GOLLING MASERATI & ALFA ROMEO JZ19-28 WITH REZONING 18.728

Public hearing at the request of Dorchen/Martin Associates for Planning Commission’s recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from NCC (Non-Center Commercial) to B-3 (General Business). The subject property is approximately 5.25 acres and is located on the south side of Grand River Avenue, west of Joseph Drive (Section 24). The applicant is proposing an automobile dealership, a permitted use in the B-3 District, with outdoor space for exclusive sale of new and used automobiles, which is a Special Land Use in the B-3 District.

REQUIRED ACTION
Recommendation to City Council for approval or denial of the rezoning request from NCC to B-3 with a Planned Rezoning Overlay.

<table>
<thead>
<tr>
<th>REVIEW</th>
<th>RESULT</th>
<th>DATE</th>
<th>COMMENTS</th>
</tr>
</thead>
</table>
| Planning    | Approval recommended with conditions | 9-5-19     | • Request for deviations related to bicycle parking (Not supported by Staff)  
• Request for deviations related to service bay doors (Conditionally supported)  
• Items to be addressed by the applicant prior to Concept Plan approval |
| Engineering | Approval recommended          | Revised 9-20-19 | • Items to be addressed by the applicant prior to Site Plan approval |
| Landscaping | Approval not recommended at this time | 8-28-19    | • Deviation for lack of 6-8 foot landscaped berm and sufficient screening vegetation between residential and non-residential districts (Not supported by Staff)  
• Deviation for lack of greenbelt berm (Staff supported for Grand River as hedge is provided as alternative screening)  
• Deviation for deficiency in greenbelt landscaping (Not supported by Staff)  
• Deviation for insufficient parking lot interior landscaping - 11 missing landscaped endcap island, 1 missing interior island - (Not supported by Staff)  
• Deviation for insufficient building foundation landscape area (Not supported by Staff)  
• Items to be addressed by the applicant prior to Site Plan approval |
| Traffic     | Approval recommended          | 8-28-19    | • Request for deviation for same-side driveway spacing (Consultant supported)  
• Request for deviation related to absence of |
<table>
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<tr>
<th></th>
<th>Application</th>
<th>Date</th>
<th>Description</th>
</tr>
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</table>
| **Parking Lot**  |              |        | **Parking Lot Islands and Painted Islands (Not supported)**  
|                  |              |        | • Request for deviations related to bicycle parking (Not supported)  
|                  |              |        | • Items to be addressed by the applicant prior to Site Plan approval                                                                 |
| **Traffic Study**| Approval recommended | 8-28-19 | • Proposed use will result in fewer vehicle trips than other land uses allowed under current and proposed zoning classifications |
| **Facade**       | Approval recommended | 8-27-19 | • Project is in full conformance with Façade Ordinance                                                                                       |
| **Fire**         | Approval recommended with conditions | 8-12-19 | A hazardous chemical survey is required to be submitted at the time of Preliminary Site Plan submittal                                          |
MOTION SHEET

Approval
In the matter of the request of Golling Maserati & Alfa Romeo, JZ19-28, with Zoning Map Amendment 18.728, motion to recommend approval to City Council to rezone the subject property from NCC (Non-Center Commercial) to B-3 (General Business) with a Planned Rezoning Overlay Concept Plan, based on the following:

1. The use of the property will be for a New and Used Car Salesroom, Showroom and Office with accessory outdoor space for the exclusive sale of new or used automobiles

2. The following ordinance deviations are recommended, subject to receipt of all additional information requested by staff for consideration by the City Council:
   a. Planning Deviations for General Business (B-3 standards):
      i. Deviation from Section 3.13.3.A to allow overhead doors to face a major thoroughfare (Grand River). The proposed overhead doors located on the north and south side of the Service Write-Up Area are functioning to greet service customers and to then drive vehicles out the south doors to service parking or to exit the site. The doors are clear anodized alum/glass and allow visibility for both the customer and staff. The Service Write-Up area functions more as a retail component of the dealership rather than a service component.
      ii. Deviation from Section 3.13.3.A to allow a service bay doors to face a residential district. The proposed overhead service doors facing the south are nearly 200 feet or more from the residential district and will be screened from the neighbors with existing and proposed landscaping buffer. The overhead doors will be opened only for incoming and outgoing vehicles and not remain open at any other times.
   b. Traffic deviation for same-side driveway spacing (approximately 195 feet proposed, 230 feet required);
   c. Traffic deviation from Section 5.3.12 for the absence of end islands in 6 locations on the west and south sides of the building; (APPLICANT REQUESTED)

-OR-

Traffic deviation from Section 5.3.12 for the absence of end islands in 2 locations on the west side of the building. (STAFF RECOMMENDED)

d. Landscape deviation for insufficient screening berm provided between the B-3 commercial district and the residential properties to the south (6-8 foot tall landscaped berm required, existing 3-5 foot berm proposed to remain) with alternative screening with additional evergreen and deciduous shrubs to be provided to satisfy the ordinance requirement of 80 percent winter and 90 percent summer opacity to be determined by the City’s Landscape Architect;

e. Landscape deviation for use of a continuous landscape hedge to be maintained at 3 foot height in lieu of the required 3 foot tall berm along Grand River Avenue;

f. Landscape deviation for deficiencies in greenbelt tree requirements;
g. Landscape deviation from Section 5.5.3.C for deficiency in parking lot landscaping due to the absence of end islands as permitted by d. above;

h. Landscape deviation for deficiency in building foundation landscaping, as the plan complies with the requirement for 60% coverage on both frontages and there is practical difficulty in providing landscaping in the interior service areas; (APPLICANT REQUESTED)

-OR-

   The applicant shall work with staff to provide additional building foundation landscaping on the western and southern sides of the building between the service bay and man doors. (STAFF RECOMMENDED)

i. The applicant shall provide necessary information to identify the necessary deviations from Chapter 28, Signs from City Code of Ordinances prior to the City Council’s consideration for tentative approval of PRO Concept plan;

3. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

   a. The days of operation shall be limited to Monday – Saturday. The business will not be open on Sundays;
   b. The hours of operation shall be limited to the following: 7:00 a.m. to 6:00 p.m. on Tuesday, Wednesday and Friday, 7:00 a.m. to 9:00 p.m. on Monday and Thursday, and 7:00 a.m. to 3:00 p.m. on Saturdays;
   c. No outdoor speakers shall be permitted;
   d. No outdoor compressors shall be permitted;
   e. No major body repair will take place in the building or on the site;
   f. Automobile transit deliveries shall be limited to 8:00 a.m. to 6:00 p.m. on weekdays;
   g. The parking setback shall be no less than 58 feet from the property line to the south;
   h. The parking setback in the east side yard shall be a minimum of 20 feet;
   i. The size of the building shall be limited to approximately 17,100 square feet, excluding mezzanine space.
   j. The overhead service doors shall remain closed except to allow the entering and existing of vehicles.
   k. The increased side yard parking setback and landscaping be provided as shown on the Concept Plan.
   l. The increased rear yard parking setback and landscaping be provided as shown on the Concept Plan.
   m. The two parcels will be combined prior to final approval of the Site Plan.
   n. The applicant shall dedicate additional Right-of-Way to achieve the 60-foot half-width along Grand River Avenue frontage.
   o. Sidewalks shall be constructed along Grand River Avenue and Joseph Drive as shown on the Concept Plan.
   p. [any additional conditions to satisfy public benefits commensurate with the deviations and to justify the rezoning]

4. The following items shall be addressed in the PRO Concept Plan prior to City Council consideration of Planned Rezoning Concept Plan, and/or items listed above based on Planning Commission’s determination:

   1. The applicant shall submit additional evidence/information in support of the public
benefits to be achieved through this development and to justify the proposed ordinance deviations and the intent of the section 7.13.2.D.ii that the proposed PRO rezoning would be in the public interest and the benefits to public of the proposed PRO rezoning would clearly outweigh the detriments.

This motion is made because:

1. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing a new business to become established in the City,
2. The B-3 General Business District is consistent with the Future Land Use Map designation for Community Commercial,
3. The Rezoning Traffic Impact Study has demonstrated that the proposed rezoning to B-3 district will not degrade the level of service of the local road network below acceptable levels compared to existing potential uses in the NCC district,
4. The site will be brought into conformance with the current zoning ordinance requirements if redevelopment occurs within the parameters of a PRO Agreement and Concept Plan, and
5. The Master Plan advocacy item to support retail commercial uses along established transportation corridors is achieved with this proposed development,
6. The rezoning provides an opportunity to bring a long-standing non-conforming parcel into conformance with the current Zoning Ordinance,
7. The rezoning is not expected to negatively impact public utilities in the area compared to potential development under the current zoning district.
8. The applicant is offering to mitigate the negative impacts of the proposed auto dealership on the existing uses and neighborhood to the south through the use of increased setbacks and a commitment to limiting the hours of operation of the business.
9. The redevelopment of this site provides an update to the visual aesthetic in a very visible area of the City.
10. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.
11. The requirements for special land use for outdoor space for exclusive sale of new or used automobiles are met as follows:
   i. 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 traffic impact study provided indicates fewer trips generated by the proposed use than other potential uses.)
   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 use is not expected to increase the demand on public services and utilities relative to other feasible uses of the site.)
   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. (There are no significant natural features or characteristics present on the site.)
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 use is similarly compatible to other uses that could be developed under the current NCC zoning district.)

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. (The Master Plan recommends Community Commercial uses, which includes uses permitted within the B-2 and B-3 districts.)

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. (The redevelopment of the site will remove a long-standing non-conforming use and improve the site visually from Grand River Avenue. The investments in the site improvements as well as the jobs created will benefit the area economically.)

vii. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. (1. Outdoor Space for exclusive sale of new or used automobiles is listed as a Special Land Use in the B-3 District, and 2. The applicant has made modifications to the proposed site design that better conform to the ordinance regulations.)

12. (Additional reasons here if any).

-OR-

Postpone Recommendation
In the matter of Golling Maserati & Alfa Romeo, JZ19-28, with Zoning Map Amendment 18.728, motion to postpone making a recommendation to the City Council to rezone the subject property from NCC (Non-Center Commercial) to B-3 (General Business) with a Planned Rezoning Overlay Concept Plan. This motion is made for the following reasons:

1. To allow the applicant time to provide additional information and to allow City staff, consultants, and the Planning Commission to evaluate changes to be made to the plans as received via email on September 18, 2019.

2. To allow additional time for the applicant to submit additional evidence/information in support of the public benefits to be achieved through this development and to justify the proposed ordinance deviations and the intent of the section 7.13.2.D.ii that the proposed PRO rezoning would be in the public interest and the benefits to public of the proposed PRO rezoning would clearly outweigh the detriments.

3. The applicant shall have the opportunity to clarify through a modified submittal if any PRO conditions are being offered under the PRO provisions of the Zoning Ordinance;

4. (Additional reasons here if any).

-OR-

Recommend Denial
In the matter of Golling Maserati & Alfa Romeo, JZ19-28, with Zoning Map Amendment 18.728, motion to recommend denial to the City Council to rezone the subject property from NCC
(Non-Center Commercial) to B-3 (General Business) with a Planned Rezoning Overlay Concept Plan, based on the following:

a. The applicant has not proposed site specific regulations that are, in material respects, “more strict or limiting than the regulations that would apply to the land under the proposed new zoning district,” as required under Section 7.13.2.c. In the absence of such regulations and conditions, it cannot be determined whether, compared to the existing zoning it would be in the public interest to grant the rezoning with PRO or whether the benefits of the proposal can be found to clearly outweigh the reasonably foreseeable detriments thereof;

b. The applicant has not established that there are enhancements proposed under the PRO Concept Plan that would not be likely to be achieved without utilizing the PRO process, as set forth in the staff and consultant review letters;

c. (Additional reasons here if any).
MAPS
Location
Zoning
Future Land Use
Natural Features
GOLLING MASERATI + ALFA ROMEO: JZ 19-02
ZONING

LEGEND

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

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.
GOLLING MASERATI + ALFA ROMEO: JZ 19-02
FUTURE LAND USE

LEGEND
- Single Family
- Multiple Family
- Mobile Home Park
- Community Office
- Industrial Research Development Technology
- Local Commercial
- Community Commercial
- TC Gateway
- Private Park
- Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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Map Author: Lindsay Bell
Date: 2/8/19
Project: GOLLING MASERATI JZ19-02
Version #: 1

1 inch = 167 feet

0 35 70 140 210 Feet

Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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GOLLING MASERATI + ALFA ROMEO: JZ 19-02
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GOLLING MASERATI + ALFA ROMEO: JZ 19-02
NATURAL FEATURES

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THE INFORMATION CONTAINED IN THESE MATERIALS IS FOR REFERENCE PURPOSES ONLY, TO CONVEY A RECOMMENDED DESIGN INTENT. THEY HAVE BEEN PREPARED IN A GENERIC MANNER, NOT SPECIFIC TO ANY SITE OR PROJECT CONDITIONS, AND ARE NOT INTENDED FOR CONSTRUCTION OR MAINTENANCE PURPOSES. THE USER SHALL VERIFY AND COORDINATE ALL FIELD CONDITIONS OF A SPECIFIC PROJECT WITH THESE MATERIALS, AND THE SUITABILITY OF THE CONCEPT DESIGN MATERIALS CONTAINED HEREIN WITH RESPECT TO THE REQUIREMENTS OF A SPECIFIC PROJECT. THE PROPERLY-LICENSED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF A SPECIFIC PROJECT SHALL EXERCISE ITS PROFESSIONAL JUDGMENT IN DETERMINING WHETHER TO USE OR INCORPORATE THESE MATERIALS IN THE DOCUMENTS IT PREPARES. CALLISONRTKL SHALL NOT BE RESPONSIBLE FOR ANY LOSSES WHICH MAY BE SUSTAINED AS A RESULT OF THE USE OF THESE MATERIALS ON A SPECIFIC PROJECT.
PETITIONER
Dorchen/Martin Associates

