



Kroger D632 Retail Fuel Center JSP15-27

Kroger D632 Retail Fuel Center JSP15-27

Public hearing at the request of The Project Collaborative for Special Land Use Permit, Preliminary Site Plan and Storm Water Management Plan approval for JSP 15-27 Kroger D632 Retail Fuel Center. The subject property is located in Section 17, on the north side of Grand River Avenue between Beck and Wixom Roads, in the B-2, Community Business District. The subject property is approximately 8 acres and the applicant is proposing to construct a retail fuel center consisting of one 5,418 square foot canopy, one 198 square foot kiosk building and seven dispenser islands within West Market Shopping Center.

Required Action

Approve/deny the Special Land Use Permit, Preliminary Site Plan and Storm Water Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05-29-15	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal
Engineering	Approval recommended	05-29-15	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal
Traffic	Approval recommended	05-20-15	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal
Landscaping	Approval recommended	05-27-15	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal Planning Commission Waiver for exceeding the maximum allowed spaces per parking bay as listed in Section 5.5.3.C.ii Planning Commission waiver required to reduce the minimum required berm size as listed in section 5.5.3.B.ii, Planning Commission waiver required for absence of required street trees as listed in section 5.5.3.E.i.c contingent upon Road Commission of Oakland County's response to applicants request
Wetlands	Not Applicable		
Woodlands	Not Applicable		
Facade	Approval Recommended	05-29-15	<ul style="list-style-type: none"> A section 9 waiver required for overage of EIFS on the building and underage of brick on the canopy
Fire	Approval recommended	05-15-15	<ul style="list-style-type: none"> Items to be addressed on the final site plan submittal and verification with a site inspection

Motion sheet

Approval – Special Land Use Permit

In the matter of Kroger D632 Retail Fuel Center JSP15-27, 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** *(based on the findings from Traffic review);*
 - **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities** *(given the size of the new use, and that they are not adding any additional demand than anticipated);*
 - **The proposed use is compatible with the natural features and characteristics of the land** *(because the plan does not contain any existing natural features);*
 - **The proposed use is compatible with adjacent uses of land** *(given the type of use and the surrounding development)*
 - **The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use** *(given there is no change in existing 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. 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
- c. *(additional comments here if any)*

(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.)

-AND-

Approval – Preliminary Site Plan

In the matter of Kroger D632 Retail Fuel Center JSP15-27, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. A waiver to minimize the required berm size as listed in section 5.5.3.B.ii, of City zoning ordinance to preserve the existing berm and the existing trees, which is hereby granted;
- b. A waiver to allow absence of eleven required street trees along the Right of Way contingent upon Road Commission of Oakland County decision on applicant's request as listed in section 5.5.3.E.i.c which is hereby granted;
- c. A waiver to exceed the minimum allowed parking spaces between planning islands by 1 space (15 spaces allowed, 16,17 and 18 proposed)as listed in Section 5.5.3.C.ii due to proposed site circulation layout, which is hereby granted;
- d. 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
- e. *(Additional conditions here if any).*

(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.)

-AND-

Approval – Stormwater Management Plan

In the matter of Kroger D632 Retail Fuel Center JSP15-27, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. 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; and
- b. *(additional conditions here if any)*

(This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-OR-

Denial – Special Land Use Permit

In the matter of Kroger D632 Retail Fuel Center JSP15-27, 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 Kroger D632 Retail Fuel Center JSP15-27, motion to **deny** the Preliminary Site Plan, *for the following reasons... (because the plan is not in compliance with Article 3, Article 4 Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

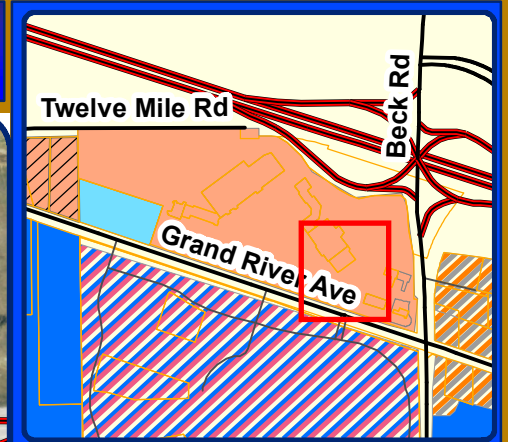
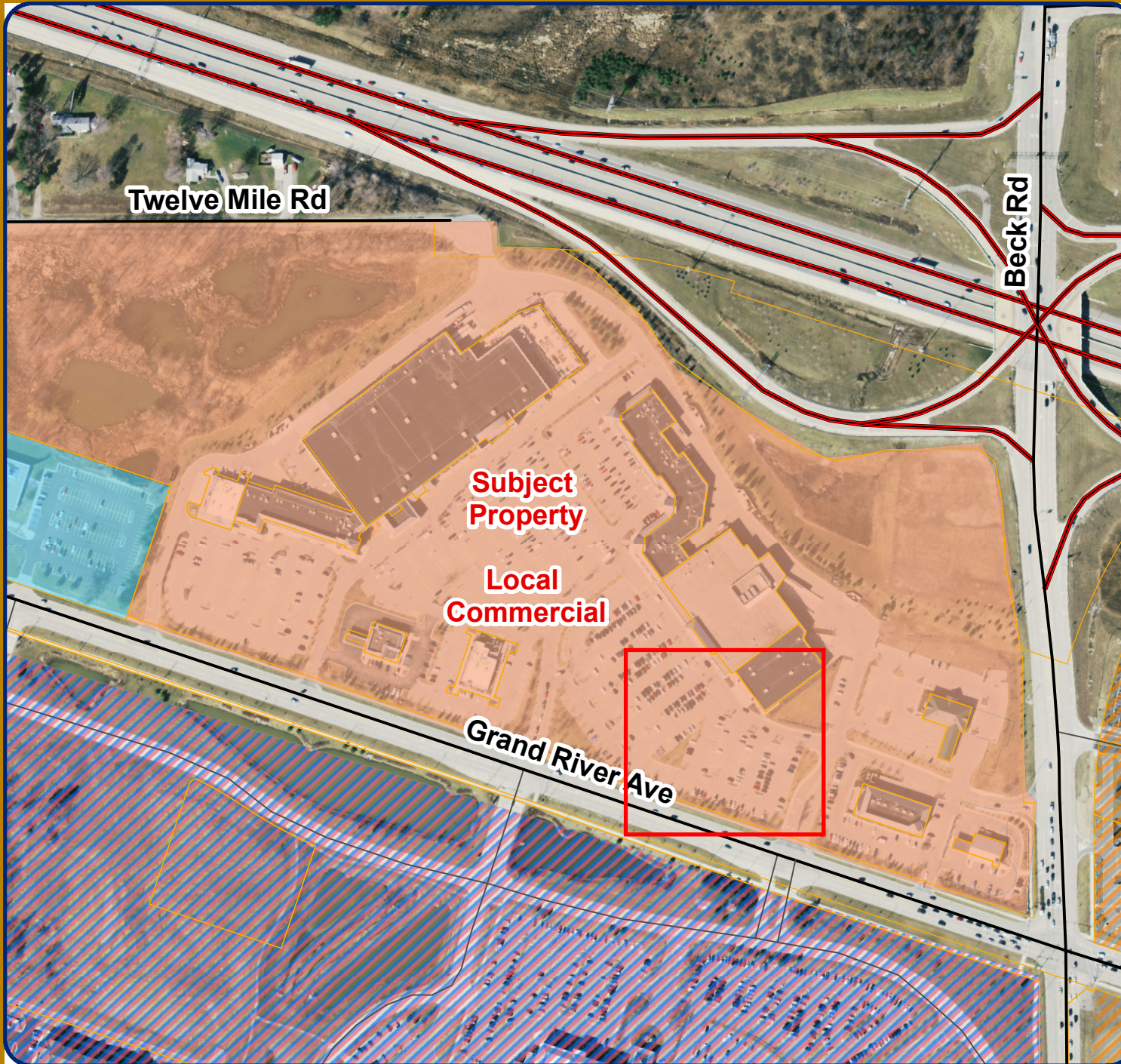
Denial – Stormwater Management Plan

In the matter of Kroger D632 Retail Fuel Center JSP15-27, motion to deny the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 15-27 Kroger D632 Retail Fuel Center

Future Land Use



Legend

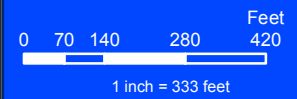
-  OFFICE RES DEV TECH
-  OFFICE COMMERCIAL
-  OFFICE RD TECH w/RETAIL OVERLAY
-  LOCAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  PUBLIC



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: 06/19/15
Project: JSP15-27 Kroger D632 Retail Fuel Center
Version #: 1

