and Enforcement

- [Nonconformities](#) § 7.1
- [Planned Rezoning Overlay](#) § 7.13.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



3.1.21

OS-1 Office Service District

A. INTENT

The OS-1, Office Service District is designed to accommodate uses such as offices, banks, facilities for human care and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings
- ii. Medical office, including laboratories and clinics
- iii. **Facilities for human care** §4.64
- iv. Financial institution uses with drive-in facilities as an accessory use only
- v. Personal service establishments
- vi. Off-street parking lots
- vii. Places of worship
- viii. Other uses similar to the above uses
- ix. **Accessory structures and uses** §4.19 customarily incident to the above permitted uses
- x. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xi. **Public or private health and fitness facilities and clubs** §4.34

C. SPECIAL LAND USES

- i. **Mortuary establishments** §4.17
- ii. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, or gas regulator stations
- iii. **Day Care Centers** and **Adult Day Care Centers** §4.12.2
- iv. **Public or private indoor and private outdoor recreational facilities** §4.38
- v. An **accessory use** §4.19 customarily related to a use authorized by this Section



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: See [Section 3.6.2.D](#)
 Minimum lot width[☐]: See [Section 3.6.2.D](#)

Lot Coverage[☐]

Maximum lot coverage: See [Section 3.6.2.D](#)

Setbacks[☐]

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 15 ft

Building Height[☐]

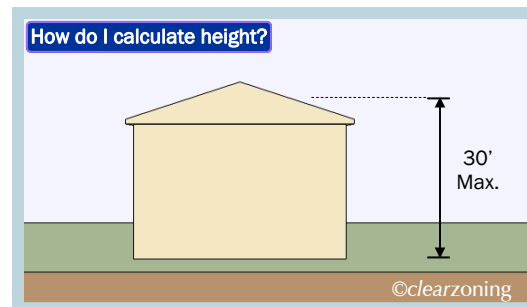
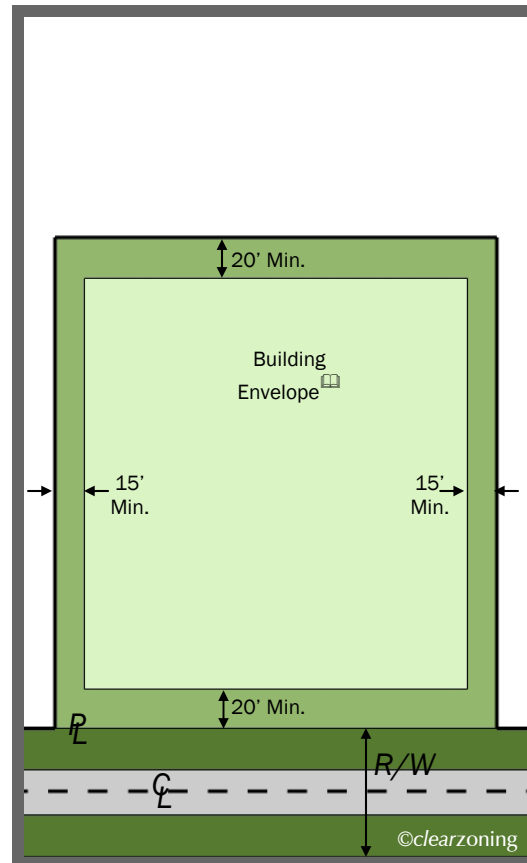
Maximum building height: 30 ft

Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 10 ft
 Minimum side yard setback: 10 ft

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- See *Selected References* below for applicability



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SELECTED REFERENCES

3. Zoning Districts

- OS-1 Required Conditions §3.17

4. Use Standards

- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

5. Site Standards

- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Corner Clearance § 5.9
- Additional Road Design § 5.10
- Fences § 5.11
- Frontage on a Public Street § 5.12
- Access to Major Thoroughfares § 5.13

Performance Standards § 5.14

- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

6. Development Procedures

- Site Plan Review § 6.1
- Public Hearing § 6.2

7. Admin. and Enforcement

- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2

1 Purpose and Introduction

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- 1 Purpose and Introduction
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- 7 Admin and Enforcement