REVIEW TYPE
Rezoning Request from NCC (Non-Center Commercial District) to B-3 (General Business) with Planned Rezoning Overlay (PRO)

PROPERTY CHARACTERISTICS

<table>
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<tr>
<th>Section</th>
<th>24</th>
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</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>South of Grand River Avenue, East of Meadowbrook (Parcels 22-24-326-014, 22-24-326-024)</td>
</tr>
<tr>
<td>Site School District</td>
<td>Novi Community School District</td>
</tr>
<tr>
<td>Site Zoning</td>
<td>NCC Non-Center Commercial</td>
</tr>
<tr>
<td>Adjoining Zoning</td>
<td>North: I-1 Light Industrial District; East: NCC Non-Center Commercial; West: OS-1 Office Service; South: R-4 One Family Residential</td>
</tr>
<tr>
<td>Current Site Use</td>
<td>Glenda’s Garden Center - plant nursery/landscaping</td>
</tr>
<tr>
<td>Adjoining Uses</td>
<td>North: Delta Fuels, office/service providers, Religious Organization; East: Office Buildings; West: Vacant; South: Single Family Residences</td>
</tr>
<tr>
<td>Site Size</td>
<td>5.25 Acres</td>
</tr>
<tr>
<td>Plan Date</td>
<td>August 7, 2019</td>
</tr>
</tbody>
</table>

PROJECT SUMMARY
The petitioner is requesting a Zoning Map amendment for a 5.25 acre property located on the southwest corner of Grand River Avenue and Joseph Drive (Section 24) from NCC (Non-Center Commercial) to B-3 (General Business). The applicant states that the rezoning request is necessary to redevelop the site as an automobile dealership, which is only permitted in the B-3 district, with outdoor space for exclusive sale of new and used automobiles, which is a Special Land Use in the B-3 district. The proposed dealership would have a footprint of approximately 17,050 gross square feet, with a mezzanine floor for parts storage of 1,681 square feet.

The site has operated for many years (pre-1990) as Glenda’s Garden Center and Market, a non-conforming use in the NCC District.
PROJECT REVIEW HISTORY

The applicant met with planning staff to discuss the project and process, and made the decision to apply for a traditional rezoning from NCC to B-3. At the public hearing before the Planning Commission, nearby residents voiced concerns with granting the rezoning without assurance of the uses that could occupy the site in the future. Several Planning Commissioners encouraged the applicant to consider a Planned Rezoning Overlay in order to specify the use and conditions of the rezoning. The Planning Commission moved to postpone making a recommendation on the rezoning due to insufficient public notice requirements. The applicant has since decided to pursue a PRO rezoning, with the required PRO Concept Plan submittal and other supporting documents currently under review.

PRO Option

Consistent with Section 503 of the Michigan Zoning Enabling Act (MZEA), the PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from NCC to B-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void. In this case the property would then revert to NCC zoning.

MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property and property adjacent to the east as Community Commercial. As the Master Plan states, “This land use is designated for comparison-shopping needs of a larger population base. They are along major thoroughfares and roadway intersections.” The B-3 General Business District generally falls within areas planned for Community Commercial, as do the B-2 Community Business, and NCC Non-Center Commercial districts.

Property to the west is identified in the Master Plan as Community Office, while the area north of Grand River is planned for Industrial, Research, Development and Technology land uses. The area to the south is planned for Single Family use.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

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

2. **Advocacy Action Item**: Support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River Avenue to preclude future traffic congestion.

3. **Objective**: Provide and maintain adequate water and sewer service for the City’s needs.
4. **Objective:** Provide and maintain adequate transportation facilities for the City’s needs. Address vehicular and non-motorized transportation facilities.

Staff Comment: Public water main and sanitary sewer exists on Grand River Avenue. On-site detention is proposed for storm water management in a new underground facility. However, staff engineers have determined underground detention is not appropriate at this location. The proposed concept plan indicates pedestrian improvements along Grand River Avenue including replacing the existing 5 foot sidewalk with an 8 foot sidewalk that would extend across the site frontage. A 5 foot sidewalk is also proposed for the frontage on Joseph Drive.

5. **Objective:** Ensure compatibility between residential and non-residential developments.

Staff Comment: The primary concern with this proposal is that it is not doing enough to ensure compatibility with the residential neighborhood to the south. This is an important objective and the quality of life for the residents directly impacted should be given greater consideration by the applicant.

**EXISTING ZONING AND LAND USE**

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

<table>
<thead>
<tr>
<th>Land Use and Zoning: For Subject Property and Adjacent Properties</th>
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<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
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<tr>
<td><strong>Subject Property</strong></td>
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<tr>
<td><strong>Northern Parcels</strong></td>
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<tr>
<td><strong>Southern Parcels</strong></td>
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<tr>
<td><strong>Eastern Parcel</strong></td>
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<tr>
<td><strong>Western Parcels</strong></td>
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</tbody>
</table>

**COMPATIBILITY WITH SURROUNDING LAND USE**

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. In particular, the Planning Commission should review the plan carefully to insure that negative impacts (such as noise, lighting) are minimized and mitigated to protect the residential properties to the south.

The properties directly north of the subject area are currently used as a fuel distribution station, a religious organization, and offices of service providers. The current zoning map indicates I-1 for these properties.
Directly to the south of the subject property is a single family neighborhood. Four residential lots directly abut the subject property.

The property to the west of the subject property is currently vacant and is zoned OS-1 Office Service.

To the east of the subject property is a small office complex which is zoned NCC.

**DEVELOPMENT POTENTIAL**

The parcels to be rezoned are currently developed and used as a garden center, a non-conforming use in the NCC District. Development under either the current NCC zoning or the proposed B-3 zoning could result in the construction of similarly sized retail shopping center, an office complex, or sit-down restaurants on the 5.25 acre site. Uses permitted in the B-3 zoning district that are not allowed in the NCC district include fueling stations, private health and fitness facilities, tattoo parlors, auto washes, and automobile sales. Fast food restaurants with a drive through window, motels, and veterinary hospitals are also permitted with Special Land Use approval in the B-3 District. A change to B-3 zoning would also remove the potential for redevelopment of the site for any residential uses, which could be permitted as special land uses in the NCC district. Through the PRO process, the applicant and the City would agree to restrict the B-3 use allowed to the requested automobile dealership, with outdoor space for exclusive sale of new and used automobiles. Any other uses typically permitted in the B-3 district would not be permitted within the terms of the PRO Agreement.

**COMPARISON OF ZONING DISTRICTS**

The following table provides a comparison of the current and proposed zoning development standards. The applicant is requesting a change of districts from the existing NCC Non Center Commercial to B-3 General Business. The types of uses allowed in these districts have some overlap,
although they also differ in important ways. The proposed B-3 district allows a maximum building height of up to 30 feet compared to the 25 feet allowed in the NCC district. The building setbacks in the NCC district are slightly wider than the B-3 standards. Parking setbacks are the same in both districts. However, the terms of the PRO Agreement may be more restrictive than what could otherwise be allowed under B-3 zoning. For instance, the applicant is proposing a maximum height of 24 feet, and restricting the use allowed to an automobile dealership.

<table>
<thead>
<tr>
<th>NCC (Existing)</th>
<th>B-3 Zoning (Proposed)</th>
</tr>
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<tbody>
<tr>
<td><strong>Principal Permitted Uses</strong></td>
<td></td>
</tr>
<tr>
<td>1. Retail businesses use</td>
<td>1. Retail businesses use</td>
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<tr>
<td>2. Retail business service use</td>
<td>2. Retail business service use</td>
</tr>
<tr>
<td>3. Professional office buildings</td>
<td>3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer</td>
</tr>
<tr>
<td>4. Medical offices, including laboratories and clinics</td>
<td>4. Business establishments which perform services on the premises</td>
</tr>
<tr>
<td>5. Financial institutions, stock brokerages</td>
<td>5. Professional services</td>
</tr>
<tr>
<td>6. Sit-down restaurants</td>
<td>6. Retail business or retail business service establishments</td>
</tr>
<tr>
<td>7. Publicly owned and operated parks, parkways and outdoor recreational facilities</td>
<td>7. Professional or medical offices, including laboratories</td>
</tr>
<tr>
<td>8. Instructional centers</td>
<td>8. Fueling station</td>
</tr>
<tr>
<td>9. Other uses similar to the above uses</td>
<td>9. Sale of produce and seasonal plant materials</td>
</tr>
<tr>
<td>10. Accessory buildings, structures and uses customarily incident to the above permitted uses</td>
<td>10. Auto wash</td>
</tr>
<tr>
<td></td>
<td>11. Bus passenger stations</td>
</tr>
<tr>
<td></td>
<td>12. New and used car salesroom, showroom, or office</td>
</tr>
<tr>
<td></td>
<td>13. Other uses similar to the above uses</td>
</tr>
<tr>
<td></td>
<td>14. Tattoo parlors</td>
</tr>
<tr>
<td></td>
<td>15. Publicly owned and operated parks, parkways and outdoor recreational facilities</td>
</tr>
<tr>
<td></td>
<td>16. Accessory structures and uses customarily incident to the above permitted uses</td>
</tr>
<tr>
<td></td>
<td>17. Public or private health and fitness facilities and clubs</td>
</tr>
<tr>
<td></td>
<td>18. Microbreweries</td>
</tr>
<tr>
<td></td>
<td>19. Brewpubs</td>
</tr>
</tbody>
</table>

<p>| Special Land Uses | | |
| 1. Day care centers and adult day care centers | 1. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles |
| 2. Places of worship | 2. Motel |
| 3. Private clubs, fraternal organizations and lodge halls | 3. Business in the character of a drive-in or open front store |
| 4. Museums | 4. Veterinary hospitals or clinics |
| 5. Publicly utility buildings and uses without service yards | 5. Plant materials nursery |
| 6. Veterinary hospitals or clinics | 6. Public or private indoor and private outdoor recreation facilities |
| 7. Multiple-family dwellings | 7. Mini-lube or oil change establishments |
| 8. Independent and congregate elderly living facilities | 8. Sale of produce and seasonal plant materials outdoors |
| 9. Two-family dwellings | 9. Restaurant in the character of a fast food carryout, drive-in, fast food drive- |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>13.</td>
<td>Publicly owned and operated parks, parkways and outdoor recreational facilities</td>
</tr>
<tr>
<td>14.</td>
<td>Cemeteries</td>
</tr>
<tr>
<td>15.</td>
<td>Home occupations</td>
</tr>
<tr>
<td>16.</td>
<td>Keeping of horses and ponies</td>
</tr>
<tr>
<td>17.</td>
<td>Family Day Care Homes</td>
</tr>
<tr>
<td>18.</td>
<td>Accessory buildings and uses customarily incident to any of the above permitted uses</td>
</tr>
<tr>
<td></td>
<td>through, or fast food sit-down</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th>2 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width</td>
<td>200 feet</td>
</tr>
<tr>
<td>Building Height</td>
<td>25 feet or 2 stories, whichever is less</td>
</tr>
</tbody>
</table>
| Building Setbacks | Front: 40 feet  
                   | Side: 20 feet  
                   | Rear: 20 feet |
| Parking Setbacks | Front: 20 feet  
                   | Side: 10 feet  
                   | Rear: 10 feet |

**INFRASTRUCTURE**

**Engineering**

The Staff Engineer has reviewed the rezoning request and expressed no concerns regarding sanitary sewer capacity and available water capacity. The impacts of B-3 land use on the utilities in this area are expected to be similar to utility demands if developed under NCC uses.

**Traffic**

City Traffic consultants reviewed the Rezoning Traffic Impact Study provided by the applicant and indicate that it meets the requirements. The proposed development is expected to result in fewer trips than alternative land uses under the current NCC zoning as well as other B-3 land uses. See the traffic review letter for additional information.

**NATURAL FEATURES**

There are no significant natural features present on the site or adjacent to the site.

**REVIEW CONCERNS**

Staff has concerns or needs additional clarification on the following items:

1. **Buffer to Neighborhood to the South:** The ordinance requires a buffer in the form of a 6-8 foot obscuring landscaped earth berm and plantings when a commercial use abuts any residential district. The applicant is proposing to maintain the existing 3-5 foot berm and trees in this area. However, the inventory of existing trees indicates that 44 of the 81 trees surveyed are in poor condition. Only 4 of the trees on the site are listed in good condition, and all 4 are proposed to be removed. The trees within the buffer area appear to suffer from significant vine growth, dieback and competition. **Staff is concerned that the existing**
trees and berm do not offer a sufficient buffer to the adjacent residents to the south. The applicant is encouraged to present alternative plans that would provide an adequate visual and aesthetic buffer to meet the ordinance requirements for 80% opacity in winter and 90% opacity in summer.