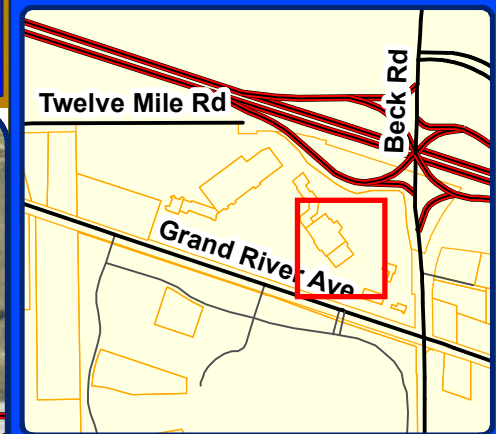
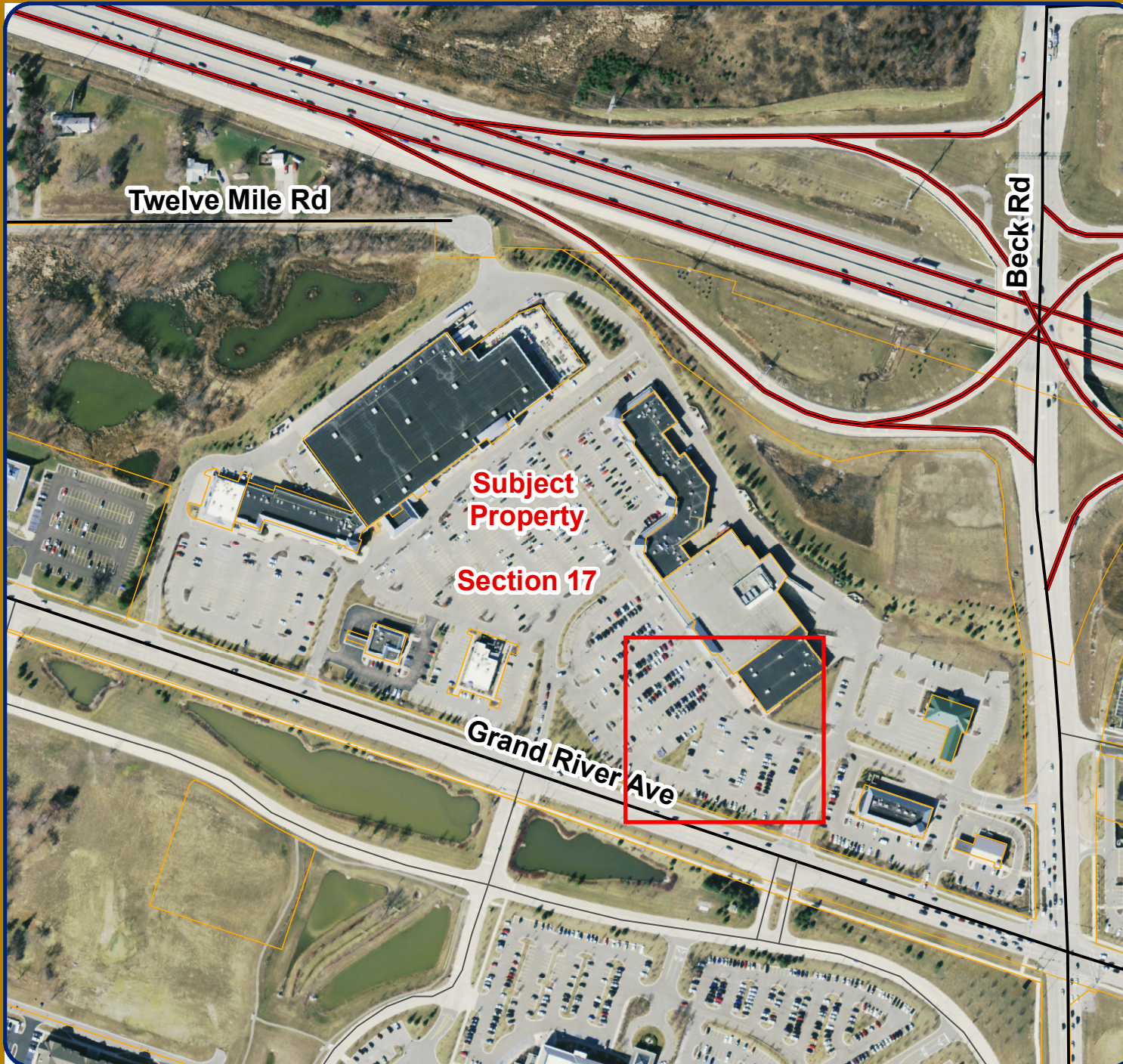


MAP INTERPRETATION NOTICE

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 approximated 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.

JSP 15-27 Kroger D632 Retail Fuel Center

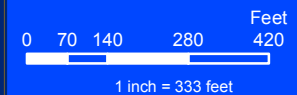
Location



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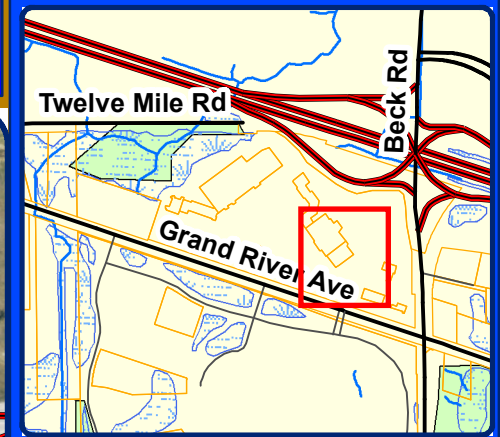
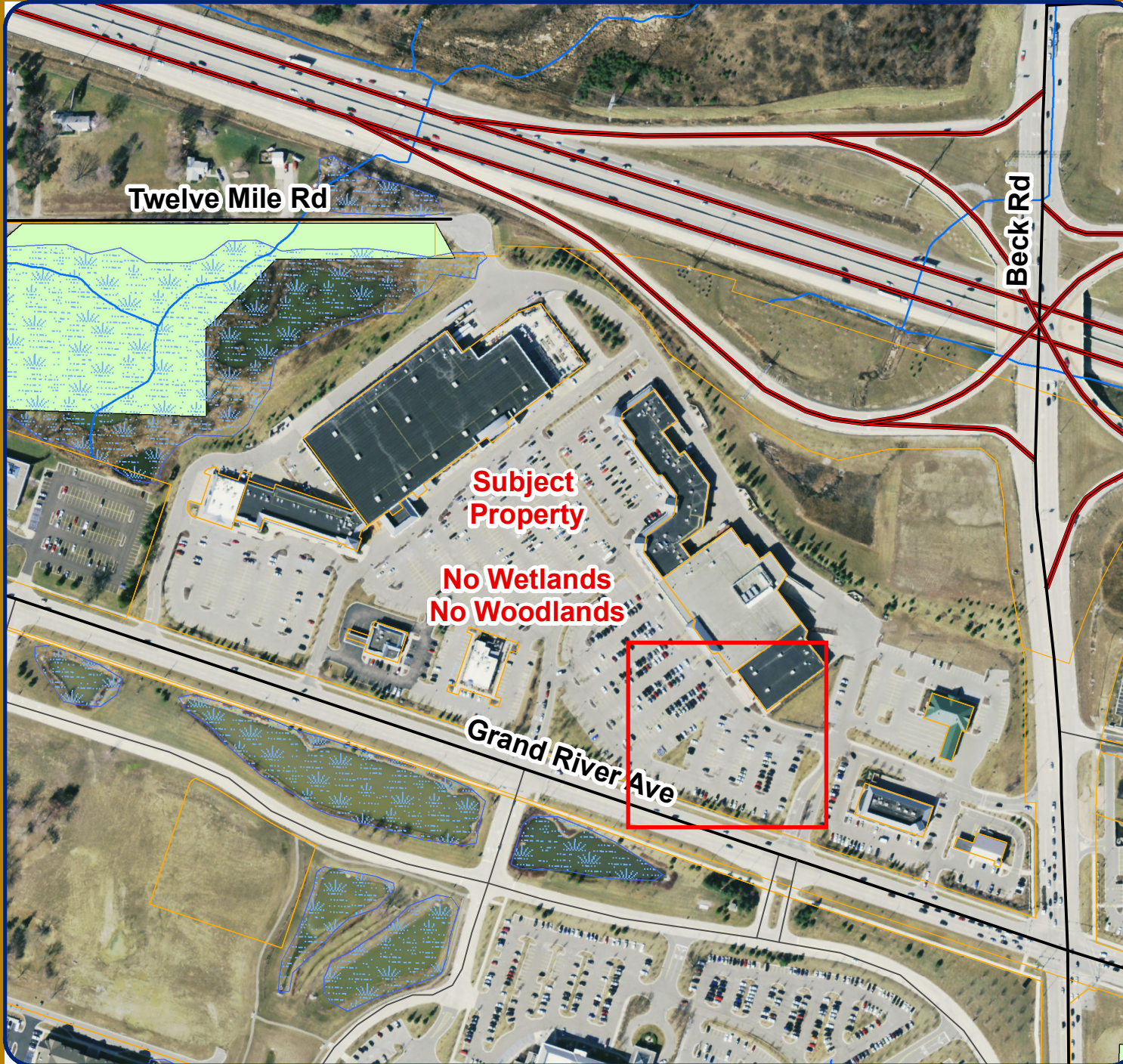


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JSP 15-27 Kroger D632 Retail Fuel Center

Natural Features



Legend

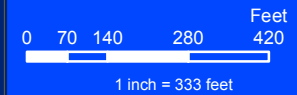
-  Wetlands
-  Woodlands



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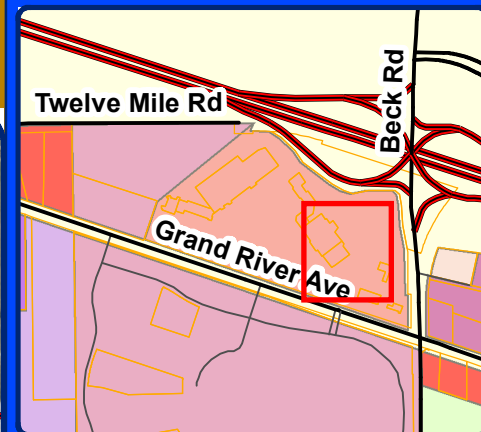
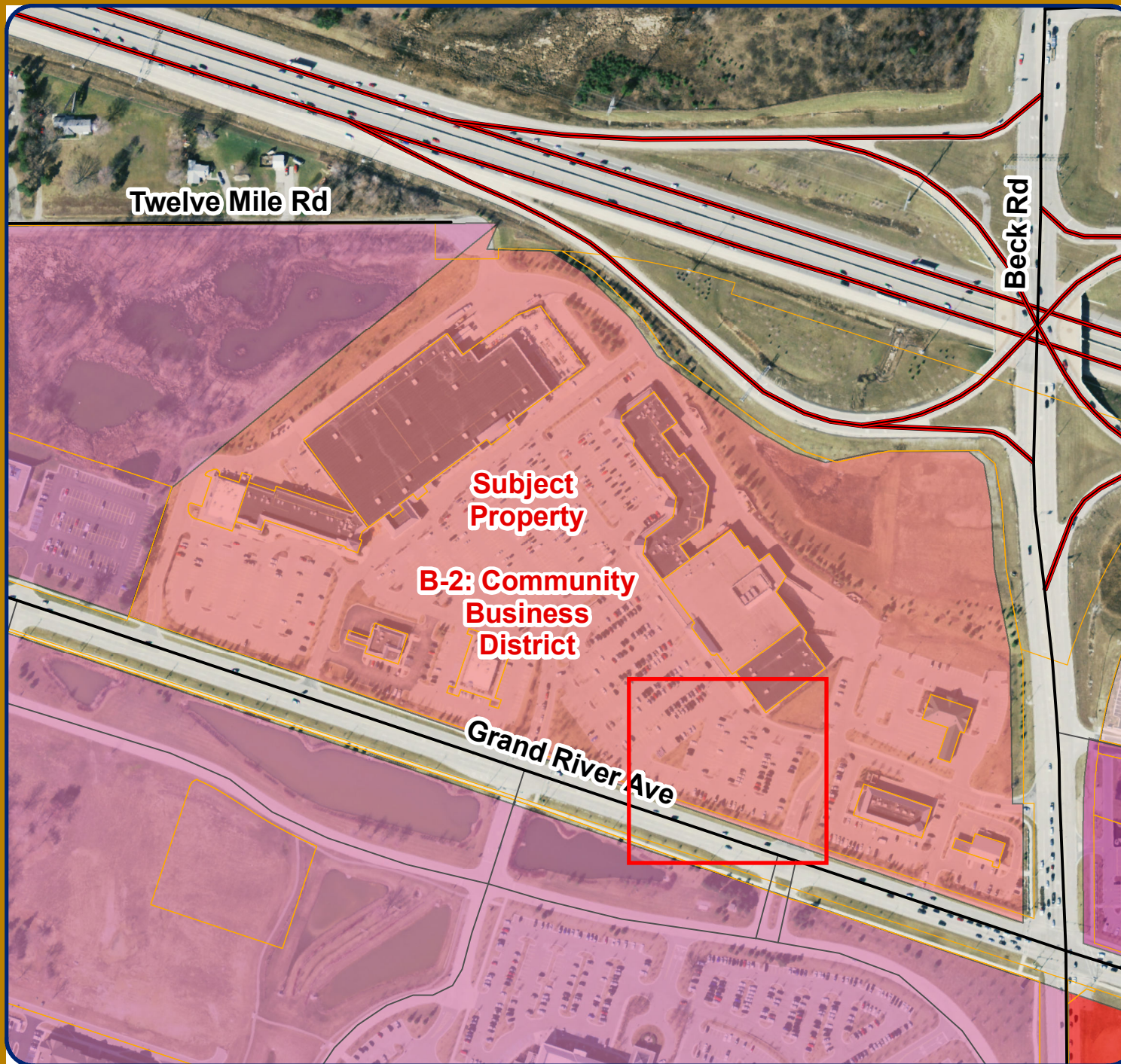