A. INTENT

The intent of the GE, Gateway East district is to encourage high-quality and distinctive development that will complement and support the City's Main Street/Town Center area. The GE district will reflect an inviting and vibrant identity for the easterly gateway to the City's Town Center area while requiring land use planning and development techniques that result in a pleasing, compatible, visual presence. Assembly of small lots and long, narrow lots into larger development parcels is anticipated and encouraged in order to prevent typical and poorly coordinated lot-by-lot development with multiple access points. Minimum lot and frontage thresholds are established to further this objective. Shared parking is strongly encouraged, and vehicular and pedestrian connections between sites may be required. For the Special Development Option, building heights are greater than most traditional commercial districts. Setbacks are reduced commensurate with traditional town development patterns. The GE district also has a significant pedestrian orientation providing sidewalks, lighting and amenities such as plazas, pocket parks and other features that are inviting to pedestrians. The intent of this district is to make provision for uses which have a community orientation, and are less intense than the regional uses permitted in the Main Street and Town Center areas, with the view of providing a mutually supportive transition to such Main Street and Town Center areas.

Quality of life issues inherent in the intent of this Ordinance shall be addressed and demonstrated in development proposals. Quality of life issues may include, but are not limited to, open space, sense of place considerations, land use adjacency, traffic flow and access management, building mass, building placement, siting and compatibility, architectural features, environmental resource protection and landscape design, lighting, and review findings by the Planning Commission and City Council that a development plan creates an environment that adequately considers those impacted by the development; i.e., residents, customers, tenants, landowners, etc., within a context to achieve the gateway transition to the City's Main Street and Town Center areas.

It is the further intent of this Article to create a Special Development Option to provide greater flexibility for the achievement of the objectives of the GE district by authorizing use of Special Development regulations with the view of: permitting quality residential development and facilitated mixed use developments including multiple family residential, office and limited commercial; encouraging the use of land in accordance with its character and adaptability; conserving natural resources and natural features; encouraging innovation in land use planning; providing enhanced housing, cultural, and recreational opportunities for the people of the City; and bringing about a greater compatibility of design and use between and among neighboring properties. Applicants using the Special Development Option shall adequately demonstrate the intent of this district, including the quality of life issues and special design features noted herein.

It is the intent of this Ordinance to include within the GE district properties as depicted and described as the Town Center Gateway area on the City of Novi Master Plan for Land Use, as shown on the Town Center Gateway Area map. It is also the intent of this Ordinance to include within the GE district properties located at the northeast and southeast corners of Meadowbrook Road and Grand River Avenue that have frontage on both streets.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office
- ii. Medical office, including laboratories
- iii. Financial institutions, financial advisors, stock brokerage
- iv. Real estate establishments
- v. **Restaurants (sit down)** § 4.41
- vi. Publicly owned and operated parks.
- vii. Retail business uses
- viii. Retail business service uses
- ix. Funeral homes

B. PRINCIPAL PERMITTED USES (continued)

- x. Post office, mailing center
- xi. Principal uses similar to those listed above as determined by the City Council
- xii. Uses customarily accessory to the above uses, as determined by the City Council

C. SPECIAL LAND USES

- i. Reserved



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 2 Acres
 Minimum lot width[Ⓜ]: 200 ft

Lot Coverage[Ⓜ]

Maximum lot coverage: See [Section 3.11](#)

Setbacks[Ⓜ]

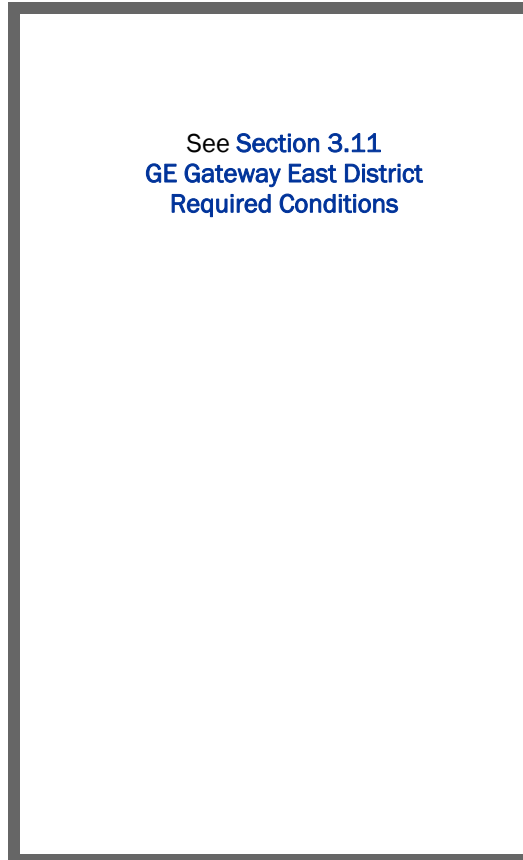
Minimum front yard setback: See [Section 3.11](#)
 Minimum rear yard setback: See [Section 3.11](#)
 Minimum side yard setback: See [Section 3.11](#)