2. **Signage:** Proposed signage has been included in the PRO Concept plan submittal. In some cases, deviations from the Sign Ordinance (Chapter 28 of the City Code) have been included in previous PRO Agreements. The sign details provided in the submittal do not include width measurements in order to determine the total area of the signs. The sign ordinance allows the following in the B-3 district for a single tenant building or development parcel: 250 square foot maximum – 1 wall sign (shall not exceed 1 sf for each 2 feet of setback from the nearest thoroughfare; and ground sign 30-100 square foot maximum, (1) sign, maximum 6 feet high for allowable use. Allowable size is determined by 1 square foot of sign for each 2 feet of setback from the thoroughfare centerline. The applicant appears to be proposing 4 wall signs, one “blade” sign, and one “totem” sign. **Applicant shall provide additional information to be able to evaluate the deviations from the requirements of the sign code:** building setback measurement from the centerline of Grand River Avenue, ground sign distance from the centerline of Grand River, and the total area of each sign proposed (box placed around the entire sign area as shown to the right). Also submit a **Sign Permit Application** for each sign proposed.

3. **Lighting:** The lighting plan provided did not provide the necessary level of detail to verify ordinance requirements are met. **The height of all fixtures must be provided. Calculations are needed to show the Average light level of the surfaces being lit to the lowest light of the surface being lit shall not exceed a ratio of 4:1 (Ave:Min). Additional information shall be provided in the statistics chart to verify the minimum illumination levels are achieved. The lighting plan also did not include a clear demarcation of the property line.** See the Planning Chart for additional details of the missing information.

4. **Future Expansion of Service Department:** There are notations on the plans and references in the narrative to a possible future expansion of the building. Without details of the expansion, the impacts cannot be evaluated. **The applicant should be aware that changes to the site plan in the future would require amendment of the PRO Agreement and PRO Concept plan.**

5. **Storm Water Management Plan:** As noted in the Engineering letter in further detail, the proposed underground storage of storm water is not an acceptable option for this site. The applicant will need to consider alternative plans for handling the storm water from the site, which may impact the design significantly.

**MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT**

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the driveways, parking, building, stormwater detention, and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the
proposed public benefits. At this time, staff can identify some conditions to be included in the agreement if the current design moves forward:

1. The use of the property will for a New and Used Car Salesroom, Showroom and Office;
2. Accessory to the Car Dealership, Outdoor Space for exclusive sale of new or used automobiles will be permitted under the conditions for Special Land Use approval:
   a. 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 traffic impact study provided indicates fewer trips generated by the proposed use than other potential uses.)
   b. 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 use is not expected to increase the demand on public services and utilities relative to other feasible uses of the site.)
   c. 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. (There are no significant natural features or characteristics present on the site.)
   d. 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 use is similarly compatible to other uses that could be developed under the current NCC zoning district.)
   e. 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. (The Master Plan recommends Community Commercial uses, which includes uses permitted within the B-2 and B-3 districts.)
   f. 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. (The redevelopment of the site will remove a long-standing non-conforming use and improve the site visually from Grand River Avenue. The investments in the site improvements as well as the jobs created will benefit the area economically.)
   g. Whether, relative to other feasible uses of the site, the proposed use is 1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and 2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. (1. Outdoor Space for exclusive sale of new or used automobiles is listed as a Special Land Use in the B-3 District, and 2. If the applicant addresses the concerns in this and other review letters, the proposed use could better conform to the site design regulations.)

3. The days of operation shall be limited to Monday – Saturday. The business will not be open on Sundays;
4. The hours of operation shall be limited to the following: 7:00 a.m. to 6:00 p.m. on Tuesday, Wednesday and Friday, 7:00 a.m. to 9:00 p.m. on Monday and Thursday, and 7:00 a.m. to 3:00 p.m. on Saturdays;
5. No outdoor speakers shall be permitted;
6. No outdoor compressors shall be permitted;
7. Automobile transit deliveries shall be limited to 8:00 a.m. to 6:00 p.m. on weekdays;
8. The parking setback shall be no less than 58 feet from the property line to the south;
9. The size of the building shall be limited to approximately 17,100 square feet, excluding mezzanine space.
10. The overhead service doors shall remain closed except to allow the entering and existing of vehicles.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement. The applicant should submit a list of conditions that they are seeking to include within the PRO agreement. The applicant's narrative does not specifically list any such PRO conditions at this time, although the above have been taken from materials included in the submittal, such as the Noise Impact Statement and PRO Concept Plan.

Staff Comment: Additional conditions will be determined as the rezoning request moves forward. Staff suggests that the applicant provide additional comments that may be included in the agreement.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that “each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas.” Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the Concept Plan provided in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan.

The applicant has submitted a narrative describing some, but not all the deviations present in the proposed plans. The deviations identified are as follows:

1. Bicycle Parking Spaces (Sec. 5.16.1): Per the nature of the proposed use, Automobile Sales and Service, the customer base would typically not travel to the dealership by bicycle, and if an occasional visitor or customer should, there is ample walk space provided between the public walk and the building entrance.

Staff Comment: The ordinance requires a minimum of two spaces for auto dealerships. Staff believes there are reasonable scenarios that employees or customers would use bicycle parking facilities. Given the limited space and expense of installing one bicycle parking loop to provide 2 parking spaces, staff does not support this deviation as it does not provide an enhancement of the development that would be in the public interest. The Master Plan also
prioritizes the provision of bicycle facilities to enhance non-motorized transportation throughout the city.

2. **Service Bay Doors (Sec. 3.10.3):**
   
   a. The proposed overhead doors located on the north and south side of the Service Write-Up Area are functioning to greet service customers and to then drive vehicles out the south doors to service parking or to exit the site. The doors are clear anodized alum/glass and allow visibility for both the customer and staff. The Service Write-Up area functions more as a retail component of the dealership rather than a service component.
   
   b. The proposed loading door, parts delivery on the east side of the building facing Joseph Street, will have limited use and will be separated visually from Joseph Street by a major landscape screen adjacent to the area.
   
   c. The proposed overhead service door to the south is nearly 200 feet from the south property line (residentially zoned) and will be screened from the neighbors with existing and proposed landscaping buffer. This overhead door will be opened only for incoming and outgoing vehicles and not remain open at any other times.

   **Staff Comment:** The justification provided by the applicant appears to be adequate to protect adjacent uses from negative impacts, provided the buffer/screening at the southern property line is improved. Staff supports the deviation for the overhead doors if this buffer will meet or exceed the requirements of the ordinance.

3. **Same-side Driveway Spacing (Chapter 11, Sec. 11.216.d of the City Code):** We have designed the proposed drive entrance from Grand River to the site in a manner that automobile and delivery truck traffic can maneuver the site without the need to propose an exit onto Joseph Street. Early discussions with some subdivision neighbors to the south identified a Joseph Street access drive as objectional for numerous reasons. Based on those objections, we designed drive access to the site from Grand River only and the positioning of the drives is not in compliance with the engineering requirement of 230-foot spacing between drives. We request this deviation based on our limited frontage to position our two proposed two-way drive entrances per the 230-foot requirement.

   **Staff Comment:** The applicant must provide dimensions of same-side driveway spacing, as well as the measurement from the driveway to the intersection, in order to determine the total deviation requested and whether additional deviations are needed. The deviation is supported, as it allows for efficient circulation around the site without a curb cut onto Joseph Drive.

4. **Facade Waiver (Sec. 5.15):** Staff Comment: The façade consultant has determined the proposed elevations and material composition are in full compliance with the Façade Ordinance. Therefore the deviation requested is not needed.

5. **Parking Lot Islands (Sec. 5.5.3.C.ii):**
   
   a. Proposed the elimination of end parking lot landscape islands on the west side of the building south of the Service Write-Up where service and inventory vehicles are located. This exception provides a more efficient snow removal and access for auto transit deliveries.
   
   b. Propose the elimination of two end parking lot landscape islands east of the building in the service and inventory area of the lot to the south. This exception provides more efficient snow removal, access for auto transit deliveries and maneuverability for exiting truck traffic to Grand River.
   
   c. Propose elimination of parking island at south property line in the inventory storage area. There is ample landscaping to the south and this portion of the site is devoted to inventory.

   **Staff Comment:** The truck turning patterns are provided on sheet SP01. Those turning movements do not appear to encroach into any of the areas where the end islands are either painted or
absent. Therefore the deviation does not appear to be warranted, except for the justification for ease of snow removal. Eliminating the raised end islands also requires additional deviations for landscaping requirements that are not met (see additional deviations below). Substituting a painted parking island along the south property line results in a bay of 43 spaces. Staff believes the requested deviations do not provide an enhancement of the development that is in the public interest and do not meet the intent of the ordinance.

6. **Building Foundation Landscaping**: A waiver for the building foundation landscape area is requested, based on the nature of the proposed use. The site complies with the minimum 60% coverage facing R.O.W.s

**Staff Comment**: Based on the provided building perimeter, 4,008 square feet of interior landscape area but only 1,644 square feet is provided. This deviation is not supported by staff. See the Landscape review letter and chart for further details.

**Additional Deviations Identified:**

1. **Adjacent to Residential Uses - Buffer (Sec. 5.5.3.A.ii and iii)**: The Ordinance requires a 6-8’ tall landscaped berm, with 80% winter opacity and 90% summer opacity along the south border that abuts private residences. There is an existing 3-5 foot berm with evergreen trees existing on the site, which the applicant intends to retain. A landscape deviation is required for the deficiency in the berm height and screening. **This deviation is not currently supported by staff, as the tree inventory provided indicates many of the existing trees are in poor condition, and are not likely to provide the required screening opacity.** The deviation does not represent an enhancement of the development that would be in the public interest. See Landscape Review letter for further comment. The applicant should refer to Section 5.5.3.A.vii. for the conditions under which the Planning Commission may waive the requirement for an earth berm or obscuring wall.

2. **ROW Greenbelt Berm (Sec. 5.5.3.B.ii, iii)**: A 3 foot tall berm with a 3 foot wide crest is required along both Grand River and Joseph Drive, between the road and parking/display areas. The plans indicate the existing berm along Joseph Drive will be enlarged to 36 inches in height, which meets the requirement. There is no berm proposed along Grand River Avenue, however a 3 foot continuous hedge is provided as an alternative. **Staff supports the deviation for lack of ROW berm along Grand River, because the hedge is provided as an alternative method of screening car headlights.**

3. **Greenbelt Landscaping (Sec. 5.5.3.B.ii, iii)**: Ordinance requirements for the number of trees along Grand River Avenue and Joseph Drive have not been met. There is also a deficiency in hedge material along Joseph Drive. These conditions require deviations to be approved. **If sufficient justifications can be made for the deficiencies, or the deviations could be significantly reduced, it might be supported by Staff.**

4. **Parking Lot Landscaping (Sec. 5.5.3.C.)**: There are 11 missing landscaped endcap islands, 1 missing interior island. **This requires a landscape deviation that is not supported by staff.** The justification provided is not sufficient for this deviation, in the opinion of staff. Please add endcap islands and canopy trees where required.

5. **Parking Bays (Sec. 5.5.3.C.ii.p.4)**: The ordinance allows a maximum of 15 parking spaces in a bay with an island separating bays. Inventory parking bays may have up to 25 spaces in a row if the required interior landscape area is provided. **On the western side of the site there is a bay of 16 spaces designated for employee parking on Sheet SP01. The applicant shall reduce the bay to 15 spaces or request a deviation.** All other bays are either less than 15 spaces in a row, or designated for inventory parking in bays up to 25 spaces in length.
The applicant is asked to revise the list of deviations requested based on staff's comments provided in this letter and the other review letters. The applicant is asked to be specific about the deviations requested in a response letter and provide a justification to explain how each deviation “...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas.”

**APPLICANT BURDEN UNDER PRO ORDINANCE**

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. (Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of a Planned Rezoning Overlay.

2. (Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.

**IDENTIFYING BENEFITS TO PUBLIC RESULTING FROM THE REZONING AND THE PROPOSED DEVIATIONS**

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments. The following benefits are suggested by the applicant (as listed in their narrative) as resulting from the development proposal:

The following are the benefits detailed by the applicant with the concept plan:

1. **Additional Landscaping – East Side**: Additional 10 feet of landscaping along Joseph Drive is being provided where display/inventory vehicles are positioned. This amounts to approximately 3,928 square feet of additional landscaping.

   **Staff Comment**: As the ordinance requires exterior side yard parking setbacks equal to the front yard setback, the required parking setback along Joseph Drive is 20 feet, which is the setback proposed. Therefore staff cannot support this as a benefit of the development.

2. **Additional Landscaping – South Side**: Additional landscape area is provided at the south property line adjacent to residential neighbors since parking setback from residential is 20 feet and the proposed layout exceed the minimum by 38 feet. This amounts to
approximately 20,861 square feet of additional landscaping between our paving and the south property line.

**Staff Comment:** Although the parking setback provides for additional landscape area, the applicant has not proposed to enhance the landscaping adjacent to the residential neighborhood to the south. The tree inventory provided on Sheet C-1 indicates many of the trees in that area are in poor condition. The applicant should consider removing many of the trees that are in poor condition and replanting with healthy trees in order to provide a proper buffer and enhancement over the current conditions. Without modifications to the landscaping, staff cannot support this as a benefit of the development.