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JSP 15-27 Kroger D632 Retail Fuel Center

Zoning



Legend

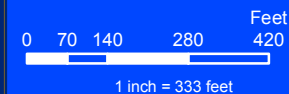
- R-A: Residential Acreage
- B-2: Community Business District
- B-3: General Business District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- OSC: Office Service Commercial
- OST: Office Service Technology



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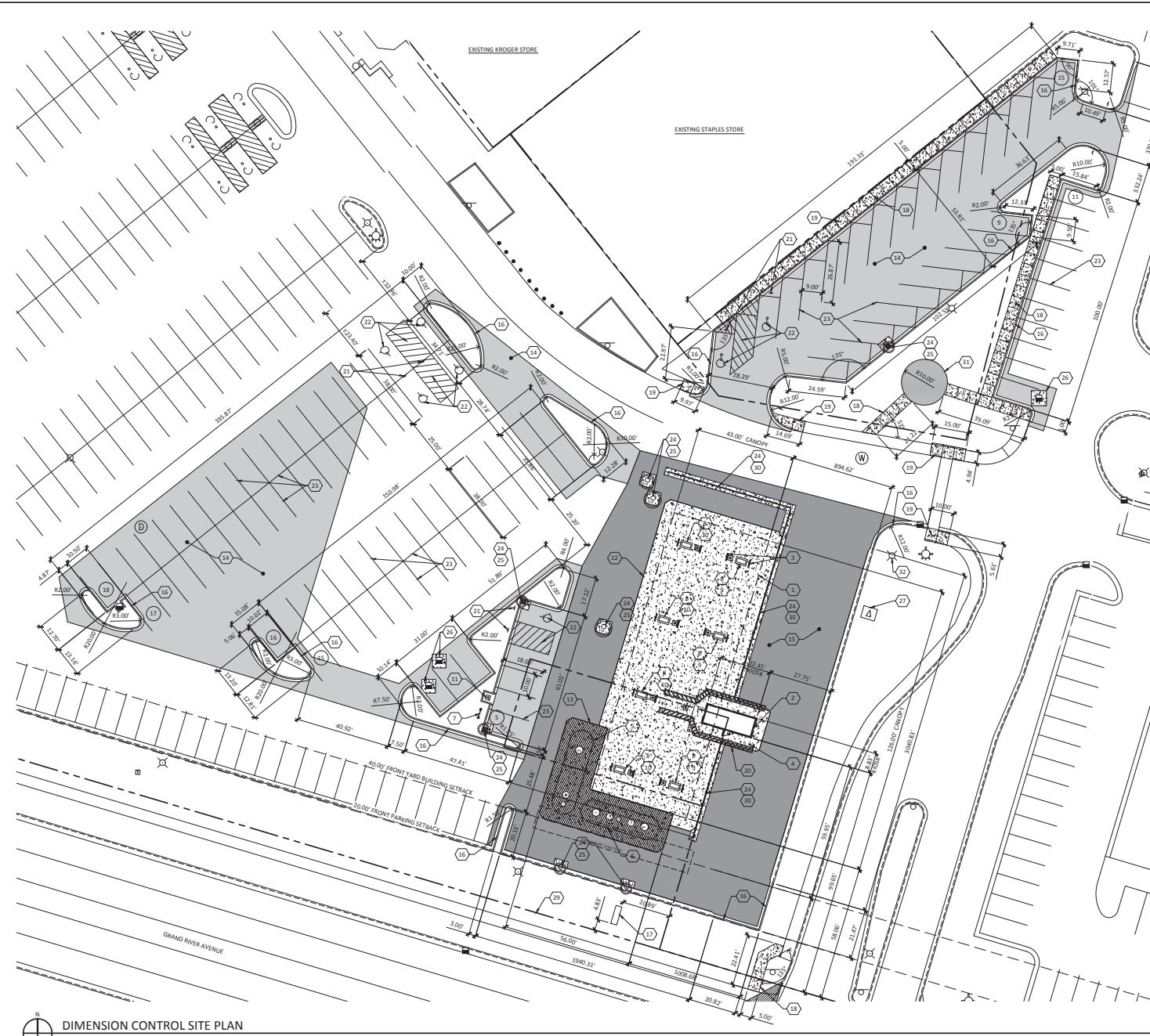


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Site Plan

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



- (X) PROPOSED SITE IMPROVEMENTS:**
1. 43.00' x 126.00' DISPENSER CANOPY (5,418 S.F.). CANOPY COLUMNS AND FOOTINGS. SEE CONSTRUCTION IMPROVEMENT PLAN ON SHEET A1.01.
 2. 8.88' x 22.41' TRANSACTION KIOSK (198 S.F.) SEE KIOSK EQUIPMENT AND KIOSK FOUNDATION PLANS ON SHEET A1.01.
 3. U-SHAPED BOLLARD AT CANOPY COLUMNS.
 4. KIOSK BOLLARD. SEE KIOSK EQUIPMENT PLAN ON SHEET A1.01 FOR LOCATIONS.
 5. 20,000 GALLON DOUBLE-WALL UNDERGROUND STORAGE TANK (UNLEADED).
 6. 18,000 GALLON DOUBLE-WALL SPLIT UNDERGROUND STORAGE TANK 8,000 GALLONS PREMIUM/10,000 GALLONS DIESEL.
 7. TANK VENT RISER.
 8. 3.00' X 5.00' DISPENSER ISLAND.
 9. GASOLINE DISPENSER WITH CARD READER.
 10. MULTI-PRODUCT DISPENSER (3+1 GASOLINE/DIESEL) WITH CARD READER.
 11. AIR TOWER, ALL ASSOCIATED EQUIPMENT AND UTILITIES REQUIRED TO PROVIDE PROPER SERVICE.
 12. CONCRETE DISPENSER MAT.
 13. CONCRETE TANK MAT.
 14. LIGHT DUTY BITUMINOUS PAVEMENT.
 15. HEAVY DUTY BITUMINOUS PAVEMENT.
 16. CONCRETE CURB AND GUTTER.
 17. MONUMENT SIGN.
 18. PROVIDE AND INSTALL CONCRETE SIDEWALK.
 19. PROVIDE AND INSTALL CONCRETE SIDEWALK AND BARRIER-FREE RAMP.
 20. PAINTED PEDESTRIAN WARNING ZONE. SEE SHEET A1.01.
 21. PROVIDE AND INSTALL BARRIER-FREE VAN ACCESSIBLE SIGN.
 22. BARRIER-FREE SPACE. CROSSHATCHED ACCESS AISLE AND A SINGLE LINE TO BE BLUE. INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE PAINTED WHITE. PAINT 4" BLUE STRIPE ADJACENT TO 4" WHITE STRIPE WHERE BARRIER FREE SPACE MEETS STANDARD SPACE.
 23. 4" PAINTED (WHITE) STRIPE ON EACH SIDE OF STANDARD PARKING SPACE. (TYPICAL)
 24. STORM WATER MANAGEMENT STRUCTURE. REFER TO STORM WATER MANAGEMENT PLAN, C.1.31.
 25. CONCRETE COLLAR.
 26. CONCRETE COLLAR AT EXISTING STRUCTURE.
 27. TRANSFORMER. SEE UTILITY PLAN C1.40.
 28. OUTDOOR SALES. SEE SHEET A1.01.
 29. ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.
 30. SLOTTED DRAIN CONCRETE COLLAR.
 31. BENCH AND BIKE RACK.
 32. RELOCATED LOT LIGHT POLE AND FIXTURE.
 33. PARKING LOT LIGHT POLE AND FIXTURE. SEE DETAIL X/C5.DX.

The Project Collaborative
37704 Hills Tech Drive
Farmington Hills, Michigan 48331
248.252.1413 Telephone info@projectcollaborative.com

NO.	DATE	DESCRIPTION
1	10.02.2015	PRELIMINARY HEARING
2	10.08.2015	PRELIMINARY SITE PLAN

CONSULTANT

SEAL

CUSTOMER

PROJECT DESCRIPTION
KROGER RETAIL FUEL CENTER

PROJECT LOCATION
47650 GRAND RIVER AVENUE NOVI, MI 48374 (OAKLAND COUNTY)

SHEET TITLE
DIMENSION CONTROL SITE PLAN

PROJECT MANAGEMENT
DATE: 10/2/15 DRAWN: DKJ/A CHECKED: MHL/03/2015 CAD FILE: PROJECT MANAGER: M. PRSKO

SHEET NUMBER
C1.20

DIMENSION CONTROL SITE PLAN
 SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

C:\1\NAME\C1170\Project\Kroger\032516\kroger032516.dwg, LUTZ, SAVED BY: Mike Hendricks, AUSD DATE: 03/05/2015 15:41:00, PLOTTED: 03/05/2015 15:20:24

Planning Review



PLAN REVIEW CENTER REPORT

May 29, 2015

Planning Review

Kroger D632 Retail Fuel Center

JSP 15-27

Petitioner

The Project Collaborative

Review Type

Preliminary Site Plan and Special Land Use

Property Characteristics

- Site Location: Section 17 ; North of Grand River Avenue and east of Beck Road
- Site School District: Novi Schools
- Site Zoning: B-2: Community Business District
- Adjoining Zoning: West and south: OSC-Office Service Commercial; East: OST-Office Service Technology
- Site Use(s): West Market Shopping Center
- Adjoining Uses: North: City of Wixom; East: Office; South: Providence Hospital; West: Office
- Site Size: 8 acres
- Building Size: 5,418 SF canopy & 198 SF building kiosk
- Plan Date: 05/08/2015

Project Summary

The applicant is proposing to construct a retail fuel center consisting of one 5,418 square foot canopy, one 198 square foot kiosk building and seven dispenser islands within West Market Shopping Center. Changes to existing parking lot layout are being proposed.

Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal. **Planning Commission approval of the Preliminary Site Plan and Special Land Use is required.**

PLANNING COMMISSION FINDINGS:

Special Land Use Considerations

The proposed special land use requires a public hearing and special land use approval from the Planning Commission, along with preliminary site plan approval. The proposal also requires approval of the stormwater management plan. **Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:**

- 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. *The proposed fuel station is not expected to cause any*

detrimental impact on traffic safety or flow on the site or on nearby thoroughfares, as the fuel operation is proposed in connection with the existing Kroger store within the shopping center, with customers benefiting from both uses being on the same site.

- ii. 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. *The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, as shown in the Engineering Review letter.*
- iii. 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.
- iv. 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. *The proposed fuel station use is compatible with the other commercial uses taking place in this area.*
- v. 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.
- vi. 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.
- vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the final site plan submittal.

1. Canopies (Sec 4.29.1.D): *Attached canopies shall comply with building setback requirements.* **Attached canopy appears to be in compliance with setback. Please show setbacks on the Final Site Plan.**
2. Noise Impact Statement (Sec 4.29.1.F): *A noise impact statement is required subject to the standards of Section 5.14.10.B.* The applicant has indicated that a Noise Impact Statement will be submitted a week prior to the scheduled Planning Commission Meeting.
3. Building Setbacks (Sec 3.1.11.D) Proposed building setbacks are not provided on the Preliminary Site Plan, but instead are indicated **as "XXXX" on plans. Indicate the setbacks on Final Site Plan. Plans appear to be in compliance with the minimum setback requirements of the ordinance.**
4. Number of Parking Spaces (Sec.5.2.12.C): **There seems to a discrepancy with regards to pre-construction spaces and post-construction parking counts as listed on cover page and sheet C1.03. Please clarify. The parking provided appears to exceed minimum ordinance standards.**
5. Bicycle parking (Sec 5.16): **In the Pre-application meeting, the applicant indicated his intent to provide bicycle parking at this retail location. Please provide further confirmation**

in the response letter. Details for the plan view of Bicycle parking according to Section 5.16.6 will be required on the Final Site Plan.

6. Loading Spaces (Sec. 5.4.1) **Project information on cover sheet refers to loading space, but the proposed space is not identified on plans. Please clarify the intent to provide a loading space in the response letter.**
7. Dumpster (Sec 4.19.2.F) **No dumpster is shown on the Preliminary Site Plan. Applicant should indicate how trash will be disposed of in the response letter.**
8. Lighting (Sec 5.7): *Photometric plan and exterior lighting details will be needed at time of Final Site Plan submittal. A full review was not done of the photometric plans submitted due to missing information. Please provide the photometric plan showing values up to the property line along Grand River Avenue and 20 feet past the limits of construction on other sides*
9. Economic Impact: *If known, the applicant is asked to provide economic impact information, such as the total cost of the proposed building and site improvements, and the number of anticipated jobs created (during construction and after building is occupied). Provide the required information with the response letter.*
10. Other Reviews:
 - a. Landscape Review: Landscape review has identified a waiver that may be required. Refer to review letter for more comments. Landscape recommends approval.
 - b. Traffic Review: Traffic review has identified a waiver that may be required. Additional Comments to be addressed with Final Site Plan submittal. Traffic recommends approval.
 - c. Engineering Review: Additional comments to be addressed with Final Site Plan submittal. Engineering recommends approval.
 - d. Facade Review: A section 9 waiver is required for this project. Façade recommends approval contingent upon Façade board submittal and review.
 - e. Fire Review: Additional Comments to be addressed with Final Site Plan submittal. Fire recommends approval.

Response Letter

This Site Plan is scheduled to go before Planning Commission for public hearing on June 24, 2015. Please provide the following **no later than June 11, 2015** if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters and a request for waivers as you see fit.
2. A PDF version of the all Site Plan drawings that were submitted for the Preliminary review, dated May 08, 2015. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.


Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

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



PLANNING REVIEW CHART : B-3: General Business District

Review Date: May 28, 2015
Review Type: Preliminary/Final Site Plan
Project Name: JSP15-27: Kroger Fuel
Plan Date: May 08, 2015
Prepared by: Sri Komaragiri, Planner
Contact: **E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant prior to the approval of the Preliminary/Final Site Plan. Underlined items need to be addressed prior to the approval of the Stamping Sets

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Local Commercial	Local Commercial	Yes	
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Effective December 25, 2013)</i>	B-2: Community Business District	B-2	Yes	
Uses Permitted <i>(Sec 3.1.11.B & C)</i>	Sec 3.1.11.B Principal Uses Permitted. Sec 3.1.11.C Special Land Uses	Fuel Station	Yes	Fueling stations are a special land use in the B-2 District
4.29 FUELING STATIONS AND MINOR AUTOMOBILE SERVICE ESTABLISHMENTS				
Curb Cuts for Entrances <i>(Sec 4.29.1.A)</i>	Entrances shall be no close than 100 ft. from street intersections or from adjacent residential districts	Access point from existing parking area	Yes	
Minimum Site Size <i>(Sec 4.29.1.B)</i>	Minimum lot area shall be 1 acre	Approx. 8 acres	Yes	
Location of Fueling station <i>(Sec 4.29.1.C)</i>	<ul style="list-style-type: none"> - Minimize the impact on residential districts, OS-1, OSC or B-1 - Ample space for vehicles waiting for service or picked up after service - Sufficient stacking space shall be provided at the pump 	There seems to be enough room for a vehicle to be at the pump plus a vehicle waiting behind it and cars could still maneuver around.	Yes	
Canopies <i>(Sec 4.29.1.D)</i>	- Attached canopies shall comply with building setback	Attached canopy is proposed	NA	Attached canopy appears to be in compliance with setback

Item	Required Code	Proposed	Meets Code	Comments
	requirements - Detached canopies shall comply with Section 4.19			requirements. Show building setback lines on the plans.
Noise Impact Statement (Sec 4.29.1.F)	A noise impact statement is required subject to the standards of Section 5.14.10.B.	Not submitted	Yes	Noise Impact Statement to be submitted a week prior to scheduled Planning Commission Meeting
Termination of Fueling Operations and continuation of automobile services (Sec 4.29.1.G)	In the B-3 district only, a fueling station with a lawful accessory minor automobile service use that pre-dates the adoption of this Ordinance may terminate its fueling operations and continue its minor automobile repair services within the existing building, subject to section 4.29.1.G		NA	
Elimination of nonconforming structure (Sec 4.29.1.G.i)	All improvements and structures related to the fueling station use and not needed for the automobile repair use (e.g., canopies, fuel pumps, and fuel tanks) are lawfully removed		NA	
Existing Building (Sec 4.29.1.G.ii)	The existing building within which use is conducted is not enlarged.		NA	
Additional Improvements (Sec 4.29.1.G.iii)	a. Installation of additional landscaping b. Mitigation of adverse traffic impacts c. Installation of pedestrian safety paths		NA	
Administrative Review (Sec 4.29.1.G.iv)	A proposed site plan under this subsection G may be reviewed and approved administratively pursuant to Section 6.1.1.C and/or 6.1.1.D.		NA	
Height, bulk, density and area limitations				

Item	Required Code	Proposed	Meets Code	Comments
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Grand River Avenue	Yes	
Minimum Zoning Lot Size for each Unit in Ac (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	Approx. 8 Acres Minimum require: 1 acre (per section 4.29)	Yes	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	
Open Space Area	----	---	---	---
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)			
Building Height (Sec. 3.1.11.D)	30 ft. or 2 stories whichever is less	11' Building 19' Canopy	Yes	
Building Setbacks (Sec 3.1.11.D)				
Front	40 ft.		Yes	Indicated as "XXXX" on plans Indicate the setbacks on plans Plans appear to be in compliance
Rear	30 ft.		Yes	
Side	30 ft.		Yes	
Parking Setback (Sec 3.1.11.D) & Refer to applicable notes in Sec 3.6.2				
Front	20ft.		Yes	Indicated as "XXXX" on plans Indicate the setbacks on plans Plans appear to be in compliance
Side	20 ft.		Yes	
Rear	10 ft.		Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)		No changes proposed	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)		Existing parking in front yard	NA	
Parking Setback from Residential District (Sec 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking	Not abutting a residential district	NA	

Item	Required Code	Proposed	Meets Code	Comments
	setback shall be twenty (20) feet.			
Wetland/Watercourse Setback (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details	No Wetlands and Woodlands on Site	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan is provided	Yes	
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	Parking setbacks are existing	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Fueling stations (without accessory service garage) (Sec.5.2.12.C)	<ul style="list-style-type: none"> - One (1) fueling space for each fuel dispensing stand. - Plus, one (1) space per 200 square feet usable floor area (not to include vehicle fueling spaces located at the pump) - Plus parking for accessory uses. - In no instance shall such a facility provide less than three (3) parking spaces. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel 	14 fuel dispensing stands, plus minimum 3 parking spaces	Yes	There seems to a discrepancy with regards to pre-construction spaces and post-construction parking counts as listed on cover page and sheet C1.03. Please clarify
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<ul style="list-style-type: none"> - 9' x 19' parking space dimensions and 24' wide drives for 90° parking layout. - 9' x 18' parking space dimensions and 15' wide drives for 45° parking layout. - 9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb 	Yes	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking stall located adjacent to a parking lot entrance (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	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - 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	End Islands are modified according to the required code	Yes	
Barrier Free Spaces <i>Barrier Free Code</i>	1 barrier free parking spaces (for total 1 to 25)& 1 van barrier free parking space	1 van accessible space	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	8' wide with a 8' wide access aisle	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Sign indicated	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Five (5) percent of required automobile parking, 2 spaces minimum For 48 spaces= 2 Bike spaces	No information provided	NA	In previous meeting, the applicant indicated his intent to provide bicycle parking at retail location. Please provide further information
Bicycle Parking General requirements (Sec. 5.16)	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved	No Information provided	NA	

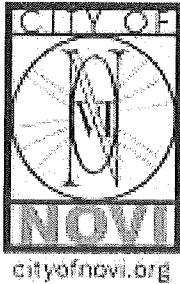
Item	Required Code	Proposed	Meets Code	Comments
	and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	No Information provided	NA	
Loading Spaces <i>(Sec. 5.4.1)</i> Location of such facilities in a permitted side yard shall be subject to review and approval by the City	- Loading, unloading space shall be provided in the rear yard at a ratio of ten (10) square feet for each front foot of building; 29' x 10 = 290 sq. ft. required - 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.	Unable to determine	No	Project information on cover sheet refers to loading space, but the proposed space is not identified on plans. Please clarify the intent.
Dumpster <i>(Sec 4.19.2.F)</i>	- Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Dumpster not indicated	No	Applicant should indicate how trash will be disposed of.