Building Height[Ⓜ]

Maximum building height: 35 ft or 2 stories, whichever is less

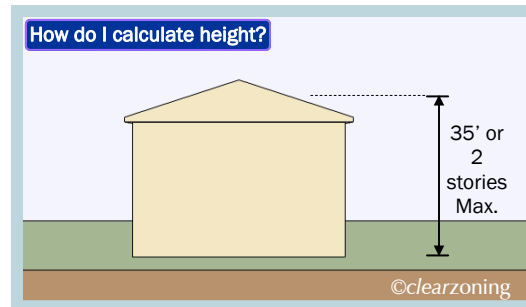
Parking Setbacks

Minimum front yard setback: See [Section 3.11](#)
 Minimum rear yard setback: See [Section 3.11](#)
 Minimum side yard setback: See [Section 3.11](#)



NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: G, I, J, P, and Q](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- [GE Required Conditions](#) §3.11
- [Special Development Option \(SDO\) for the GE District](#) §3.12

4. Use Standards

- [Mixed-Use Developments](#) § 4.25
- [Uses Not Otherwise Included](#) § 4.86
- [Unlisted Use Determination](#) § 4.87

5. Site Standards

- [Off-street Parking Requirements](#) § 5.2
- [Off-street Parking Layout, Standards...](#) § 5.3
- [Off-street Loading and Unloading](#) § 5.4
- [Landscape Standards](#) § 5.5
- [Signs](#) § 5.6
- [Exterior Lighting](#) § 5.7
- [Corner Clearance](#) § 5.9
- [Additional Road Design](#) § 5.10
- [Fences](#) § 5.11
- [Frontage on a Public Street](#) § 5.12
- [Access to Major Thoroughfares](#) § 5.13

6. Performance Standards § 5.14

- [Exterior Building Wall Facade Materials](#) § 5.15
- [Bike Parking Facility Requirements](#) § 5.16

6. Development Procedures

- [Site Plan Review](#) § 6.1
- [Public Hearing](#) § 6.2

7. Admin. and Enforcement

- [Nonconformities](#) § 7.1
- [Planned Rezoning Overlay](#) § 7.13.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



ENGINEERING REVIEW

MEMORANDUM



TO: BARBARA MCBETH, CITY PLANNER
FROM: DARCY RECHTIEN, PLAN REVIEW ENGINEER *DNR*
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.719, ERHARD BMW
DATE: OCTOBER 30, 2017

The Engineering Division has reviewed a rezoning request for the 9.48 acres located south of Grand River Avenue, west of Meadowbrook Road. The applicant is requesting to rezone 9.48 acres to Gateway East (GE) from the existing zoning of Non-Center Commercial and Office Service. The Master Plan for Land Use indicates a future land use of Town Center Gateway for this location.

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 could be between 1.8 REUs for retail to 4.0 REUs per acre for office development, or as high as 11.0 REUs per acre for sit-down restaurants. The proposed Gateway East zoning permits similar uses with similar utility demands. The applicant intends to propose a retail automobile dealership on the site, which would have an approximate utility demand of 1.8 REUs per acre.

Water System

The site is located within the Lower Pressure Water Pressure District. Water service is currently available from a twelve-inch water main in Meadowbrook Road. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the City's water distribution system.

Sanitary Sewer

The site is located within the Willowbrook Sewer District. Sanitary service is available by connection to an existing eight-inch sanitary sewer that crosses Grand River Avenue. The proposed rezoning is not anticipated to have an apparent impact on the capacity of the downstream sanitary sewer within the City's infrastructure.