3. **Increased Building Setback:** Increased rear building setback from the Residential Zoning to the south from the 20 foot minimum to 200 feet proposed for this phase. If a second phase is undertaken, the proposed rear setback would be 145 feet from the south property line.

**Staff Comment:** The greater building setback does reduce the impact of any noises within the building and keeps the bulk of the activity further away from the adjacent residences.

**SUMMARY OF OTHER REVIEWS:**

Engineering and Landscape are currently **not** recommending approval.

a. **Engineering Review (dated 9-5-19):** Engineering does not recommend approval of the Concept Plan and Concept Stormwater Management Plan at this time. See detailed comments in the review letter.

b. **Landscape Review (dated 8-28-19):** Landscape review has identified several deviations that may be required. Staff supports one of them, and encourages the applicant to make revisions to address the other four. Refer to review letter for more comments. **Landscape does not recommend approval at this time.**

c. **Traffic Review (dated 8-29-19):** A few deviations are identified in the letter. Additional comments are to be addressed in subsequent submittals. **Traffic recommends approval.**

d. **Traffic Impact Study Review:** The applicant has provided a Rezoning Traffic Impact Study. The Traffic Review letter provides comments and recommends approval.

e. **Facade Review (dated 8-27-19):** The Façade consultant recommends approval of the PRO Concept Plan. The architectural design and proposed materials are in full compliance with the Façade Ordinance. See façade review letter for additional details.

f. **Fire Review (dated 8-12-19):** Fire recommends approval with conditions.

**RECOMMENDATION**

Approval of the **PRO Concept Plan is recommended with conditions** because:

- The rezoning request fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting a new business to Novi.
- The rezoning to B-3 is consistent with the recommended Future Land Use of the Master Plan.
- The rezoning provides an opportunity to bring a long-standing non-conforming parcel into conformance with the current Zoning Ordinance.
- The rezoning is not expected to negatively impact public utilities in the area compared to potential development under the current zoning district.
- The applicant is offering to mitigate the negative impacts of the proposed auto dealership on the existing uses and neighborhood to the south through the use of increased setbacks and a commitment to limiting the hours of operation of the business.

However, staff conditions its recommendation on the applicant addressing the following:

- The applicant should work to reduce the number of deviations, especially those that are not supported. Reducing the number of missing landscape islands is recommended, as well as other items in the Landscape review letter.
• The required earth berm and landscaping along the south property line is currently not sufficient to provide the necessary buffer to the adjacent residential district. The applicant should consider removing and replacing many of the trees listed in poor condition in order to meet the opacity requirements of the ordinance.
• The stormwater management plan must be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
• The applicant should consider whether any additional conditions that would provide a benefit to the public will be offered as part of this request.

The PRO Concept Plan will be presented to the Planning Commission for public hearing. Following the hearing, the Planning Commission will either make a recommendation to City Council or postpone pending further information. City Council will make the final determination on the PRO Concept Plan and PRO Agreement. If approved, the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan and Stormwater Management Plan at the time of site plan review.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

The PRO Concept Plan is scheduled to go before Planning Commission for public hearing on September 25, 2019 based on the applicant’s request and as advertised. Please provide the following by noon on September 18, 2019. Staff reserves the right to make additional comments based on additional information received.

1. Concept Plan submittal in PDF format.
2. A response letter addressing ALL the comments from ALL the review letters and a request for deviations as you see fit based on the reviews.
3. A color rendering of the Site Plan, if any to be used for presentation purposes.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.

Lindsay Bell – Planner
Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

<table>
<thead>
<tr>
<th>Item</th>
<th>Required Code</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
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<tbody>
<tr>
<td><strong>Zoning and Use Requirements</strong></td>
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</table>
| Master Plan  
(adopted July 26, 2017) | Community Commercial | B-3 Community Business | B-3 is a community commercial district, however no other B-3 district adjacent |
| Area Study | The site does not fall under any special category | NA | Yes |
| Zoning  
(Effective Jan. 8, 2015) | NCC – Non-Center Commercial | B-3 with Planned Rezoning Overlay | PRO requested |
| Uses Permitted  
Sec 3.1.12.C Special Land Uses | Car salesroom, showroom or office permitted use in B-3 only; Outdoor space for sale of new or used autos is Special Land Use | Yes | PRO Rezoning requested to allow uses |

**Rezoning Document Requirements (SPDM link: Site Plan & Development Manual)**

| Written Statement  
(Site Development Manual) | | | | |
| The statement should describe the following | | | | |
| • Potential development under the proposed zoning and current zoning  
• Identified benefits of the development  
• Conditions proposed for inclusion in PRO Agreement (uses, any deviations, hours of operations, size of building, etc.) | List of B-3 and NCC uses and brief narrative of project provided; hours of operation and additional conditions and deviations included | Yes |
<p>| Survey | Four copies of the engineering survey of the | Included | Yes |</p>
<table>
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<tr>
<th>Item</th>
<th>Required Code</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>property to be rezoned</td>
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<tr>
<td><strong>Sign Location Plan</strong> (Page 23, SDM)</td>
<td>Per requirements listed in Site Plan Manual, Page 23</td>
<td>Provided</td>
<td>Yes</td>
<td>Signs should be posted no later than 9/4/19</td>
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<tr>
<td></td>
<td>Installed within 15 days prior to public hearing Located along all road frontages</td>
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<tr>
<td><strong>Rezoning Traffic Impact Study</strong> (Site development manual)</td>
<td>A Rezoning Traffic Impact Study as required by the City of Novi Site Plan and Development Manual. Refer to Chapter 5</td>
<td>The applicant is provided a Rezoning Traffic Study and supplemental information</td>
<td>Yes</td>
<td>See Traffic review of the RTIS</td>
</tr>
<tr>
<td><strong>Community Impact Statement</strong> (Sec. 2.2)</td>
<td>- Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine</td>
<td></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Height, bulk, density and area limitations</strong> (Sec 3.12)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Frontage on a Public Street</strong> (Sec. 5.12)</td>
<td>Frontage on a Public Street is required</td>
<td>Frontage on Grand River</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)</strong></td>
<td>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</td>
<td>~5 acres</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Zoning Lot Size for each Unit: Width in Feet</strong></td>
<td></td>
<td></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Open Space Area</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum % of Lot Area Covered</strong> (By All Buildings)</td>
<td>(Sec 3.6.2.D)</td>
<td>8%</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Required Code</td>
<td>Proposed</td>
<td>Meets Code</td>
<td>Comments</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>---------------</td>
<td>----------</td>
<td>------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>30 ft.</td>
<td>24 ft.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Building Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (north)</td>
<td>30 ft.</td>
<td>93</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Exterior Side (east)</td>
<td>30 ft.</td>
<td>150</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Interior Side (west)</td>
<td>15 ft.</td>
<td>124</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Rear (south)</td>
<td>20 ft.</td>
<td>199</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Parking Setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (north)</td>
<td>20 ft.</td>
<td>20</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Exterior Side (east)</td>
<td>20 ft.</td>
<td>20</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Interior Side (west)</td>
<td>10 ft.</td>
<td>10</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Rear (south)</td>
<td>20 ft. (Sec. 3.6.2.E)</td>
<td>58</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Outdoor Space For Exclusive Sale of New or Used Automobiles</strong> (Sec. 4.36)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Paving and draining of lot</strong></td>
<td>Lot or area paved and graded/drained to dispose of all surface water accumulated</td>
<td>Underground detention proposed</td>
<td>Yes?</td>
<td>See engineering comments</td>
</tr>
<tr>
<td><strong>Access to Outdoor Sales Area</strong></td>
<td>Access at least 60 feet from the intersection of any 2 streets</td>
<td>Site entrance ~130’ from Grand River/Joseph Drive intersection?</td>
<td>Yes</td>
<td>Provide measurements of driveway spacing and distance from intersection</td>
</tr>
<tr>
<td><strong>Greenbelt Planting Strip</strong></td>
<td>10 ft wide greenbelt between ROW and parking/vehicle display</td>
<td>10’ Proposed</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Repair/Refinishing</strong></td>
<td>No major repair or major refinishing to be done on the lot</td>
<td></td>
<td>No</td>
<td>Provide note on the plans</td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
<td>Lighting to be shielded from adjacent residential districts</td>
<td>Lighting Plan shown</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Noise Impact Statement</strong></td>
<td>Noise impact statement is required subject to the standards of Section 5.14.10.B.</td>
<td>Noise Impact Statement provided</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Note To District Standards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Side Yard Abutting a Street</strong></td>
<td>Setbacks of exterior side yards abutting a street shall be equal to front yard setback</td>
<td>Exterior side yard on Joseph - 20 ft parking setback proposed</td>
<td>Yes</td>
<td>Inventory parking</td>
</tr>
<tr>
<td><strong>Off-Street Parking</strong></td>
<td>Parking permitted in front</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Required Code</td>
<td>Proposed</td>
<td>Meets Code</td>
<td>Comments</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>------------</td>
<td>-------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>in Front Yard</strong> (Sec 3.6.2.E)</td>
<td>yard; shall observe min. off-street parking setback requirements in Sec. 3.1 and Sec 5.5.3</td>
<td>permitted up to 10 ft from ROW per Sec. 4.36.3 if Greenbelt plantings provided</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Parking Setback from Residential District</strong> (Sec 3.6.2.L)</td>
<td>Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking setback shall be 20 feet.</td>
<td>Abuts residential to the south – parking setback exceeds requirement (~58 ft proposed)</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Wetland/Watercourse Setback</strong> (Sec 3.6.2.M)</td>
<td>Refer to Sec 3.6.2 for more details</td>
<td>No wetlands present</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Parking setback screening</strong> (Sec 3.6.2.P)</td>
<td>Required parking setback area shall be landscaped per sec 5.5.3.</td>
<td>Yes?</td>
<td>NA</td>
<td>See Landscape chart for requirements</td>
</tr>
<tr>
<td><strong>Modification of parking setback requirements</strong> (Sec 3.6.2.Q)</td>
<td>Refer to Sec 3.6.2 for more details</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Parking, Loading, and Dumpster Requirements**

| Number of Parking Spaces Motor vehicle sales and service (Sec.5.2.12.C) | One (1) for each two hundred (200) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall in the service room 6896 sq sales/200 = 34 11 service stalls = 11 45 spaces required | 294 spaces indicated on plans | Yes        | Provide a break-down of employee, customer, service and inventory parking on the PSP submittal |

| Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)          | 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4” curb at these locations and along landscaping | 9’ x 19’ spaces proposed Min 24’ drive aisles indicated | Yes        |                                                                                            |

<p>| 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 | Appears to comply | Yes        |                                                                                            |</p>
<table>
<thead>
<tr>
<th>Item</th>
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</tr>
</thead>
</table>
| **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 mostly indicated, but missing in some locations | No         | See Traffic review letter for further comments  
Applicant requests deviations for missing end islands                                                                                           |
| **Barrier Free Spaces**                  | Barrier Free Code                                                             | 2 barrier free parking spaces (for total 26-50) & 1 van barrier free parking space | Yes        |                                                                                                                          |
| **Barrier Free Space Dimensions**        | Barrier Free Code                                                             | 8’ wide with an 8’ wide access aisle for van accessible spaces  
- 8’ wide with a 5’ wide access aisle for regular accessible spaces | Yes        |                                                                                                                          |
| **Barrier Free Signs**                   | Barrier Free Code                                                             | One sign for each accessible parking space.                               | Yes        | Provide sign locations and quantity table in PSP submittal                                                                |
| **Minimum number of Bicycle Parking**    | Minimum number of Bicycle Parking (Sec. 5.16.1)                              | Motor vehicle sales - 2 spaces required                                  | No         | Applicant requests a deviation from providing bike parking                                                              |
| **Bicycle Parking General requirements**  | **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 and the bike rack shall be inverted “U” design  
- Shall be accessible via 6 ft. paved sidewalk | No         |                                                                                                                          |
| **Bicycle Parking Lot layout**            | **Bicycle Parking Lot layout** (Sec 5.16.6)                                   | Parking space width: 6 ft.  
One tier width: 10 ft.  
Two tier width: 16 ft.  
Maneuvering lane width: 4 | No         |                                                                                                                          |
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>ft. Parking space depth: 2 ft. single, 2 ½ ft. double</td>
<td>Loading area located to the rear of building with landscape screening to east (120 ft frontage x 10 = 1,200 sf)</td>
<td>Loading area exceeds size requirement</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

**Loading Spaces**
(Sec. 5.4.1)
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;
- 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.

| Dumpster | 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 indicated in rear yard | Yes | |

| Dumpster Enclosure | 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 | Enclosure detail shown on sheet SP02 | Yes | See façade review for material analysis |

**Other Equipment Requirements**

<p>| Roof top equipment and wall mounted utility equipment | All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design | Roof equipment shown to be screened |</p>
<table>
<thead>
<tr>
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<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>and color of the building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Roof top appurtenances screening</strong></td>
<td>Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.</td>
<td>Screening proposed</td>
<td></td>
<td>See façade review</td>
</tr>
</tbody>
</table>

**B-3 District Required Conditions (Sec 3.10.3)**

| **Service Bay Doors** (Sec 3.10.3) | - 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. | Service bay doors face north and south and west; Loading area on east side of building | No | Applicant requests deviation for Service bay doors facing major thoroughfare to north and residential neighborhood to the south |