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Dumpster not indicated	No	Applicant should indicate how trash will be disposed of.
Lighting and Other Equipment Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Photometric plan provided.	No	<u>A full review was not done due to missing information. Please provided the photometric plan showing values up to the property line along Grand River Avenue and 20 feet past the limits of construction on other sides</u>
Roof top equipment and wall mounted utility equipment (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	No rooftop equipment proposed	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	No rooftop equipment proposed	NA	
B-2 District Required Conditions (Sec 3.10)				
Sale of goods (Sec. 3.10.1.A)	<ul style="list-style-type: none"> - All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises. 		NA	
Building height increase	- The maximum height of buildings may be	Not requested	NA	

Item	Required Code	Proposed	Meets Code	Comments
<i>(Sec. 3.10.2.A)</i>	increased to 42 feet (up to 3 stories) for a development that does not abut a residential district.			
Conduction of business in enclosed <i>(Sec. 3.10.2.B)</i>	- All business, servicing or processing, except for off-street parking, loading/ unloading and those outdoor sales uses permitted and regulated in Section 3.1.11.C, shall be conducted within completely enclosed buildings.		NA	
Location of truck well, loading dock, overhead door etc <i>(Sec. 3.10.3.A)</i>	- No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. - Pedestrian exits or emergency doors are permitted on such building facades.		NA	
Sidewalk Requirements				
Sidewalks Article XII <i>Sec. 11-276(b)& Sec. 11-279</i> Town Center Area Study	- A 6' -10' wide sidewalk shall be constructed along all arterial and collector roads except in industrial districts - All pedestrian safety paths shall be concrete and four (4) in. thick except residential driveway crossings which shall be six (6) in. thick, and industrial/commercial driveway crossings which shall be eight (8) in. thick.	The subject site is already developed	NA	
Pedestrian Connectivity	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		Yes	

Item	Required Code	Proposed	Meets Code	Comments
	pedestrian traffic both within the site and in relation to access streets			
Building Code and other design standard Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalk connections existing and sidewalk connections and pedestrian plaza proposed in north section of work area	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Some dimensions are missing	No	Provide setback information on plans
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Information not provided	No	Provide the required information with revised submittal or prior to scheduled Planning Commission meeting
Development/ Business Sign	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - Exterior Signage is not regulated by the Planning Division or Planning Commission. 			<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>

Engineering Review



PLAN REVIEW CENTER REPORT

05/29/2015

Engineering Review

Kroger Fuel Station at Westmarket Square
JSP15-0027

Applicant

KROGER CO OF MICHIGAN

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of Grand River Ave. and W. of Beck Rd.
- Site Size: 1.79 Acres (Disturbed Area)
- Plan Date: 05/08/2015

Project Summary

- Construction of a fuel station with approximately 265 square-foot building and parking to replace removed spaces. Site access would be provided from the existing private driveways accessing the site for Grand River Ave. and Beck Rd.
- Water service would be provided a 1.5-inch domestic lead from the existing water main running NE through the site.
- Sanitary sewer service would be provided a 6-inch lead from the existing sanitary sewer running along the north side of Grand River Ave.
- Storm water would be collected by a single storm sewer collection system and detained in the existing on-site detention system.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).
3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
5. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
7. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
8. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
9. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
10. Show the R.O.W. limit on the utility sheet.

Water Main

11. Label the size of the existing water main.

Sanitary Sewer

12. Label the size of the existing sanitary sewer.
13. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot wide access easement to the monitoring

manhole from the right-of-way (rather than a public sanitary sewer easement).

14. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.

Storm Sewer

15. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. **A DCS Variance request must be submitted under a separate cover if 3 feet of cover cannot be achieved.**
16. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
17. Show and label all roof conductors, and show where they tie into the storm sewer.

Storm Water Management Plan

18. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
19. Plans refer to Master Storm Water Management plan for entire site; provide these plans with the proposed plans.
20. Provide calculations showing that the proposed site plans are in accordance with the previously approved Storm Water plan for the entire site.
21. Provide calculations showing the net change in impervious area.

Paving & Grading

22. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
23. The City standard straight-faced curb (MDOT C-4 curb detail) shall be provided. Revise details accordingly.
24. Provide cross-sections for all proposed paving.
25. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
26. Label the actual usable length of the proposed angled parking stalls. This is done by measuring between parallel lines representing the position at the front and rear of the car, without the rear of the car conflicting with the maneuvering aisle.

The following must be submitted at the time of Final Site Plan submittal:

27. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the

determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

28. A draft copy of the 20-foot wide easement for the sanitary sewer access on the site must be submitted to the Community Development Department.

The following must be addressed prior to construction:

29. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
30. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
31. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
32. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
33. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
34. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Sabrina Lilla, Water & Sewer

Landscape Review



PLAN REVIEW CENTER REPORT

May 27, 2015

Preliminary Site Plan - Landscaping

Kroger Fuel Station #D632

Review Type

Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: 47650 Grand River Ave
- Site Acreage: 1 acre
- Site Zoning: B-2
- Adjacent Zoning: OSC, OST, FS
- Plan Date: 5/8/2015

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.

Recommendation

This project is **recommended for approval**, provided that following changes/additions to the plan are implemented.

Ordinance Considerations

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

1. No overhead lines are indicated.
2. **Dimension distance from closest proposed tree(s) to overhead utility lines if any exist.**

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

1. No woodland trees are on the site. Existing landscape trees are located and identified.
2. **Show tree fencing at Critical Root Zone (1' beyond dripline) for all existing trees to remain on Sheet C1.11.**
3. **Revise tree protection fencing detail to show fence located at Critical Root Zone (1' beyond dripline).**

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

Property is not adjacent to Residential

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

1. The ordinance calls for a total of 11 canopy trees or large evergreen trees and 19 sub-canopy trees. There are 10 existing oak or maple canopy trees, 17 existing spruce trees and 4 existing flowering crabapple trees planted in the greenbelt buffer. This adds up to a total of 31 existing trees, which exceeds the total requirement of 30 trees. Since they are existing, this condition is allowed to remain with no new plantings required.
2. The existing berm is smaller than the standard requires, but a waiver to maintain the

existing condition would be supported in order to preserve the existing trees.

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

1. **Eleven (11) canopy trees are required based on the frontage. We ask that you propose the required trees along the Grand River right-of-way and submit the plans for review to the Oakland County Road Commission. If they approve the trees, they must be planted. If they don't, the applicant may seek a waiver to not plant the trees will be supported. A copy of the letter of denial from OCRC must be submitted with the waiver request.**

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. Based on the vehicular use areas, 3,407 sf of islands and 45 canopy trees are required. In order for an island to count toward the total, it must be a minimum of 300sf. Several islands are below this limit, and the total area provided in the islands that do meet the 300sf minimum was not given.
2. Only 40 interior trees are proposed, including the existing honeylocusts on the eastern island and a number of subcanopy trees on the large interior island. This does not meet the number required.
3. Three bays exceed the 15 contiguous space maximum. If possible, please enlarge one or more of the islands that is under 300sf to allow the planting of another canopy tree in that island.
4. **Please add the following to the plan:**
 - a. **the area of the large interior island in square feet**
 - b. **the total square footage of interior islands provided**
 - c. **unique labeling to distinguish which plantings are intended to meet each requirement**
 - d. **additional canopy trees to meet the parking tree requirement, if possible.**

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

No calculations for perimeter trees were provided since the development area is internal to the site. This is acceptable if all required internal canopy trees are provided.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

It is not feasible to put foundation landscaping around the attendant building so an area that exceeds the requirement has been added to the east of the site. This is acceptable.

Plant List (LDM 2.h. and t.)

The plant list needs to be cleaned up so the labels match those on the actual plan, and the quantities in the table also match up.

Planting Notations and Details (LDM)

1. Planting details as provided are acceptable
2. **Please add the tree guying detail which is available upon request.**

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

1. Not applicable – there is no detention area on the development site.

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

1. Irrigation plan for landscaped areas is required for Final Site Plan.

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

1. Provided.

Snow Deposit (LDM.2.q.)

Snow deposit areas need to be indicated on the plan in a location that won't harm the landscaping. If a location(s) away from the development site is to be used, a note to that effect should be added to the plan.

Proposed trees to be transplanted (LDM 3f)

The notes regarding transplanting of trees that can be found in the Landscape Design Manual need to be added to the Landscape Notes.

General Comments

1. The three Colorado Spruce to be transplanted to the large island are proposed to be too close together for their long-term survival. 5 feet for each tree has been allotted, when a mature Colorado Spruce may reach a width of 15-20'. Only 1 tree should be transplanted to this location and the others should be planted elsewhere where they will have room to grow.
2. While Japanese Barberry is not on the City of Novi's invasive species list, it is known to be invasive in woods. Please consider substituting another small shrub or perennial/grass in its place that is not invasive.
3. Mulch is not an acceptable groundcover for entire islands and should be replaced with grass or some other living groundcover. Mulch should only be used around trees or within planting beds such as the new area serving as the foundation planting area.
4. A Licensed Landscape Architect will be required to sign and seal the final site plan.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART - COMMERCIAL

Review Date: May 27, 2015
Project Name: JSP15 – 0027: Kroger Fuel Station
Plan Date: May 8, 2015
Prepared by: Rick Meader, Landscape Architect E-mail: 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
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Yes	Yes	
Project Information <i>(LDM 2.d.)</i>	<ul style="list-style-type: none"> ▪ Name and Address 	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	<ul style="list-style-type: none"> ▪ Name, address and telephone number of the owner and developer or association 	No	No	On cover sheet, not landscape plan
Landscape Architect contact information <i>(LDM 2.b.)</i>	<ul style="list-style-type: none"> ▪ Name, Address and telephone number of RLA 	No	No	Designer is engineer – his info is provided
Sealed by LA. <i>(LDM 2.g.)</i>	<ul style="list-style-type: none"> ▪ Requires original signature 	No	No	<u>Required for Final Site Plan</u>
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	<ul style="list-style-type: none"> ▪ Show on all plan sheets 	No	No	On Sheet L1.20, please add to sheets L1.10 and L5.00
Zoning <i>(LDM 2.f.)</i>	<ul style="list-style-type: none"> ▪ Include all adjacent zoning 	Yes	Yes	On Sheet C1-01
Survey information <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Yes	Yes	
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none 	Yes	Yes	Tree ids and sizes have been added.