Summary

The requested rezoning to Gateway East will result in utility demands that are approximately equal to or less than the utility demand if the property were to be developed under the current zoning. Further, the requested rezoning is consistent with the future land use for this location. Therefore, the rezoning would have negligible impact on utility demands.

cc: George Melistas; Engineering Senior Manager
Ben Croy, P.E.; Water & Sewer Senior Manager

TRAFFIC REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JZ17-0047 Erhard BMW Rezoning Traffic Impact
Study Review

From:
AECOM

Date:
October 26, 2017

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Sri Komaragiri, George Melistas, Theresa Bridges,
Darcy Rechten

Memo

Subject: Erhard BMW Rezoning Traffic Impact Study (RTIS) Review

The rezoning traffic impact study 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 applicant consulted Fleis and VandenBrink to perform a rezoning traffic impact study for the proposed Erhard BMW car dealership located at the southwest corner of the intersection of Grand River Avenue and Meadowbrook Road in Novi, MI.
2. The site is currently undeveloped and under Office Service District (OS-1) and Non-Center Commercial (NCC) zoning. The applicant is proposing to zone the property as Gateway East (GE) zoning.
3. Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County (RCOC) with an AADT of 19,100 vehicles per day (SEMCOG).
4. Meadowbrook Road is under the jurisdiction of the City of Novi with an AADT of 10,600 vehicles per day (SEMCOG).

TRIP GENERATION

1. The study examines the trip generation under both existing and proposed zoning classifications.
2. The City of Novi Zoning Ordinance allows office buildings, medical office buildings, places of worship and other similar uses under OS-1 zoning. Retail, office buildings, medical office buildings, and sit-down restaurants are permitted under NCC zoning.
3. The City of Novi Zoning Ordinance allows retail, restaurants, professional office buildings, and medical office buildings under GE zoning.
4. The estimated maximum number of trips was calculated for existing zoning (OS-1 & NCC) using the most conservative land uses allowed within an existing zoning (Medical Office & Retail). The maximum allowable density was determined by ROGVOY Architects:
 - a. 4,078 daily trips
 - b. 102 AM peak-hour trips

- c. 185 PM peak-hour trips
- 5. The estimated maximum number of trips was calculated for proposed zoning (GE) using the most conservative land uses allowed within GE zoning (Retail & High-Turnover Restaurant). The maximum allowable density was determined by ROGVOY Architects:
 - a. 3,818 daily trips
 - b. 129 AM peak-hour trips
 - c. 136 PM peak-hour trips
- 6. The estimated number of trips produced by Erhard BMW:
 - a. 1,440 daily trips
 - b. 113 AM peak-hour trips
 - c. 200 PM peak-hour trips

CONCLUSIONS AND RECOMMENDATIONS

- 1. As indicated by the trip generation analysis, Erhard BMW is projected to produce 2,638 fewer trips than the existing zoning would allow per day and 2,378 fewer trips than the proposed zoning would allow per day.
- 2. As indicated by the trip generation analysis, Erhard BMW would produce 11 and 15 additional peak-hour trips, respectively (AM/PM) than the maximum allowable density for land-uses under the existing zoning.
- 3. The applicant should perform a full-scale traffic impact study as stated in the pre-application site plan review letter and also due to the projected increase in peak hour trips under the proposed zoning indicated in the Rezoning Traffic Impact Study.

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

Sincerely,

AECOM



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



Maureen N. Peters, PE
Senior Traffic/ITS Engineer

REZONING TRAFFIC STUDY

Memo

VIA EMAIL

To: **Mr. Mark Drane, AIA, LEED AP**
Rogvoy Architects

From: **Julie M. Kroll, PE, PTOE**
Steven J. Russo, PE
Fleis & VandenBrink

Date: **October 9, 2017**

Re: **Erhard BMW**
City of Novi, Michigan
Rezoning Traffic Impact Study

Introduction

This memorandum presents the results of the Rezoning Traffic Impact Study (RTIS) for the proposed Erhard BMW dealership in the City of Novi, Michigan. The project site is located in the southwest quadrant of the Grand River Avenue & Meadowbrook Road intersection and is currently undeveloped. In accordance with the City of Novi *Site Plan and Development Manual*, a RTIS is required for the proposed rezoning. Included in this RTIS are a description of existing conditions, current traffic data, land use planning and zoning information, and a vehicle trip generation comparison between the existing and proposed zoning classifications.