**Sidewalk Requirements**

| **Article XI. Off-Road Non-Motorized Facilities** | An 8 foot sidewalk is required along Grand River; 5’ Required along Joseph Dr | 8’ Proposed along Grand River; 5’ sidewalk along Joseph Dr proposed | Yes | Sidewalk on N is not within ROW? |
| **Pedestrian Connectivity** | Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets | Sidewalk shown from Grand River onto site | Yes | |

**Building Code and other design standard Requirements**

<p>| <strong>Building Code</strong> | Building exits must be connected to sidewalk system or parking lot. | Public exists appear to be connected to sidewalk or parking area | Yes | |
| <strong>Design and Construction Standards Manual</strong> | Land description, Sidewell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions). | Provided | Yes | Lot combination will need to be completed prior to final stamping set approval with new legal description and parcel ID |</p>
<table>
<thead>
<tr>
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<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General layout and dimension of proposed physical improvements</strong></td>
<td>Location of all existing and proposed buildings, proposed building heights,</td>
<td>Generally provided</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>building layouts, (floor area in square feet), location of proposed parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>and parking layout, streets and drives, and indicate square footage of</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>pavement area (indicate public or private).</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Economic Impact</strong></td>
<td>- Total cost of the proposed building &amp; site improvements</td>
<td>$9 million</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Number of anticipated jobs created (during construction &amp; after building</td>
<td>25 full time employees</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>is occupied, if known)</td>
<td>102 construction jobs</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Development/ Business Sign</strong></td>
<td>- Signage if proposed requires a permit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Exterior Signage is not regulated by the Planning Division or Planning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project and Street naming</strong></td>
<td>Some projects may need approval from the Street and Project Naming Committee.</td>
<td></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Property Split</strong></td>
<td>All property splits and combinations must be submitted to the Assessing</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Department for approval.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lighting and Photometric Plan (Sec. 5.7)</strong></td>
<td>Establish appropriate minimum levels, prevent unnecessary glare, reduce</td>
<td>Provided</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>spillover onto adjacent properties &amp; reduce unnecessary transmission of light</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>into the night sky</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td><strong>Lighting Plan</strong> (Sec. 5.7.A.1)</td>
<td>Site plan showing location of all existing &amp; proposed buildings, landscaping, streets, drives, parking areas &amp; exterior lighting fixtures</td>
<td>Provided</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Lighting Plan</strong> (Sec. 5.7.2.A.ii)</td>
<td>Specifications for all proposed &amp; existing lighting fixtures</td>
<td>Provided</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Photometric data</td>
<td>Provided</td>
<td>No</td>
<td>Provide the missing information</td>
</tr>
<tr>
<td></td>
<td>Fixture height</td>
<td>Not shown</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mounting &amp; design</td>
<td>Provided</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>glare control devices (Also see Sec. 5.7.3.D)</td>
<td>Not indicated</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Type &amp; color rendition of lamps</td>
<td>LED 5000k – Day white</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hours of operation of lighting</td>
<td>Not shown</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td><strong>Required Conditions</strong> (Sec. 5.7.3.A)</td>
<td>Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)</td>
<td>Not shown</td>
<td>No</td>
<td>Provide height of each fixture type</td>
</tr>
<tr>
<td><strong>Required Conditions</strong> (Sec. 5.7.3.B)</td>
<td>- Electrical service to light fixtures shall be placed underground</td>
<td>Not indicated</td>
<td>No</td>
<td>Included standard notes on the plans or seek a deviation</td>
</tr>
<tr>
<td></td>
<td>- Flashing light shall not be permitted</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site’s hours of operation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Required Conditions</strong> (Sec. 5.7.3.E)</td>
<td>Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1</td>
<td>The statistics chart does not include the calculation</td>
<td>No</td>
<td>Provide a calculation for the illuminated area of the lot to show Ave:Min is no greater than 4:1 or adjust lighting appropriately</td>
</tr>
<tr>
<td><strong>Required Conditions</strong> (Sec. 5.7.3.F)</td>
<td>Use of true color rendering lamps such as metal halide preferred over high &amp; low pressure sodium lamps</td>
<td>LED 5000k – Day White proposed</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Min. Illumination</strong> (Sec. 5.7.3.k)</td>
<td>Parking areas: 0.2 min</td>
<td></td>
<td></td>
<td>Provide line items in statistics chart that show each of these areas with data</td>
</tr>
<tr>
<td></td>
<td>Loading/unloading areas: 0.4 min</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walkways: 0.2 min</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building entrances, frequent use: 1.0 min</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Planning Review Summary Chart

<table>
<thead>
<tr>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building entrances, infrequent use: 0.2 min</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)</td>
<td>When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle</td>
<td>Not clear – seems levels exceed 1.0 fc at west, east and north property lines</td>
<td>No?</td>
<td>Clearly show property line on photometric plan</td>
</tr>
</tbody>
</table>
| Cut off Angles (Sec. 5.7.3.L)                                        | • All cut off angles of fixtures must be 90° when adjacent to residential districts  
• maximum illumination at the property line shall not exceed 0.5 foot candle | Max at property line to south appears to be 0.1 fc | Yes        |                                               |

**NOTES:**
1. 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. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Division with future submittals.
Applicant
Dorchen/Martin Associates, Inc.

Review Type
PRO Concept Plan

Property Characteristics
- Site Location: South of Grand River Avenue, West of Joseph Drive
- Site Size: 4.88 Acres
- Plan Date: August 7, 2019
- Design Engineer: Nowak & Fraus Engineers

Project Summary
- Construction of 17,050 square foot automobile dealership and associated parking. Site access would be provided via Grand River Avenue.
- Water service would be provided.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer in the southern portion of the site.
- Storm water would be collected by a storm sewer collection system and discharged to an underground detention basin. The said detention basin would connect to an existing rear yard catch basin to the south of the proposed site at a controlled rate.

Recommendation
Approval of the Concept Plan and Concept Storm Water Management Plan is recommended for approval with items to be addressed during detailed design review.
Comments:
The Concept Plan does meet the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual. The following items that must be addressed at the time of resubmittal:

General

1. Provide a minimum of two ties to established section or quarter section corners. The plans currently show only one tie.

2. A same-side driveway spacing deviation, granted by the Planning Commission, would be required for the proposed location of the two existing driveways on Grand River Avenue.

3. A right-of-way permit will be required from the City of Novi for work in the Joseph Drive and Grand River Avenue right-of-way.

4. A right-of-way permit will be required from the Road Commission of Oakland County for work in the Grand River Avenue right-of-way.

5. For all non-residential development, a Non-Domestic User Survey form must be submitted to the City so it can be forwarded to Oakland County.

6. 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.

7. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility.

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. Show the master planned 60-foot half right-of-way width for Grand River Avenue. Label the additional right-of-way width as “proposed” right-of-way.

10. Show the locations of all light poles on a utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

11. A letter from either the applicant or the applicant’s engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

12. On the third paragraph under “General Notes” on sheet C-3, change “Haggerty Rd” to “Grand River Avenue”.

13. Include a separate demolition plan sheet to clearly show the substantial existing items to be demolished and/or removed.

Water Main

14. Note the size and material of all domestic and fire service leads for the building. Provide a unique shut-off valve for each as appropriate.

15. Provide profile views for all proposed water main 8-inch and larger.
16. Extend the water main across the entire property’s frontage along Grand River Avenue to allow for future extension.

17. Once the water man plans have been reviewed in detail and approved, provide three (3) signed and sealed sets of utility plans along with the MDEGLE permit application (04/2019 rev.) for water main construction. The Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

**Sanitary Sewer**

18. Provide a sanitary sewer monitoring manhole, unique to the building, 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).

19. Extend the proposed sanitary sewer from the existing sanitary manhole on southeast corner of Grand River Avenue and Joseph Drive to west property line of the proposed site for future extension.

20. Provide profile views for all proposed sanitary sewer.

21. Once the sanitary sewer plans have been reviewed in detail and approved, provide three (3) sealed sets, as well as an electronic copy, of the utility plans along with the MDEGLE permit application (01/18 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist. These documents shall be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Please contact the MDEGLE if an expedited review is desired.

**Storm Sewer**

22. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

23. Provide storm sewer profiles and illustrate all pipes intersecting storm structures.

24. Show and label all roof conductors, and show where they tie into the storm sewer.

25. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water detention facility.

**Storm Water Management Plan**

26. 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.
a. Section 5.7 of the Engineering Design Manual describes the criteria that must be met to allow underground detention and currently this site does meet that requirement since it is considered redevelopment. **Further underground detention requirements will be outlined in future review letters.**

27. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).

28. Provide supporting calculations for the runoff coefficient determination.

29. An adequate maintenance access route from the right-of-way to the basin outlet structure and any pretreatment structure shall be provided. Verify the access route does not conflict with proposed landscaping.

**Paving & Grading**

30. According to 5.3.12 of the City of Novi Zoning Ordinance, raised end islands must be placed “at the end of all parking bays that abut traffic circulation aisles”. To deviate from this norm and allow painted end islands, approval from City Council would be required.

31. The 17-foot long parking spaces along the sidewalk abutting the building shall be 4-inches tall to allow for a 2-foot vehicle overhang. Revise the grading plan accordingly.

32. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.

33. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.

34. Detectable warning plates are required at all barrier-free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.

35. Provide elevations for the proposed sidewalk along the west side of Joseph Drive on sheet C-3.

**Soil Erosion and Sediment Control**

36. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. An informal review will be completed with the Final Site Plan if SESC plans are included in the submittal.

**Off-Site Easements**

37. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be
approved by the Engineering Division and the City Attorney prior to executing the easements.

**The following must be provided at the time of Preliminary/Final Site Plan submittal:**

38. A letter from either the applicant or the applicant’s engineer must be submitted with the revised Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed on this review letter and indicating the revised sheets involved.

39. An itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

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

40. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City’s Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.

41. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.

42. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.

43. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.

44. A draft copy of the warranty deed for the additional proposed right-of-way along Grand River Avenue must be submitted for review and acceptance by the City.
To the extent this review letter addresses items and requirements that require the approval of/or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Richardson at (248) 347-0586 with any questions.

Kate Richardson, EIT
Plan Review Engineer

cc: Lindsay Bell, Community Development Department
    Ben Croy, PE; Engineering
    Victor Boron, Engineering
Review Type: PRO Concept Plan Landscape Review

Property Characteristics:
- Site Location: Southwest corner of Grand River &
- Site Acreage: 0.78 ac.
- Site Zoning: B-3
- Adjacent Zoning: North, West, South: B-3, East: RM-1
- Plan Date: 5/10/2019

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. Underlined items would need to be addressed by Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation:
This project is not recommended for approval for PRO Concept Plan. There are significant deviations that are not supported by staff. If those deviations were remedied or reduced satisfactorily, the plan could be recommended by staff as the landscaping is otherwise acceptable.

LANDSCAPE DEVIATIONS:
- Lack of berm height, sufficient screening vegetation between site and residential properties to south - not supported by staff
- Lack of required greenbelt berm - supported for Grand River as a hedge is provided
- Deficiency in greenbelt landscaping (trees along both frontages, hedge along Joseph Drive) - not supported by staff
- Insufficient parking lot interior landscaping (11 missing landscaped endcap islands, 1 missing interior island) - not supported by staff.
- Insufficient building foundation landscape area - not supported by staff

Ordinance Considerations:
Existing Soils (Preliminary Site Plan checklist #10, #17)
Provided

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))
1. Provided
2. Please indicate final location of overhead wires on the landscape plan and adjust trees as necessary.
Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Provided
2. Please indicate which trees will be removed on plan view and tree chart.

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

1. A 6-8’ tall landscaped berm, with 80% winter opacity and 90% summer opacity is required along the south border that abuts private residences.
2. A 3-5’ tall existing berm with evergreen trees exists.
3. The tree chart indicates that many of the trees are in poor condition and/or are vine-covered.
4. A landscape deviation is required for the deficiency in height and screening. It is currently not supported by staff.
5. If enough of the existing trees are in sufficient health that it wouldn’t warrant their removal and replacement, then the existing berm can remain. If the vast majority of trees aren’t healthy enough to remain, they should all be removed, with the berm increased in height and new trees planted to provide the required screening.
6. If there are a significant number of healthy trees, then the existing berm can remain, but the trees that don’t provide sufficient opacity should be removed and replaced with new trees that do.

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

1. A 3 foot tall berm with a 3 foot wide crest is required along both Grand River and Joseph Drive, between the road and parking/display areas.
2. The existing berm along Joseph Drive will be enlarged to 3’ in height, meeting the requirement. A continuous hedge is provided along Grand River. This requires a landscape deviation, which is supported by staff.
3. Based on the Grand River frontage, 9 large evergreen or deciduous canopy trees and 17 subcanopy trees are required in the greenbelt. Only 5 canopy trees and 11 subcanopy trees are provided. This requires a landscape deviation which is currently not supported by staff. If sufficient justification can be made for the deficiency, or the deviation could be significantly reduced, it might be supported.
4. Based on the Joseph Drive frontage, 9 large evergreen or deciduous canopy trees and 12 subcanopy trees are required in the greenbelt. Only 7 canopy trees and 12 subcanopy trees are provided. This requires a landscape deviation which is currently not supported by staff. If sufficient justification can be made for the deficiency, or the deviation could be significantly reduced, it might be supported.
5. Based on the Grand River frontage, 8 street trees are required and 12 subcanopy trees (at a rate of 1.5 subcanopy trees per canopy tree) are required due to overhead wires along Grand River. This is acceptable. Based on the Joseph Drive frontage, 14 street trees are required and 14 are provided.