Item	Required	Proposed	Meets Code	Comments
	exists.			
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	Yes	Yes	Soil type has been added to the plan.
Existing and proposed improvements (LDM 2.e.(4))	<ul style="list-style-type: none"> Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W 	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants 	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	<ul style="list-style-type: none"> Provide proposed contours at 2' interval 	Yes	Yes	
Snow deposit (LDM.2.q.)	<ul style="list-style-type: none"> Show snow deposit areas on plan 	No	No	Add snow deposit areas
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	<ul style="list-style-type: none"> As proposed on planting islands 	No	No	<ol style="list-style-type: none"> Groundcover other than just mulch is required for islands. Quantities will be needed for final site plan.
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 300 SF to qualify 6" curbs Islands minimum width 10' BOC to BOC 	Yes	Yes	Parking islands need to be a minimum of 300 sf to qualify as a required parking lot island.
Curbs and Parking stall reduction (c)	<ul style="list-style-type: none"> Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft. 	No	Yes	Could shorten 3 spaces to west of station
Contiguous space limit (j)	Maximum of 15 contiguous spaces	No	No	Three bays are greater than 15 spaces.
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants 	Yes	Yes	Hydrant outside of project area
Landscaped area (g)	<ul style="list-style-type: none"> Areas not dedicated to parking use or 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	driveways exceeding 100 sq. ft. shall be landscaped			
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> 25 ft corner clearance required. Refer to Zoning Section 5.5.9 	Yes	Yes	Clear zone is visible.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	<ul style="list-style-type: none"> A = x 10% = sf 22,262 x 10% = 2226 sf 	No	No	1. Calculations are shown 2. Island areas are shown. Islands need to be at least 300sf to count toward requirement.
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	<ul style="list-style-type: none"> B = x 5% = sf 23,614 x 5% = 1181 sf 	No	No	1. Calculations are shown 2. Island areas are shown. Islands need to be at least 300sf to count toward requirement.
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> C = x 1% = sf 	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	<ul style="list-style-type: none"> A = 7% x xx sf = xx sf 	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	<ul style="list-style-type: none"> B = 2% x xx sf = xx sf 	NA		
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	<ul style="list-style-type: none"> C = 0.5% x 0 sf = 0 SF 	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	<ul style="list-style-type: none"> xx + xx = xxx SF 2226 + 1181 = 3407sf 	No total is given, but, including large triangular island with benches, it	No	Please label area (in sf) of large landscape island with benches.

Item	Required	Proposed	Meets Code	Comments
		appears that there is enough.		
E = D/75 Number of canopy trees required	<ul style="list-style-type: none"> 3707/75=45 Trees 	26 canopy trees 9 subcanopy trees	No	<ol style="list-style-type: none"> Trees in boulevard entry island are not part of fuel station site Existing hawthorns are allowed to be counted toward canopy count. Two more canopy trees can be planted by expanding the new southern endcap islands by 1 parking space each.
Perimeter Green space	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf ; xx/35=x trees Perimeter green space canopy Plantings required at 1 per 35 LF. Sub-canopy trees can be used under overhead utility lines. 	None are proposed	No	<ol style="list-style-type: none"> Show calculations Indicate which trees meet each requirement. Indicate line of perimeter for verification of calculations.
Parking land banked	<ul style="list-style-type: none"> NA 	No		
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil. 		No	No	No berms exist on site or are proposed
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<ul style="list-style-type: none"> Refer to Residential Adjacent to Non-residential berm requirements chart 	NA		
Planting requirements (LDM 1.a.)	<ul style="list-style-type: none"> LDM Novi Street Tree List 	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	<ul style="list-style-type: none"> Refer to ROW landscape screening requirements chart for corresponding requirements. 	No	No	No berm proposed.
Planting requirements (LDM 1.a.)	<ul style="list-style-type: none"> LDM Novi Street Tree List 	No	No	<ol style="list-style-type: none"> Calculations have been added. Existing trees have

Item	Required	Proposed	Meets Code	Comments
				been identified 3. Identify which tree meets each requirement
Street tree requirements <i>(Zoning Sec 5.5.3.B.ii)</i>	<ul style="list-style-type: none"> No street trees within 25 ft. clear vision triangle 	Yes	Yes	Clear zone is now visible.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> Label contour lines Maximum 33% Min. 5 feet flat horizontal area 	No	No	<ol style="list-style-type: none"> Berms 3' high with 3' wide crest required. Will support a waiver to preserve existing trees if additional ROW landscaping is provided per requirements.
Type of Ground Cover		No	No	<ol style="list-style-type: none"> Add notes calling out ground cover with quantities. Island ground cover can not be just mulch – needs to be grass or some other living cover.
Setbacks from Utilities	<ul style="list-style-type: none"> Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole 	NA		No above-ground utilities shown
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	<ul style="list-style-type: none"> Freestanding walls should have brick or stone exterior with masonry or concrete interior 	NA		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	<ul style="list-style-type: none"> Parking: 20 ft. 	Yes	Yes	20 feet is provided
Min. berm crest width	<ul style="list-style-type: none"> Parking: 2 ft. 	No	No	No berm exists, no berm is proposed.
Minimum berm height (9)	<ul style="list-style-type: none"> Parking: 3 ft. 	No	No	
3' wall	<ul style="list-style-type: none"> (4)(7) 	NA		
Canopy deciduous or large evergreen trees	<ul style="list-style-type: none"> Parking: 1 tree per 35 l.f.; $xx/35 = x$ trees 	26 canopy trees or large evergreen	Yes	Calculations are shown

Item	Required	Proposed	Meets Code	Comments
Notes (1) (10)	<ul style="list-style-type: none"> No Parking: 1 tree per 40 l.f.; $xx/40 = x$ trees 	trees		
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> Parking: 1 tree per 20 l.f.; $xx/20 = xx$ trees No Parking: 1 tree per 25 l.f.; $xx/25 = xx$ trees 	4 subcanopy trees	No	1. Calculations are shown 2. Insufficient number of existing subcanopy trees, but excess number of canopy and large evergreen trees allows total count requirement to be met.
Canopy deciduous trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	<ul style="list-style-type: none"> Parking: 1 tree per 35 l.f. No Parking: 1 tree per 45 l.f. $272/35 + 121/45 = 11$ 	None	No	No street trees are proposed. Please propose them and submit proposal to Oakland County Road Commission for their approval or denial.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision <i>(LDM 1.d.(2))</i>	<ul style="list-style-type: none"> 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW No evergreen trees closer than 20 ft. 3 sub canopy trees per 40 l.f. of total linear frontage Plant massing for 25% of ROW 	NA		
Screening of outdoor storage, loading/unloading <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		NA		
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> A minimum of 2ft. separation between box and the plants Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	NA		Utility box and screening is shown and is acceptable.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. 62 If x 8ft = 496 SF 	550 sf planting bed ease of fuel station	Yes	1. Proposed landscape bed exceeds required area 2. Waiver for this is supported as

Item	Required	Proposed	Meets Code	Comments
				landscaping is not feasible against building.
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	<ul style="list-style-type: none"> If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space 	550 sf proposed immediately east of station.		See above
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements <i>(Sec. 5.5.3.E.iv)</i>	<ul style="list-style-type: none"> Clusters shall cover 70-75% of the basin rim area 10" to 14" tall grass along sides of basin Refer to wetland for basin mix 	NA		No detention basin on site
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date <i>(LDM 2.i. & Zoning Sec 5.5.5.B)</i>	<ul style="list-style-type: none"> Provide intended date 	Between Mar 15 – Nov 15	Yes	
Maintenance & Statement of intent <i>(LDM 2.m & Zoning Sec 5.5.6)</i>	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	Requested notes have been added.
Plant source <i>(LDM 2.n & LDM 3.a.(2))</i>	<ul style="list-style-type: none"> Shall be northern nursery grown, No.1 grade. 	Yes	Yes	Requested note has been added.
Irrigation plan <i>(LDM 2.s.)</i>	<ul style="list-style-type: none"> A fully automatic irrigation system and a method of draining is required with Final Site Plan 	Yes	Yes	1. General landscape note #17 calls for irrigation. 2. <u>Actual plan is needed for final site plan</u>
Other information <i>(LDM 2.u)</i>	<ul style="list-style-type: none"> Required by Planning Commission 	NA		
Establishment period <i>(Zoning Sec 5.5.6.B)</i>	2 yr. Guarantee	Yes	Yes	Note has been revised.
Approval of substitutions. <i>(Zoning Sec 5.5.5.E)</i>	<ul style="list-style-type: none"> City must approve any substitutions in writing prior to installation. 	Yes	Yes	Note has been revised.

Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	<ul style="list-style-type: none"> Refer to LDM suggested plant list 	Yes	Yes	1. Quantities and sizes are given 2. Tree size has been added if new tree is required. 3. Please check quantities to be sure they match with plan
Root type		No	No	Indicate root ball size for transplants per LDM 3.f. and/or for new material if new material is required.
Botanical and common names		No	No	1. Indicate full names including cultivar for new plants to be used if transplants don't survive. 2. Please revise plant table so labels conform to labels on plan.
Type and amount of lawn		Yes	Yes	Quantities of sod/seed are provided
Cost estimate (LDM 2.t)	<ul style="list-style-type: none"> For all new plantings, mulch and sod as listed on the plan 	No	No	<u>Provide quantities of all plant materials, sod and mulch with cost per Community Development fee schedule on final site plan.</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	<ul style="list-style-type: none"> Refer to LDM for detail drawings 	Yes	Yes	Detail and note match city specifications.
Evergreen Tree		Yes	Yes	Detail and note match city specifications.
Shrub		Yes	Yes	Detail and note match city specifications.
Perennial/ Ground Cover		Yes	Yes	Detail and note match city specifications.
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	Provide detail per LDM. Available upon request.
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	Detail has been provided but needs to be modified to put fence at 1 ft outside of tree dripline.
Other Plant Material Requirements (LDM 3)				

General Conditions <i>(LDM 3.a)</i>	<ul style="list-style-type: none"> Plant materials shall not be planted within 4 ft. of property line 	No	Yes	
Plant Materials & Existing Plant Material <i>(LDM 3.b)</i>	<ul style="list-style-type: none"> Clearly show trees to be removed and trees to be saved. 	Yes	Yes	Notes indicate which trees are to be saved, transplanted or removed.
Landscape tree credit <i>(LDM3.b.(d))</i>	<ul style="list-style-type: none"> Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM 	No		
Plant Sizes for ROW, Woodland replacement and others <i>(LDM 3.c)</i>	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	Tree sizes have been added to plant list.
Plant size credit <i>(LDM3.c.(2))</i>	NA	No		
Prohibited Plants <i>(LDM 3.d)</i>	No plants on City Invasive Species List	No	Yes	
Recommended trees for planting under overhead utilities <i>(LDM 3.e)</i>	<ul style="list-style-type: none"> Label the distance from the overhead utilities 	NA	Yes	<ol style="list-style-type: none"> No overhead wires shown. If wires exist, please add to plan and label distance to trees.
Collected or Transplanted trees <i>(LDM 3.f)</i>		Yes	No	Add notes from Landscape Design Manual (3f) to plans regarding transplanting requirements
Nonliving Durable Material: Mulch <i>(LDM 4)</i>	<ul style="list-style-type: none"> Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. Refer to section for additional information 	Yes	Yes	Mulch notes have been revised as requested.