Existing Road Network

Grand River Avenue runs generally in the east and west directions along the north side of the subject site with a posted speed limit of 50 miles per hour (mph). The study section of Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County (RCOC) and carries an Annual Average Daily Traffic (AADT) volume of approximately 19,100 vehicles per day. The study section of Grand River Avenue is a typical three lane cross section with one travel lane in each direction and a center lane for left turns.

Meadowbrook Road runs in the north and south directions along the east side of the subject site with a posted speed limit of 40 mph. The study section of Meadowbrook Road is under the jurisdiction of the City of Novi and carries an AADT of approximately 10,600 vehicles per day. The study section of Meadowbrook Road is a typical three lane cross section with one travel lane in each direction and a center lane for left turns. The traffic volume data were obtained from the Southeast Michigan Council of Governments (SEMCOG).

Existing Conditions

Approximately 3.5 acres of the overall 8.5 acre subject site is currently zoned as Office Service District (OS-1) and approximately 5.0 acres is zoned Non-Center Commercial (NCC). The subject site is proposed for rezoning to the Gateway East (GE) zoning district. The parcel is bound by NCC and GE zoning to the west and is occupied by the existing O'Brien Sullivan Funeral Home and Brooktown Apartments which are currently under construction. To the south of Cherry Hill Road is currently zoned High-Density Multiple-Family (RM-2) which is occupied by the Meadowbrook Commons Senior Living Apartments. To the north of Grand River Avenue is currently zoned NCC and is occupied by a strip commercial center with various retail and fast-food restaurant uses. To the east of Meadowbrook Road is currently zoned OS-1 and is undeveloped. The northeast corner of the Grand River Avenue & Meadowbrook Road intersection is zoned GE and is occupied by the Cadillac dealership.

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

The City Zoning Ordinance describes the land uses permitted by-right under the existing OS-1 and NCC zoning classifications. In order to determine the maximum site trip generation potential under the existing and proposed zoning classifications, the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*. Furthermore, the maximum allowable building density for each land use scenario must be determined, where trip generation data by site acreage is not available.

The Ordinance definition of uses permitted under OS-1 zoning includes professional office buildings, medical office buildings, places of worship, and other similar uses. Review of the ITE land use descriptions indicates that the General Office (#710) and Medical Office (#720) uses best match the uses defined by Ordinance. Other applicable ITE land uses such as Church (#560) were reviewed but have lesser trip generation rates.

The Ordinance definition of uses permitted under NCC zoning includes retail, office buildings, medical office buildings, and sit-down restaurants. Review of the ITE land use descriptions indicates that the Shopping Center (#820), General Office (#710), and Medical Office (#720) uses best match the uses defined by Ordinance.

Future Conditions

The 8.5 acre subject parcel is proposed for rezoning to the GE zoning classification. The Ordinance definition of uses permitted under GE zoning includes retail, restaurants, professional office buildings, and medical office buildings. Review of the ITE land use descriptions indicates that Shopping Center (#820) and High Turnover (Sit-Down) Restaurant (#932) uses best match the uses defined by Ordinance.

Trip Generation Analysis

The maximum trip generation potential of the subject site was forecast for the existing OS-1 / NCC zoning and proposed GE zoning classifications. The number of weekday, AM peak hour, and PM peak hour vehicle trips was calculated based on the rates and equations published by ITE in *Trip Generation, 10th Edition*. The trip generation forecasts are shown in Table 1.

Table 1: Site Trip Generation Comparison

Zoning	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing OS-1	Medical Office	720	24,500	SF	854	50	14	64	24	61	85
Existing NCC	Retail	820	40,000	SF	3,224	24	14	38	73	79	152
			<i>Pass-By</i>					25	27	52	
			New		3,224	24	14	38	48	52	100
Max for existing zoning			Driveway		4,078	74	28	102	97	140	237
			<i>Pass-By</i>					25	27	52	
			New		4,078	74	28	102	72	113	185
Proposed GE	Retail	820	35,000	SF	2,944	20	13	33	64	69	133
			<i>Pass-By</i>					22	23	45	
			New		2,944	20	13	33	42	46	88
	High-Turnover (Sit-Down) Restaurant	932	200	Seats	874	50	46	96	48	36	84
			<i>Pass-By</i>					21	15	36	
Max for proposed zoning			Driveway		3,818	70	59	129	112	105	217
			<i>Pass-By</i>					43	38	81	
			New		3,818	70	59	129	69	67	136
Potential change in New Trips					-260	-4	31	27	-3	-46	-49
Proposed Development	Automobile Sales	841	53,211	SF	1,440	86	27	113	94	106	200