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

1. Based on the vehicular use area, 4,542sf of interior landscape area and 23 canopy trees are required. 5,187sf of area and 23 trees are provided.
2. There are a large number or parking bays that do not have landscaped endcap islands as is required. This requires a landscape deviation that is not supported by staff. The justification provided is not sufficient for this deviation, in the opinion of staff. Please add endcap islands and canopy trees where required.
3. The southern bay must have a landscaped island to break up the expanse of 43 spaces. The lack of that island requires a landscape deviation that is not supported by staff.
4. Based on the perimeter provided, 42 canopy trees are required. A total of 45 trees, including 19 double-counted greenbelt trees, are provided.
Building Foundation Landscaping (Zoning Sec. 5.5.3.D.)
1. Based on the provided building perimeter, 4,008sf of interior landscape area but only 1,644sf is provided. **A landscape deviation is required for this deficiency.** It is not supported by staff.
2. Please see the detailed discussion of the foundation landscaping on the Landscape Chart.
3. The required percentages of building frontage being landscaped (60%) are met.

Plant List (LDM 2.h. and t., 4)
1. Provided
2. Please reduce the number of Northpointe maples to no more than 17 to adhere to the diversity requirements of LDM 4.

Planting Notations and Details (LDM)
1. Provided
2. Please see the Landscape Chart for notes about the details and notes.

Storm Basin Landscape (Zoning Sec. 5.5.3.E.iv and LDM 1.d.(3)
The site’s storm water will be treated in an underground system so no detention landscaping is required.

Irrigation (LDM 1.a.(1)(e) and 2.s)
1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans. An actual irrigation plan could be provided in the electronic stamping set if desired.

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 meader rmeader@cityofnovi.org.

Rick Meader – Landscape Architect
LANDSCAPE REVIEW SUMMARY CHART - PRO CONCEPT PLAN

Review Date: August 28, 2019
Project Name: JZ19-0028: GOLLING MASERATI & ALFA ROMEO
Plan Date: August 18, 2017
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

**LANDSCAPE DEVIATIONS:**
- Lack of berm height, sufficient screening vegetation between site and residential properties to south - not supported by staff
- Lack of required greenbelt berm - supported for Grand River as a hedge is provided.
- Deficiency in greenbelt landscaping (trees along both frontages, hedge along Joseph Drive) - not supported by staff
- Insufficient parking lot interior landscaping (11 missing landscaped endcap islands, 1 missing interior island) - not supported by staff.
- Insufficient building foundation landscape area - not supported by staff

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
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<tbody>
<tr>
<td><strong>Landscape Plan Requirements (LDM 2)</strong></td>
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<tr>
<td>Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)</td>
<td>• 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</td>
<td>Scale: 1”=40’</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Project Information (LDM 2.d.)</strong></td>
<td>Name and Address</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Owner/Developer Contact Information (LDM 2.a.)</strong></td>
<td>Name, address and telephone number of the owner and developer or association</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Landscape Architect contact information (LDM 2.b.)</strong></td>
<td>Name, Address and telephone number of RLA/PLA/LLA who created the plan</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Sealed by LA. (LDM 2.g.)</strong></td>
<td>Requires original signature</td>
<td>No</td>
<td>Original signature required for stamping sets.</td>
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<td>Comments</td>
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<tr>
<td><strong>Miss Dig Note</strong></td>
<td>(800) 482-7171 (LDM.3.a.(8))</td>
<td>Show on all plan sheets</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Zoning</strong> (LDM 2.f.)</td>
<td>Include all adjacent zoning</td>
<td>Parcel: NCC - rezone to B-3 North: Grand River/I-1 East: NCC South: R-4 West: OS-1</td>
<td>No</td>
<td>Please show zoning of adjacent parcels on landscape plan.</td>
</tr>
<tr>
<td><strong>Survey information</strong> (LDM 2.c.)</td>
<td>• Legal description or boundary line survey</td>
<td>Sheet C-1</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Existing topography</td>
<td></td>
<td></td>
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<tr>
<td><strong>Existing plant material</strong></td>
<td>• Show location type and size. Label to be saved or removed.</td>
<td>Tree locations and tree chart on C-1</td>
<td>Yes</td>
<td>Please show all removals on plan view and chart.</td>
</tr>
<tr>
<td><strong>Existing woodlands or wetlands</strong></td>
<td>• As determined by Soils survey of Oakland county</td>
<td>Yes – on Landscape Plan</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>(LDM 2.e.(2))</td>
<td>• Show types, boundaries</td>
<td></td>
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<tr>
<td><strong>Soil types</strong> (LDM.2.r.)</td>
<td>• Overhead and underground utilities, including hydrants</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Existing and proposed improvements</strong></td>
<td>Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
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<tr>
<td>(LDM 2.e.(4))</td>
<td></td>
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<tr>
<td><strong>Existing and proposed utilities</strong></td>
<td>• Utility lines and structures provided.</td>
<td>• Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>(LDM 2.e.(4))</td>
<td>• No light posts are shown</td>
<td>• No</td>
<td></td>
<td></td>
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<tr>
<td><strong>Proposed grading. 2' contour minimum</strong></td>
<td>Provide proposed contours at 2' interval</td>
<td>• Sheet C-3</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>(LDM 2.e.(1))</td>
<td></td>
<td>• No berms are proposed.</td>
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<tr>
<td><strong>Snow deposit</strong></td>
<td>Show snow deposit areas on plan</td>
<td>Yes</td>
<td>Yes</td>
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<td>(LDM.2.q.)</td>
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### LANDSCAPING REQUIREMENTS

#### Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)

<p>| General requirements (LDM 1.c.)          | Clear sight distance within parking islands | Yes     | Yes     |
|                                          | No evergreen trees                          |         |         |
| <strong>Name, type and number of ground</strong>     | As proposed on planting islands             | Sod is indicated on islands and on all | Yes     |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>cover (LDM 1.c.(5))</strong></td>
<td></td>
<td>disturbed areas.</td>
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<tr>
<td><strong>General (Zoning Sec 5.5.3.C.ii)</strong></td>
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<td><strong>Parking lot Islands</strong> (a, b, i)</td>
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<td><strong>A minimum of 200 SF to qualify</strong></td>
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<td><strong>A minimum of 200sf unpaved area per tree planted in an island</strong></td>
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<td><strong>6” curbs</strong></td>
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<td><strong>Islands minimum width 10’ BOC to BOC</strong></td>
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<td><strong>The proposed islands are sufficiently sized</strong></td>
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<td><strong>There are a number of parking bays without landscaped endcap islands as required.</strong></td>
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<tr>
<td><strong>The required interior island at the south bay is not provided.</strong></td>
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<tr>
<td><strong>1. Please add landscaped islands with trees at the ends of all parking bays.</strong></td>
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<td></td>
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<td>The current configuration requires landscape deviations that are not supported by staff.</td>
</tr>
<tr>
<td><strong>2. Staff would support a deviation to not provide a tree in the island on top of the underground detention system, but a landscaped island with shrubs or other landscaping should be provided instead.</strong></td>
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<tr>
<td><strong>3. The applicant needs to provide stronger justification for not providing the required islands than snow removal or vehicular maneuvering as every parking lot faces snow removals and the truck turning template on SP01 shows that trucks could maneuver with all of the required islands.</strong></td>
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<td><strong>4. The landscaped island at the south end of the site must be provided. An allowance for automobile dealerships was already made by allowing bays of 25 spaces, versus 15 spaces, for storage areas.</strong></td>
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<tr>
<td><strong>Curbs and Parking stall reduction (c)</strong></td>
<td>Parking stall can be reduced to 17’ and the curb to 4” adjacent to a sidewalk of minimum 7 ft.</td>
<td>Yes</td>
<td>Yes</td>
<td>1. See above note #4 regarding the south bay.</td>
</tr>
<tr>
<td></td>
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<td>2. All endcap islands and islands used to break up bays must be at least 200sf, 10 feet wide and landscaped with a deciduous canopy tree.</td>
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<td>3. Please provide islands and trees as necessary and enlarge island planting area if necessary to accommodate them.</td>
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<tr>
<td><strong>Contiguous space limit (i)</strong></td>
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<tr>
<td></td>
<td>Maximum of 15 contiguous spaces for parking spaces</td>
<td>12 is maximum bay length for parking spaces</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximum of 25 contiguous spaces for automobile storage and display.</td>
<td>43 is maximum bay without a landscaped island in vehicular storage area.</td>
<td>No</td>
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<tr>
<td><strong>Plantings around Fire Hydrant (d)</strong></td>
<td>No plantings with matured height greater than 12’ within 10 ft. of fire hydrants</td>
<td>No hydrants are shown on the landscape plan.</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td><strong>Landscaped area (g)</strong></td>
<td>Areas not dedicated to parking use or driveways exceeding 100 sq. ft.</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Clear Zones (LDM 2.3.(5))</strong></td>
<td></td>
<td></td>
<td>No</td>
<td>1. If the overhead line is relocated such that canopy trees can be used instead of subcanopy trees, please use canopy trees with a minimum mature height of 30 feet and minimum mature canopy width of 20 feet.</td>
</tr>
<tr>
<td></td>
<td>25 ft corner clearance required. Refer to Zoning Section 5.5.9</td>
<td></td>
<td></td>
<td>2. If RCOC does not allow some or all of the Grand River street trees, the disallowed trees do not need to be planted, but documentation of that ruling must be</td>
</tr>
</tbody>
</table>
### 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)

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A = Total square footage of vehicular use areas up to 50,000sf x 7.5%</td>
<td>• A = x sf * 7.5% = A sf</td>
<td>50,000 * 7.5% = 3750 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF x 1%</td>
<td>• B = x sf * 1% = B sf</td>
<td>129178 – 50000 * 1% = 792 sf</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Category 2: For I-1 and I-2 (Zoning Sec 5.5.3.C.iii)

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. = Total square footage of vehicular use area up to 50,000sf x 5%</td>
<td>A = x sf * 5% = A sf</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%</td>
<td>B = 0.5% x 0 sf = B SF</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### All Categories

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>C = A + B</td>
<td>3750 + 792 = 4542 SF</td>
<td>5187 sf</td>
<td>Yes</td>
</tr>
</tbody>
</table>

| D = C / 200                                                        | 4542 / 200 = 23 Trees                                                  | 23 trees   | Yes      |

1. Despite the number of trees based on the required area being provided, trees must also be located in required interior and endcap islands. The lack of these trees is a deviation that is not supported by staff.

2. Perimeter trees can be used in islands located around the edge of the parking lot to minimize the number of additional trees required.

### Perimeter Green space

- 1 Canopy tree per 35 lf
- 1482 / 35 = 42 trees

45 trees, including 19 double-counted greenbelt trees. Yes

### Accessway perimeter

- 1 canopy tree per 35 lf on each side of road,
- Not provided

1. Please provide the calculation for the
<table>
<thead>
<tr>
<th>Item</th>
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<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
</table>
|      | less widths of access drives.  
  • (xx ft)/35 = xx trees | two access drives between the ROW and the beginning of the parking lot perimeter line.  
  2. Please provide required trees. |          |          |

**Berms, Walls and ROW Planting Requirements**

**Berms**

- 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.

**Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)**

| Berm requirements (Zoning Sec 5.5.A) | Landscaped berm 6-8 feet tall required along south property line | An existing 3-4’ tall berm with many evergreen trees of varying health, including many shown as poor. | No | 1. The lack of berm height is a landscape deviation. If sufficient screening is provided, the deficiency in berm height would be supported by staff as it is an existing berm.  
2. Evidence of sufficient screening provided by the existing berm and landscaping, summer and winter, must be provided.  
3. Trees that do not provide 80% winter and 90% summer opacity must be replaced by the applicant.  
4. If there are few healthy trees on the berm, then they should all be removed, the berm’s height increased and new trees planted to provide the required opacity. |
|-------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------|

**Planting requirements (LDM 1.a.)**

| Berm requirements (Zoning Sec 5.5.3.A.(5)) | LDM Novi Street Tree List | NA | 1. A hedge is provided along Grand River  
2. Yes  
3. No | Please provide the required hedge. The lack of one is a |

**Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)**
<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>tall screening hedge is required.</td>
<td>• No hedge is provided along Joseph</td>
<td></td>
<td>landscape waiver that is not supported by staff.</td>
<td></td>
</tr>
</tbody>
</table>

### Cross-Section of Berms (LDM 2.j)

<table>
<thead>
<tr>
<th>Slope, height and width</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Label contour lines</td>
<td></td>
<td>No</td>
<td></td>
<td>Please provide berm cross section for any new berms provided.</td>
</tr>
<tr>
<td>• Maximum 33%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Min. 3 feet flat horizontal area</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum 3 feet high</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Constructed of loam with 6’ top layer of topsoil.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Ground Cover</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks from Utilities</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole</td>
<td>NA</td>
<td></td>
<td></td>
<td>Please clearly indicate any overhead lines to remain.</td>
</tr>
</tbody>
</table>

### Walls (LDM 2.k & Zoning Sec 5.5.3.vi)

<table>
<thead>
<tr>
<th>Material, height and type of construction footing</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freestanding walls should have brick or stone exterior with masonry or concrete interior</td>
<td>No walls are proposed.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Walls greater than 3 1/2 ft. should be designed and sealed by an Engineer

### ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)

<table>
<thead>
<tr>
<th>Greenbelt width (2)(3) (5)</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 feet for a automotive display lots</td>
<td></td>
<td>20 ft</td>
<td>Yes</td>
<td>A landscape deviation is required to use a hedge instead of a berm. This deviation is supported by staff for Grand River where a 3’ hedge is proposed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Min. berm crest width</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum berm height (9)</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ft</td>
<td>No</td>
<td>No</td>
<td>See above</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3’ wall (4)(7)</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Canopy deciduous or large evergreen trees

<table>
<thead>
<tr>
<th>Notes (1) (10)</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
</table>

1. Please revise calculations (the 3rd category of requirement only applies to the frontage of the site occupied by the

- Grand River: 5 trees
- Joseph Dr: 7 trees
### Landscape Review Summary Chart

**JZ18-0028: GOLLING MASERATI & ALFA ROMEO**

**August 28, 2019**

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. per 60 ft</td>
<td>Grand River: 170/75 = 2 trees</td>
<td>Grand River: 170/75 = 2 trees</td>
<td>Yes</td>
<td>building, not the entire site</td>
</tr>
<tr>
<td></td>
<td>250/35 = 7 trees</td>
<td>250/35 = 7 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total: 9 trees</td>
<td>Total: 9 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Joseph: 170/75 = 2 trees</td>
<td>Joseph: 170/75 = 2 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>175/35 = 5 trees</td>
<td>175/35 = 5 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>130/60 = 2 trees</td>
<td>130/60 = 2 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total: 9 trees</td>
<td>Total: 9 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>2. Adj to Parking, parking between ROW &amp; bldg: 1 tree per 40 ft</td>
<td>Grand River: 170/40 = 4 trees</td>
<td>Grand River: 170/40 = 4 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Adj to Parking, parking not between ROW &amp; bldg: 1 tree per 20 ft</td>
<td>Joseph Dr: 170/20 = 8 shrubs</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Not adjacent to Pkg: 1 per 40 ft</td>
<td>Joseph: 170/20 = 8 shrubs</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grand River: 250/20 = 13 trees</td>
<td>Joseph: 250/20 = 13 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total: 17 trees</td>
<td>Total: 17 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Joseph: 170/40 = 4 trees</td>
<td>Joseph: 170/40 = 4 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>175/20 = 9 trees</td>
<td>175/20 = 9 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>130/40 = 3 trees</td>
<td>130/40 = 3 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total: 16 trees</td>
<td>Total: 16 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>3. Adj to Parking, parking between ROW &amp; bldg: 2 tree per 40 ft</td>
<td>Grand River: 170/20 = 8 shrubs</td>
<td>Grand River: 170/20 = 8 shrubs</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grand River: 475/35 = 14 trees</td>
<td>Joseph Dr: 475/35 = 14 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Joseph: 475/35 = 14 trees</td>
<td>Joseph: 475/35 = 14 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grand River: 12 subcanopy trees</td>
<td>Grand River: 12 subcanopy trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>1. If the overhead line is relocated such that canopy trees can be used instead of subcanopy trees, please use canopy trees with a minimum mature height of 30 feet and minimum mature canopy width of 20 feet</td>
<td>Joseph Dr: 14 trees</td>
<td>Joseph Dr: 14 trees</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>2. If RCOC does not allow some or all of the Grand River street trees, the</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Required</td>
<td>Proposed</td>
<td>Meets Code</td>
<td>Comments</td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
<td>----------</td>
<td>------------</td>
<td>----------</td>
</tr>
<tr>
<td>disallowed trees do not need to be planted, but documentation of that ruling must be provided.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</th>
<th>The loading area adjacent to the building is screened by arborvitae and roses</th>
<th>Yes</th>
<th></th>
</tr>
</thead>
</table>
| Transformers/Utility boxes (LDM 1.e from 1 through 5) | ▪ A minimum of 2 ft. separation between box and the plants  
▪ Ground cover below 4” is allowed up to pad.  
▪ No plant materials within 8 ft. from the doors | No | No |
| | ▪ When transformer locations are finalized, screening shrubs per standard detail are required. Please add a note to this effect to the plans.  
▪ Please add the detail to the plans. |

**Building Foundation Landscape Requirements (Sec 5.5.3.D)**

<table>
<thead>
<tr>
<th>Interior site landscaping SF</th>
<th></th>
<th></th>
</tr>
</thead>
</table>
| ▪ Equals to entire perimeter of the building less door entry points x 8 with a minimum width of 4 ft.  
▪ A = (640-139) lg x 8 ft = 4008 SF | A: 1644 SF | No |
| 1. Please revise the calculations to deduct just the doors from the perimeter, not entire paved areas near or adjacent to the building.  
2. Please add landscaped areas, at least 4’ wide, around entire building except where doorways prevent it from being there (a minimum of 75% of the building must be landscaped, but preferably more)  
3. The current provided landscaping is deficient and would require a landscape waiver. That waiver would not be supported by staff for current layout. |
<table>
<thead>
<tr>
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<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</td>
<td>If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space</td>
<td>• 83% of Grand River frontage is landscaped • 65% of Joseph Dr frontage is landscaped</td>
<td>• Yes • Yes</td>
<td></td>
</tr>
</tbody>
</table>

**Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)**

| Planting requirements (Sec. 5.5.3.E.iv) | • 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 | An underground detention system is proposed | NA | If an above-ground pond is required, please landscape it per the requirements. |

| Phragmites Control (Sec 5.5.6.C) | • Any and all populations of Phragmites australis on site shall be included on tree survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. | None indicated | TBD | |

**LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS**

<table>
<thead>
<tr>
<th>Landscape Notes - Utilize City of Novi Standard Notes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Installation date (LDM 2.l. &amp; Zoning Sec 5.5.5.B)</strong></td>
<td>Provide intended date</td>
</tr>
<tr>
<td><strong>Maintenance &amp; Statement of intent (LDM 2.m &amp; Zoning Sec 5.5.6)</strong></td>
<td>• 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.</td>
</tr>
<tr>
<td><strong>Plant source (LDM 2.n &amp; LDM 3.a.(2))</strong></td>
<td>Shall be northern nursery grown, No.1 grade.</td>
</tr>
<tr>
<td><strong>Irrigation plan (LDM 2.s.)</strong></td>
<td>A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on</td>
</tr>
</tbody>
</table>
### Landscape Review Summary Chart

**Item** | **Required** | **Proposed** | **Meets Code** | **Comments**
--- | --- | --- | --- | ---
| Final Site Plans. |  |  | long-term survival. |
| Other information (LDM 2.u) | Required by Planning Commission | NA |  | 2. If xeriscaping is used, please provide information about plantings included. |
| Establishment period (Zoning Sec 5.5.6.B) | 2 yr. Guarantee | Yes | Yes |  |
| Approval of substitutions. (Zoning Sec 5.5.5.E) | City must approve any substitutions in writing prior to installation. | Yes | Yes |  |

### Plant List (LDM 2.h., 4) - Include all cost estimates

| Quantities and sizes | Yes | Yes |
| Root type | Yes | Yes |
| Botanical and common names | Refer to LDM suggested plant list | 9 of 16 species used (56%) are native to Michigan | Yes | 9 of 16 species used (56%) are native to Michigan |
| | | 23 (21%) of trees are Northpointe Maples | No | 23 (21%) of trees are Northpointe Maples |
| Type and amount of lawn | Yes | Yes |
| Cost estimate (LDM 2.t) | For all new plantings, mulch and sod as listed on the plan | Yes | Yes |

### Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details

| Canopy Deciduous Tree | Yes | Yes |
| Evergreen Tree | Refer to LDM for detail drawings | No-not necessary |
| Shrub | Yes | Yes |
| Perennial/ Ground Cover | Yes | Yes |
| Tree stakes and guys. (Wood stakes, fabric guys) | Yes | Yes |
| Tree protection fencing | Located at Critical Root Zone (1’ outside of dripline) | Yes – Sheet L1 |  | Please revise to show the fence 12” outside of dripline. |

### Other Plant Material Requirements (LDM 3)
<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Conditions</strong> (LDM 3.a)</td>
<td>Plant materials shall not be planted within 4 ft. of property line</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Plant Materials &amp; Existing Plant Material</strong></td>
<td>Clearly show trees to be removed and trees to be saved.</td>
<td>Trees to be removed are not indicated on plan or chart</td>
<td>No</td>
<td>Please indicate all trees to be removed on both plan view and chart.</td>
</tr>
<tr>
<td><strong>Landscape tree credit</strong> (LDM3.b.(d))</td>
<td>Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Plant Sizes for ROW, Woodland replacement and others</strong> (LDM 3.c)</td>
<td>2.5” canopy trees 6’ evergreen trees</td>
<td></td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td><strong>Plant size credit</strong> (LDM3.c.(2))</td>
<td>NA</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Prohibited Plants</strong> (LDM 3.d)</td>
<td>No plants on City Invasive Species List</td>
<td></td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td><strong>Recommended trees for planting under overhead utilities</strong> (LDM 3.e)</td>
<td>Label the distance from the overhead utilities</td>
<td></td>
<td>TBD</td>
<td>1. Please clearly indicate any overhead lines to remain on site and show them clearly on the landscape plan. 2. If none exist, please add a note to landscape plan stating this.</td>
</tr>
<tr>
<td><strong>Collected or Transplanted trees</strong> (LDM 3.f)</td>
<td></td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Nonliving Durable Material: Mulch</strong> (LDM 4)</td>
<td>• Trees shall be mulched to 3” depth and shrubs, groundcovers to 2” depth • Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. • Refer to section for additional information</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**
1. 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.

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Proposed</th>
<th>Meets Code</th>
<th>Comments</th>
</tr>
</thead>
</table>

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.

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

CC: Sri Komaragiri, Lindsay Bell, Kate Richardson, Madeleine Kopko

From: AECOM
Date: August 28, 2019

Memo

Subject: JSP18-70 Golling Maserati & Alfa Romeo Dealership PRO Concept Traffic Review

The PRO concept site plan was reviewed to the level of detail provided and AECOM recommends approval for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Golling Maserati & Alfa Romeo Dealership, is proposing a 17,050 SFT new and used vehicle dealership on Grand River Avenue at Joseph Drive.
2. Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County (RCOC).
3. The parcel is currently zoned NCC (Non-Center Commercial) and the applicant is proposing to rezone to B-3 (General Business).
4. Summary of traffic-related waivers/variances:
   a. The applicant is requesting a deviation for same side driveway spacing.
   b. The applicant is requesting a deviation for the use of painted end islands instead of landscape islands.
   c. The applicant is requesting a deviation for not providing the minimum number of bicycle parking spaces required.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 10th Edition, as follows.

   ITE Code: 840 (Automobile Sales (New))
   Development-specific Quantity: 17,050 square feet
   Zoning Change: N/A

<table>
<thead>
<tr>
<th>Trip Generation Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Trips</td>
</tr>
<tr>
<td>AM Peak-Hour Trips</td>
</tr>
</tbody>
</table>

AECOM
27777 Franklin Road
Southfield
MI 48034
USA
aecom.com

Project name: JSP18-70 Golling Maserati & Alfa Romeo Dealership PRO Concept Traffic Review
2. The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City’s requirements.

<table>
<thead>
<tr>
<th>PM Peak-Hour Trips</th>
<th>52</th>
<th>31</th>
<th>100</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily (One-Directional) Trips</td>
<td>459</td>
<td>N/A</td>
<td>750</td>
<td>No</td>
</tr>
</tbody>
</table>

**Trip Impact Study Recommendation**

<table>
<thead>
<tr>
<th>Type of Study:</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning Traffic Impact Study (RTIS)</td>
<td>The applicant is required to submit a Rezoning Traffic Impact Study for the proposed rezoning of the parcel from NCC to B-3. A TIS submitted by the applicant in January was reviewed and returned. The applicant has submitted a letter with the required information for an RTIS supplemental to the submitted TIS. It is reviewed below.</td>
</tr>
</tbody>
</table>

1. The applicant has indicated that the largest traffic generators for both NCC and B-3 would be identical.
2. The trips generated by the following developments allowed under NCC and B-3 were examined, along with the proposed development allowed under B-3 zoning:
   a. Medical-Dental Office (75,000 SF):
      i. 173 AM trips
      ii. 260 PM trips
      iii. 2,794 daily trips
   b. Shopping Center (42,000 SF) and High-Turnover Sit-Down Restaurant (8,000 SF):
      i. 119 AM trips
      ii. 364 PM trips
      iii. 4,230 daily trips
   c. Proposed Development – Automobile Sales (New) (25,825 SF):
      i. 48 AM trips
      ii. 63 PM trips
      iii. 710 daily trips
   iv. The size of the building in this document is inconsistent with the currently proposed plans. However, given that the trips generated by the assumptions in this letter would result in a more conservative number of trips, the data used is acceptable for this purpose.
3. The proposed development will result in fewer trips than both land uses allowable under the current and proposed zoning.