NOTES:

- 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.

Traffic Review

May 20, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: Kroger Traffic Review for Preliminary Site Plan
JSP15-0027**

Dear Ms. McBeth,

The preliminary site plan for the above referenced project 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.

1. General Comments

- a. The applicant, Kroger, is proposing to construct a fuel center in the parking lot of the Kroger and Staples stores located on the north side of Grand River Avenue, west of Beck Road.
- b. The fuel center consists of a 5,418 S.F. canopy, a 198 S.F. kiosk building and seven (7) dispenser islands.
- c. The site is currently zoned as B-2.
- d. The proposed site is not anticipated to impact traffic to the degree that would warrant any further traffic studies.

2. General Plan Comments – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Final Plan submittal.

- a. Provide detailed (dimensioned) plans for the proposed site, including but not limited to:
 - i. Width and length of all proposed parking stalls
 - ii. Details of curb height along stalls that are 18' in length. Section 5.3.2 of the City of Novi Zoning Ordinances requires a minimum 19' parking stall depth when the curb height is 6". Refer to Section 5.5.3.C.ii for curb height reduction to 4" with 17' parking stalls.
 - iii. Other details as necessary to convey design intent and the meeting of applicable City standards.
- b. The entering and exiting radii of the proposed 45° angled parking section are not in compliance with the City Standard. Refer to Figure IX.2 of the City's Standards.
- c. Section 5.3.12 of the City of Novi Zoning Ordinances requires parking islands be constructed three (3) feet shorter than the adjacent parking stall. The applicant should review all proposed end islands to ensure the City Standards are met and provide additional dimensions.
- d. Section 5.5.3.C.ii of the City's Zoning Ordinances requires one landscape island per 15 parking spaces in a bay of parking. The plans show rows of parking containing 16, 17 and 18 spaces. **The applicant should either request a variance from the City or reduce the amount of spaces per parking bay in order to remain in compliance with City Standards.**

3. **Signing and Pavement Marking** – Initial review of the plans generally show compliance with City standards; however, the following items at a minimum may require further consideration in the Final Site Plan submittal.
 - a. The applicant should include details on any proposed signing.
 - b. The applicant should consider adding one-way signing and do not enter signing for the proposed angled parking entrance and exit located on the east side of Staples.
 - c. Barrier-free van accessible signs (Note 21) on sheet C1.20 should be placed at the center of the parking stall and not in the hatched area.
 - d. The applicant should consider including details of the removal and replacement of the stop sign located at the exit of the Kroger/Staples parking lot.
 - e. The applicant should include pavement marking details on the proposed pedestrian warning zone as well as the proposed crosswalk.
4. **Bicycle and Pedestrian** – The proposed bicycle parking is in compliance with City standards.

Sincerely,

AECOM



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

Reviewed by: Paula K. Johnson, PE

Façade Review



May 29, 2015

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**
Kroger Fuel Station Canopy and Kiosk, PSP15-0073
 Façade Region: 1, Zoning District: B-2

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 The Project Collaborative, dated 5/8/15. 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 (AKA Façade Chart) of Ordinance Section 2520 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.

Canopy (5,460 S.F.)	North	South	East	West	Ordinance Maximum (Minimum)
Brick	19%	19%	14%	14%	100% (30%)
Split Faced CMU	5%	5%	4%	4%	10%
EIFS	69%	69%	66%	66%	25.0%
Cornice (EIFS)	17%	17%	16%	16%	15%

Kiosk Building (210 S.F.)	North	South	Esat	West	Ordinance Maximum (Minimum)
Brick	63%	60%	65%	41%	100% (30%)
EIFS	30%	33%	28%	47%	25.0%
Cornice (EIFS)	7%	7%	7%	12%	15%

As shown above the minimum percentage of brick is not provided on the Canopy and the percentage of EIFS exceeds the maximum amount allowed on both the Canopy and Kiosk Building. The design is in compliance with Section 2520.12 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 Chart (highlighted in bold).

Recommendation – The applicant has indicated that the proposed brick and split faced CMU will match the same materials used on the adjacent building located on the same project site. However color samples were not provided at the time of this review. 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 of EIFS on the building and canopy and the underage of brick on the canopy. 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. A determination will be made as to the adequacy of the match of the brick and CMU between the proposed end existing structures, and general consistency with the Façade Ordinance. It should be noted that the use of striking colors and/or the use of façade materials to form a background of a sign is prohibited.

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

Fire Review



May 15, 2015

TO: Barbara McBeth - Deputy Dir. of Community Development
Kristen Kapelanski - Plan Review Center
Sri Komaragiri - Plan Review Center

RE: Pre-Application meeting notes
Kroger (D632), Retail Fuel Center, @ 47650 Grand River Ave

PSP#: 15-0073

CITY COUNCIL

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Assistant Chief of Police
Jerrod S. Hart

Project Description:

This project is for a Retail Fuel Center (Gas Station), on new 1 acre lot, and 1 - 5,418 sq/ft canopy, 1 – 198 sq/ft kiosk building, and 7 dispenser gas islands.

Comments:

1. Per IFC (2009) - 2203.2, states that "Emergency Disconnect Switches" are required to be installed with signage in approved locations. This system is shown on plans, however outside building. This item needs to be added interior. This is also a City of Novi Ordinance Requirement SEC. 15-69. This item needs to be easily accessible to attendant.
2. Per IFC (2009) – 2205.5, Fire Extinguishers are required on pumping stations every 75 ft. **However** - City of Novi Ordinance Requirement SEC 15-79, extinguishers to be installed within 30 ft of each pump. Additional extinguishers are required on pumps # 3/4, & 7/8.
3. Better description is needed of "Outdoor Sales" item listed on legend #28, listed on plan set (page C1.2). If this is combustible storage, it cannot be stored within 30 ft of fuel pumps. Per IFC (2009) SEC 2205.7 (Misc. Combustible Storage) and NFPA (2009) 60.1.24(2) & 60.4.11.1.3 (Clearance from Combustibles).
4. "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.

Recommendation: Recommend for approval with the correction of the above items and verification with a site inspection.

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.
cc: file

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

cityofnovi.org

Applicant Response Letter



The Project Collaborative, Inc.

37704 Hills Tech Drive
Farmington Hills, Michigan 48331

Telephone: 734-367-4442

Facsimile: 866.414.4322

matthew.pisko@tprojectc.com

June 11, 2015

City of Novi

Attention: Ms. Sri Komaragiri, Planner
45175 Ten Mile Road
Novi, MI 48375
Phone: 248.735.5607

Dear Ms. Komaragiri,

We have received your comments for the Proposed Kroger Fuel Center at 47650 Grand River Avenue Novi, Michigan 48374 dated May 29, 2015. Please see our responses and/or revisions below:

Planning Review

Special Land Use Considerations

1. No Comment

Ordinance Requirements

1. Setbacks will be shown on the Final Site Plan.
2. The maximum decibel level of the proposed air machine is 66.55 dbA.
3. The Cover sheet will be updated to indicate setbacks identified on the plans.
4. The discrepancy will be corrected
5. Bicycle parking provided as shown on sheet L1.20. Bike details shown on L5.00.
6. Loading zone identified on sheet C1.20. Loading zone is south of the underground fuel storage tanks.
7. Trash will be disposed of in the dumpster behind the Kroger store.
8. A photometric site plan will be submitted that includes light levels up to the Grand River R.O.W. and 20 feet past the limits of construction.
9. The project cost is anticipated to be 1.4 million including equipment. The project will result in the equivalent of 4 full time jobs.
10. Please see response to *Other Reviews* below.

Response Letter

1. No comment

Site Addressing

1. We will contact the Building Division and have an address assigned to the site prior to building permit application

Pre-Construction Meeting

1. Kroger will comply with Pre-Construction meeting requirements.

Chapter 26.5

1. Acknowledged.

Signage

1. We will contact Jeannie Niland for signage requirements.

Planning Review Chart

Fueling Stations are a special land use in the B-2 District

- No comment

Attached canopy appears to be in compliance with setback requirements. Show building setback lines on the plans.

- Building setback lines are shown on Dimension Control Site Plan, C1.20.

Noise Impact Statement to be submitted a week prior to scheduled Planning Commission Meeting

- The maximum decibel level of the proposed air machine is 66.55 dbA

Indicate the setbacks on plans

- Building setback lines are shown on Dimension Control Site Plan, C1.20 and will be noted on Cover Sheet, G0.01.

There seems to a discrepancy with regards to pre-construction spaces and post-construction parking counts as listed on cover page and sheet C1.03. Please clarify

- The discrepancy will be corrected.

In previous meeting, the applicant indicated his intent to provide bicycle parking at retail location.

Please provide further information

- The bicycle rack proposed will conform with the requirements of the City of Novi. Bicycle parking provided as shown on sheet L1.20. Bike details shown on L5.00.

Project information on cover sheet refers to loading space, but the proposed space is not identified on plans. Please clarify the intent.

- Loading zone identified on sheet C1.20. Loading zone is south of the underground fuel storage tanks.

Applicant should indicate how trash will be disposed of.

- Trash will be disposed of in the dumpster behind the Kroger store.

Provide setback information on plans

- Building setback lines are shown on Dimension Control Site Plan, C1.20 and will be noted on Cover Sheet, G0.01.

Provide the required information (Economic Impact) with revised submittal or prior to scheduled Planning Commission meeting.