Relative to the existing and proposed zoning classifications, ITE publishes trip generation data by square feet (SF) for retail, restaurant, and office uses. Therefore, the maximum allowable density for these uses was determined based on information provided by ROGVOY Architects.

As is typical with retail and restaurant land uses, a portion of the site-generated trips are already present on the adjacent road network and are interrupted to visit the site. These trips are known as “pass-by” trips and account for a percentage of the total site trip generation. Pass-by trips result in turning movements at the site driveways, but do not increase traffic volumes on the adjacent road network. New trips describe vehicle trips which are made for the specific purpose of visiting the site, and would not be on the adjacent road without the subject land use. The percentage of pass-by trips was obtained from the ITE *Trip Generation Handbook, 3rd Edition*.

The results of the trip generation comparison indicate that the proposed rezoning would result in an increase in new trips during the AM peak hour and a decrease in new daily trips and during the PM peak hour. Additionally, the proposed development associated with the rezoning would result in a similar number of new daily and peak hour trips as the uses permitted under the existing zoning classifications.

Any questions related to this memorandum should be addressed to Fleis & VandenBrink.

Attached: SEMCOG Data

SJR:jmk

Crash and Road Data

Road Segment Report

Grand River Ave, (PR Number 4104142)

From:	Town Center Dr 11.689 BMP
To:	Meadowbrook Rd 12.427 EMP
FALINK ID:	17218
Community:	City of Novi
County:	Oakland
Functional Class:	4 - Minor Arterial
Direction:	1 Way
Length:	0.738 miles
Number of Lanes:	3
Posted Speed:	50 (source: TCO)
Route Classification:	Not a route
Annual Crash Average 2012-2016:	<u>29</u>
Traffic Volume (2016)*:	19,100 (Default AADT)
Pavement Type (2016):	Asphalt
Pavement Rating (2016):	Poor
Short Range (TIP) Projects:	No TIP projects for this segment.
Long Range (RTP) Projects:	No long-range projects for this segment.

* AADT values are derived from **Traffic Counts**

Street View



Crash and Road Data

Road Segment Report

Meadowbrook Rd, (PR Number 656706)

From:	10 Mile Rd W 1.997 BMP
To:	Grand River Ave 2.629 EMP
FALINK ID:	2081
Community:	City of Novi
County:	Oakland
Functional Class:	4 - Minor Arterial
Direction:	1 Way
Length:	0.632 miles
Number of Lanes:	3
Posted Speed:	40 (source: MSP)
Route Classification:	Not a route
Annual Crash Average 2012-2016:	<u>10</u>
Traffic Volume (2016)*:	10,600 (Default AADT)
Pavement Type (2016):	Asphalt
Pavement Rating (2016):	Poor
Short Range (TIP) Projects:	No TIP projects for this segment.
Long Range (RTP) Projects:	(10589) Capacity Improvement

* AADT values are derived from **Traffic Counts**

Street View



APPLICANT RESPONSE LETTER



November 01, 2017

Ms. Sri Ravali Komaragiri
Planner
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

RE: Erhard BMW of Novi - JZ 17-47 with Rezoning 18.719

Dear Ms. Komaragiri:

We have received the Plan Review letter dated October 30, 2017 that recommends Rezoning approval. Also included was Engineering and Traffic reviews that also favored our rezoning request. A full-scale traffic impact study will be submitted for site plan review.

We look forward to meeting with the Planning Commission on November 8th to answer and address any questions or concerns.

Please do not hesitate to contact me with questions.

Sincerely,

ROGVOY ARCHITECTS, PC

A handwritten signature in blue ink, appearing to read "Mark Drane", is written over the typed name.

Mark Drane, AIA, LEED AP
Principal