- The project cost is anticipated to be 1.4 million including equipment. The project will result in the equivalent of 4 full time jobs

Engineering Review

General

1. A note will be added to G0.02 stating, "ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS."
2. City standard details will be included in the Stamping Set Submittal.
3. A traffic control sign table will be added to C1.20. A note will also be added stating, "ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MMUTCD STANDARDS."
4. A note will be added on C1.40 stating, "COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS." This will be depicted on the profiles on C1.32.
5. A Construction Materials Table will be included on C1.40.
6. A utility crossing table will be included on C1.40.
7. A note will be added to C1.40 stating, "IN THE CASE OF SUBSTANDARD CLEARANCE, PROPER BEDDING/ENCASEMENT WILL BE DETERMINED BY THE INSPECTING ENGINEER."
8. A note will be added to C1.11 stating, "IF DEWATERING IS ANTICIPATED OR REQUIRED, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE CITY OF NOVI ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL."
9. A non-domestic user survey form will be submitted to the City for forwarding to Oakland County.
10. The R.O.W. will be labeled on C1.40.

Water Main

11. The size of the existing water main is 8" and will be labeled on C1.40.

Sanitary Sewer

12. The size of the existing sanitary sewer 8" and will be labeled on C1.40.

13. A sanitary sewer monitoring manhole will be added to the proposed sanitary sewer lead within the limits of the existing sanitary sewer easement.
14. The sanitary sewer lead (keynote 6 on C1.40) will be revised to be SDR 23.5.

Storm Sewer

15. Due to pipe crossing restrictions, 3' cover will not be maintained on all pipes unless a variance is granted on the 18" vertical clearance requirement for storm crossing storm. The pipes with insufficient cover will be revised to be Class V reinforced concrete pipe. A DCS Variance will be applied for vertical clearance and minimum cover requirements.
16. 10-year HGL will be labeled on C1.32. The HGL is below the rim minus 1' at each structure.
17. Roof conductors are shown and labeled on C1.31. Roof drains tie into the storm sewer at MH 11.

Storm Water Management Plan

18. The stormwater management plan complies with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual for stormwater quality and conveyance requirements.
19. Master Storm Water Management plan was remitted to City of Novi Engineering department on 5/29/2015.
20. In the Master Storm Water Management plan, the entire project area was designed as Commercial (Runoff CN = 88) therefore the change in impervious area will not impact the design volume of the detention pond. The proposed parking area was originally approved as an extension of the Staples building. The proposed improvements comply with the original design of the detention pond. A note to this effect is included on C1.31.
21. Calculations showing the net change in impervious area will be added to C1.31.

Paving and Grading

22. Dimensions of the parking stalls are indicated to the face of curb on C1.20. A note will be added stating, "ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED."
23. Concrete curb will be identified on C1.20 as MDOT C-4 with detail on C5.00
24. Proposed paving cross sections will be included on sheet C5.00.
25. Top of curb/walk grades will be added on C1.30.
26. The actual usable length of the proposed angled parking stalls will be added to C1.20.

The following must be submitted at the time of Final Site Plan submittal

27. We will submit an itemized cost estimate including all civil site work.

The following must be submitted at the time of Stamping Set submittal

28. No sanitary sewer easement will be required. There is no sanitary sewer proposed, only a sanitary lead. The monitoring manhole will be installed within the existing sanitary sewer easement.

The following must be address prior to construction

29. A pre-construction meeting will be scheduled.
30. A grading permit application will be made prior to any site grading.
31. Soil erosion application will be made prior to any site grading.
32. Construction Inspection Fees will be paid prior to pre-construction meeting.
33. A performance guarantee will be provided.
34. A street sign guarantee will be provided as required.

Landscape Review

Ordinance Considerations

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

1. There are not overhead wires in proximity of the proposed work.
2. Nearest overhead wires are located on the opposite side of Grand River Ave.

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

1. No comment.
2. Tree fencing will be shown on C1.11.
3. Tree fencing detail will be updated on L5.00.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. No Comment

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

1. No Comment.
2. We request a waiver to Zoning Sec. 5.5.3.B.ii and iii to maintain existing berm size and preserve the existing trees.

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

1. A submittal will be made to OCRC for the 11 frontage road trees. We request a waiver to Zoning Sec. 5.5.3.E.i.c and LDM 1.d. in the case OCRC denies the request.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. The islands will be revised to comply with the 300 sf minimum area.
2. We will comply.
3. We request a waiver to Zoning Sec. 5.5.3.C. to allow more than 15 contiguous spaces.
4. Items added to the plan as follows:
 - a. We will include the area of the large interior island in square feet on L1.20.
 - b. We will include the total square footage of interior islands on L1.20.
 - c. We will include unique labeling to distinguish which plantings are intended to meet each requirement on L1.20.
 - d. We will include additional canopy trees to meet the parking tree requirement, if possible on L1.20.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. No Comment

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. No Comment

Plant List (LDM 2.h. and t.)

1. We will update the table and labels on L1.20.

Planting Notations and Details (LDM)

1. No Comment
2. The tree guying detail will be added to L5.00.

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

1. No Comment.

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

1. An irrigation plan for the landscaped areas will be provided with Final Site Plan submittal.

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

1. No comment

Snow Deposit (LDM.2.q.)

1. Snow deposit areas are identified on C1.02. The areas will be identified on L1.20.

Proposed trees to be transplanted (LDM 3f)

1. Transplanting tree notes will be on L1.20.

General Comments

1. The three Colorado Spruce will be relocated to different site locations. Spacing will be provided as noted.
2. The Japanese Barberry will be substituted with another small shrub or perennial/grass that is not invasive.
3. Grass will be indicated in the islands on L1.20.
4. Landscape plans will be signed and sealed by a Licensed Landscape Architect.

Landscape Review Chart

Miss Dig Note - On Sheet L1.20, please add to sheets L1.10 and L5.00

1. Note will be added to other landscape sheets

Add snow deposit areas

2. Snow deposit areas are identified on C1.02. The areas will be identified on L1.20.

Groundcover other than just mulch is required for islands. Quantities will be needed for final site plan.

3. Grass will be indicated in the islands on L1.20.

Parking islands need to be a minimum of 300 sf to qualify as a required parking lot island.

4. Islands will be revised to comply.

Three bays are greater than 15 spaces.

5. We request a waiver to Zoning Sec. 5.5.3.C.i. to allow more than 15 contiguous spaces.

Island areas are shown. Islands need to be at least 300sf to count toward requirement.

6. Islands will be revised to comply.

Please label area (in sf) of large landscape island with benches.

7. Landscape island with benches will be labeled on L1.20.

Trees in boulevard entry island are not part of fuel station site

8. Trees will be removed

Existing hawthorns are allowed to be counted toward canopy count.

9. No Comment

Two more canopy trees can be planted by expanding the new southern endcap islands by 1 parking space each.

10. Islands will be revised to include two more canopy trees.

Show calculations; Indicate high trees meet each requirement; indicated line of perimeter for verification of calculations.

11. Tree and calculations will be updated on L1.20.

No berm proposed.

12. Correct.

Identify which tree meets each requirement

13. Table and labels will be updated on L1.20.

Berms 3' high with 3' wide crest required. Will support a waiver to preserve existing trees if additional ROW landscaping is provided per requirements.

14. We request a waiver to Zoning Sec. 5.5.3.B.ii and iii to maintain existing berm size and preserve the existing trees.

Add notes calling out ground cover with quantities. Island ground cover cannot be just mulch – needs to be grass or some other living cover.

15. Ground cover in islands will be revised to grass.

Calculations are shown. Insufficient number of existing subcanopy trees, but excess number of canopy and large evergreen trees allows total count requirement to be met.

16. No Comment

No street trees are proposed. Please propose them and submit proposal to Oakland County Road Commission for their approval or denial.

17. A submittal will be made to OCRC for the 11 frontage road trees. We request a waiver to Zoning Sec. 5.5.3.E.i.c and LDM 1.d. in the case OCRC denies the request.

Proposed landscape bed exceeds required area. Waiver for this is supported as landscaping is not feasible against building.

18. We request a waiver to Zoning Sec. 5.5.3.D as landscaping is not feasible against the building.

Please check quantities to be sure they match with plan

19. Will comply.

Indicate root ball size for transplants per LDM 3.f. and/or for new material if new material is required.

20. Transplant notes and replacement plants will be included on L1.20.

Indicate full names including cultivar for new plants to be used if transplants don't survive. Please revise plant table so labels conform to labels on plan.

21. Plant table will be revised on L1.20.

Provide quantities of all plant materials, sod and mulch with cost per Community Development fee schedule on final site plan.

22. Landscape cost estimate will be added.

Provide detail per LDM. Available upon request (Tree Stake and Guys)

23. Detail will be added to L5.00.

Detail has been provided but needs to be modified to put fence at 1 ft outside of tree dripline.

24. Detail will be modified on L5.00.

Add notes from Landscape Design Manual (3f) to plans regarding transplanting requirements.

25. Notes will be added on L1.20.

Kroger Traffic Review for Preliminary Site Plan

1. **General Comments**
 - a. No Comments
2. **General Plan Comments**
 - a. Ddimensioned plans will be submitted with Final Site Plan submittal
 - I. Width and length of all proposed parking stalls
 - II. Details of curb height along stalls that are 18' in length. Section 5.3.2 of the City of Novi Zoning Ordinances requires a minimum 19' parking stall depth when the curb height is 6". Refer to Section 5.5.3.C.ii for curb height reduction to 4" with 17' parking stalls.
 - III. Other details as necessary to convey design intent and the meeting of applicable City standards.
 - b. Entering and exiting radii for angled parking area will be revised per Figure IX.2 of City's standards.
 - c. Islands will be modified as required to comply with City Standards.
 - d. We request a waiver to Zoning Sec. 5.5.3.C.i. to allow more than 15 contiguous spaces.
3. **Signing and Pavement Marking**
 - a. Sign details will be included.
 - b. "One way" and "Do not enter" signs will be included in the angled parking area.
 - c. Barrier-free sign will be relocated as noted.
 - d. A new stop sign will be included at the exit of the Kroger/Staples parking lot.
4. **Bicycle and Pedestrian**
 - a. No comment

Facade Review –Preliminary Site Plan Kroger Fuel Station Canopy and Kiosk, PSP15-0073

We request a Section 9 Waiver be granted for the overage of EIFS on the building and canopy and the underage of brick on the canopy. A sample board is provided.

Notes to the Applicant:

1. RTU will be screened.
2. We will comply with the façade inspection requirements.

Fire Marshal - Kroger (D632), Retail Fuel Center, @ 47650 Grand River Ave

1. Emergency Disconnect Switches will be indicated on the building interior.
2. Additional extinguishers will be indicated on fuel islands 3/4 and 7/8.
3. Descriptions will be provided for outdoor sales items.
4. Know box will be included on plans.

Regards,



Matthew Pisko