**EXTERNAL SITE ACCESS AND OPERATIONS**

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. There are two existing driveways on Grand River Avenue. The applicant is proposing relocating these driveways.
   a. The applicant is requesting a deviation for not meeting the driveway spacing requirements per Zoning Ordinance 11.216.d. AECOM would support this deviation.
2. There are no proposed modifications to Grand River Avenue.
3. There is existing sidewalk along Grand River Avenue for most of the property. The applicant is proposing an 8’ path along the site which is in compliance with the City’s Non-Motorized Master Plan.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow
   a. The applicant has indicated location and width of the proposed loading zone. The length should be indicated as well. The applicant should refer to Section 5.4.2 of the City’s Zoning Ordinance to ensure compliance with City standards.
      i. The applicant has provided truck travel patterns throughout the site to confirm accessibility to/from the loading zone, as applicable.
   b. The applicant has indicated aisle widths that are generally 24’ wide, with some larger. The applicant could consider narrowing the aisles greater than 24’ to be 24’ in width.
   c. The applicant should include dimensions for the radii and width of the proposed end islands throughout the site to review accessibility and compliance with City requirements as stated in Section 5.3.12 of the Zoning Ordinance.
      i. Note that all end islands adjacent to a travel way shall be constructed three (3) feet shorter than the adjacent parking space. The majority of the end islands in the plans have been indicated to comply with this requirement.
      ii. The end island outside radii is required to be a minimum of 15’.
      iii. The applicant is proposing three (3) painted islands and one (1) painted divider. The applicant is requesting a deviation for use of painted islands. AECOM would not support this request for the southern-most painted area, the divider between the inventory parking bays. The painted islands on the west side of the parking lot are not needed for truck circulation according to the truck turning movements provided by the applicant. Landscape islands would not inhibit truck movement if they were implemented. From a traffic perspective, AECOM would not support these deviations.
      iv. Several parking bays do not have end islands, painted or landscaped. A deviation for this would be required if it is not changed.
   d. The applicant has indicated one trash receptacle location on the south side of the site.
      i. The applicant should confirm that the trash receptacle is accessible by trash collection vehicles via turning movement paths.
      ii. The location of the trash receptacle shall not interfere with drive aisles or parking spaces, when in use.

2. Parking Facilities
   a. The applicant is proposing 294 parking spaces. The applicant should refer to Section 5.2.12 of the City’s Zoning Ordinance as well as the Planning Review Letter for parking quantity requirements.
   b. The applicant should ensure that there are no more than 15 parking spaces adjacent to each other without an island. Inventory spaces may have 25 spaces adjacent to each other without an island.
   c. The applicant should dimension all parking spaces and note the following:
      i. The applicant is proposing 19’ parking spaces in all areas except the parking spaces against the building, which are proposed to be 17’.
      ii. A 6” curb height is required for all landscaped areas and in front of 19’ long parking spaces.
      iii. Alternatively, the applicant may install 4” curbs with 17’ long parking spaces and a clear 2’ overhang in order to reduce the amount of impermeable surface on the site. The curb in front of the 17’ parking spaces is currently indicated to be 6” high.
      iv. The applicant has indicated two (2) accessible parking spaces. Signage is not present, but both spaces dimensioned to be van accessible.
d. Two (2) bicycle parking spaces are required per Section 5.16.1 of the City’s Zoning Ordinance.
   i. The applicant has requested a deviation for a lack of bicycle parking spaces. AECOM would not
      support this deviation.

3. Sidewalk Requirements
   a. The applicant has indicated where sidewalks are proposed on the site along with dimensions.
      i. The applicant has included a sidewalk connection from the facilities to the street and should
         include a dimension for the width.
      ii. Sidewalks throughout the site are required to be a minimum of 5’ wide.
         iii. Note that when a 17’ parking space abuts a sidewalk, the sidewalk shall be four inches in height
             and a minimum of 7’ wide to accommodate a 2’ vehicle overhand and provide 5’ of unobstructed
             travel way for non-motorized users.
   b. The applicant should label sidewalk ramps on the plans and include the latest Michigan Department of
      Transportation (MDOT) detail.
      i. Note that sidewalk ramps are required near the accessible parking spaces.

SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic
   Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
   a. The applicant should provide a signing quantities table and additional details (MMUTCD designation and
      proposed size) in future submittals.
   b. The applicant should include proposed signing locations throughout the development.
2. The applicant should indicate the proposed signing on site. The applicant has provided notes and details related to
   the proposed signing.
   a. Single signs with nominal dimensions of 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb.
      U-channel post. Multiple signs and/or signs with nominal dimension greater than 12” x 18” shall be
      mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
   b. The applicant should indicate a bottom height of 7’ from final grade for all signs installed.
   c. The applicant should indicate that all signing shall be placed 2’ from the face of the curb or edge of the
      nearest sidewalk to the near edge of the sign.
   d. Traffic control signs shall use the FHWA Standard Alphabet series.
   e. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity
      requirements.

3. The applicant has included parking space striping notes to indicate that:
   a. The standard parking spaces shall be striped with four (4) inch white stripes.
   b. The accessible parking space and associated aisle should be striped with four (4) inch blue stripes.

4. The applicant should indicate that where a standard space is adjacent to an accessible space, abutting blue and
   white stripes shall be installed.

5. The applicant has provided a detail for the proposed international symbol for accessibility pavement markings that
   may be placed in the accessible parking space. The symbol shall be white or white with a blue background and
   white border with rounded corners.

6. The applicant should provide a detail for the striping of the painted end islands.
Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

[Signature]

Patricia Thompson, EIT
Traffic Engineer

[Signature]

Josh A. Bocks, AICP, MBA
Senior Transportation Planner/Project Manager
FAÇADE REVIEW
August 27, 2019

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – PRO Concept Plan
Golling Maserati & Alfa Romeo, JZ19-29
Facade Region: 1, Zoning District:

Dear Ms. McBeth:

The following is the Facade Review of the above referenced project based on the drawings and façade material sample board provided by Dorchen / Martin Architects, dated 8/9/19. The maximum and minimum percentages required by Ordinance Section 5.15 are shown in the right hand column. Materials that are in noncompliance with the Ordinance, if any, are identified in bold.

<table>
<thead>
<tr>
<th>Material Description</th>
<th>North (Front)</th>
<th>West</th>
<th>South</th>
<th>East</th>
<th>Ordinance Maximum (Minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick (Grey &amp; White, 4&quot; x 12&quot;)</td>
<td>50%</td>
<td>88%</td>
<td>100%</td>
<td>91%</td>
<td>100% (30% Minimum)</td>
</tr>
<tr>
<td>Flat Metal Panels</td>
<td>50%</td>
<td>12%</td>
<td>0%</td>
<td>9%</td>
<td>50%</td>
</tr>
</tbody>
</table>

Recommendation - As shown above, all proposed façade materials are in full compliance with the Façade Ordinance; a Section 9 Waiver is not required for this project. The facades are designed with high quality materials using carefully coordinated colors. Although it does not constitute a violation of the Facade Ordinance in this case, we would suggest that the applicant consider adding an architectural feature to better define the main entrance to the building; Section 5.15.13 of the Ordinance states that a proposed building should have equal treatment of massing and details as buildings in the neighboring area, especially with respect the front entrance.
Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board (in this case the adjacent existing material) will be compared to materials to be installed. 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”.


If you have any questions regarding this review, please do not hesitate to call.

Sincerely,

DRN & Associates, Architects PC

[Signature]

 Douglas R. Necci, AIA
August 12, 2019

TO: Barbara McBeth- City Planner  
Sri Raivali Komaragiri- Plan Review Center  
Lindsay Bell-Plan Review Center  
Hannah Smith-Planning Assistant

RE: Golling Maserati & Alfa Romeo Dealership  
PSP # 19-0132  
PSP# 19-0104  
PSP# 18-0188

Project Description:  
Build a car dealership off of Grand River and Joseph Dr.

Comments:
• All fire hydrants MUST be installed and operational prior to any building construction begins.
• CORRECTED 6/25/2019 KSP- Turning radius on the north east side of structure doesn’t meet city standards, also on south east side of building (50’ outside and 30’ inside turning radius).
• All roads MUST meet City of Novi weight requirements of 35 ton. (Novi City Ordinance 15-17 503.2.3).
• A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

Recommendation:  
APPROVED WITH CONDITIONS

Sincerely,

[Signature]

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file
September 12, 2019

Ms. Lindsay Bell, Planner  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375  

Re: Golling Maserati + Alfa Romeo  
40799 Grand River Avenue  
D/MA File No: 18036  
Novi No: JZ19-28 with Rezoning 18.728

Dear Lindsay:

Please let this letter serve as our response to your PLAN REVIEW CENTER REPORT of September 5, 2019 regarding the above referenced project.

I will follow the Planning Review Chart: B-3 General Business District format:

- **Sign Location Plan:** Installed on September 3rd, 2019
- **Access to Outdoor Sales Area:** Measurements are and were on the site plan SP-01
- **Repair/Refinishing:** This note is and was on the site plan SP-01
- **End Islands:** See Deviation Request
- **Min. Number of Bicycle Parking:** (2) bicycle parking spaces indicated on the site plan SP-01
- **Service Bay Doors:** See Deviation Request
- **Off-Road Non-Motorized Facilities:** Sidewalk on the north is indicated north of the future R.O.W. line
- **Development/Business Sign:** See Deviation Request (Sign Permits attached for each sign)

Sincerely,

Frank Z. Martin, AIA, NCARB  
Dorchen/Martin Associates, Inc.
Ms. Lindsay Bell, Planner  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375  

Re: Golling Maserati & Alfa Romeo  
40799 Grand River Avenue  
NFE Job No: K615  
Novi No: JZ19-28 with Rezoning 18.728  

September 18, 2019  

Dear Lindsay,  

Please let the list of comments below serve as our response to the PLAN REVIEW CENTER REPORT dated September 5, 2019 for the above referenced project.  

Planning Review  

Review Concerns  

1) The existing berm and vegetation along the southern property line will be supplemented with additional evergreen trees as well as large sub-canopy shrubs to provide the required screening. In addition, the plans note that all existing trees shall be cleared of vines.  
2) Additional signage information will be included in the Site Plan submittal.  
3) Additional lighting information will be included in the Site Plan submittal.  
4) It is noted that changes to the site plan would require amendment of the PRO Agreement and PRO Concept Plan.  
5) We believe we have met the requirements for underground detention.  

Ordinance Deviations  

1) Two bike parking spaces have been added to the plans at the northwest corner of the proposed building.  
2) Additional screening has been added at the south property line to better shield the overhead doors on the south side of the building.  
3) A same-side driveway spacing deviation has been requested and dimensions have been added to Sheet C-2 to show spacing between drives and intersections.  
4) It is noted that no deviation is needed for façade materials.  
5) Parking lot islands have been revised. All striped islands have been revised to curb and gutter.
6) The applicant requests a waiver for the building foundation requirement, due to the nature of the business. The building requires access via overhead doors for both the service areas and the loading areas, and future building expansion area. The areas viewed from Grand River and Joseph Drive exceed the minimum 50% landscape coverage.

Additional Deviations Identified

1) As noted above, the existing berm and vegetation along the southern property line will be supplemented with additional evergreen trees as well as large sub-canopy shrubs to provide the required screening.

2) No revisions needed.

3) The greenbelt calculations have been revised. Where possible all plant material is provided. Due to the presence of a new walk inside the property, there is insufficient area for all the required plantings.

4) Where feasible, additional parking lot islands and required trees have been added. Although not all the end caps of parking banks are provided with islands, the site complies with the overall area required, as well as the required number of plantings for the parking lot landscape.

5) The parking spaces along the west side of the site have been revised to 15 maximum employee parking spaces south of the island.

Identifying Benefits to Public Resulting from the Re-Zoning and the Proposed Deviations

1) Architect to address in their response

2) Architect to address in their response

3) City agrees that the increased building setback is a benefit.

Engineering Review

General

1) An additional tie has been added to the center post (All sheets).

2) A same-side driveway spacing deviation has been requested and dimensions have been added to Sheet C-2 to show spacing between drives and intersections.

3) It is noted that a ROW permit is required from the City of Novi for Joseph Dr. and Grand River Ave.

4) It is noted that a ROW permit is required from the Road Commission of Oakland County for Grand River Ave.

5) It is noted that a non-domestic user survey be provided to the city.

6) A list of signs and quantities, as well as all locations will be included in the site plan submittal.

7) All landscape plantings will be located outside utility easements, or minimally 5’ from an underground utility. As utilities are finalized all plantings will be adjusted.
8) If dewatering is required a note will be added and plan will be submitted to the City for review.

9) Proposed 60’ Right-of-way is shown and labeled on Sheet C-2.

10) A lighting plan will be included with the Site Plan submittal.

11) A letter has been provided highlighting the changes made to the plans per the review.

12) Notes has been revised to say, “Grand River Ave” instead of “Haggerty Road”.

13) A demolition plan will be included at the time of Site Plan submittal.

**Water Main**

14) Water services will be shown at time of Site Plan submittal.

15) Profiles for 8” water main or larger will be shown at time of Site Plan submittal.

16) Water main has been revised to extend along frontage and allow for future connection.

17) It is noted that once water main plan has been approved, an MDEGLE permit application and 3 sets of plans shall be provided to the city.

**Sanitary Sewer**

18) Sanitary lead with monitoring manhole will be shown at time of Site Plan submittal.

19) Sanitary sewer will be shown to extend for future connection at time of Site Plan submittal.

20) Sanitary Sewer Profiles will be included at the time of Site Plan submittal.

21) It is noted that once sanitary plan has been approved, an MDEGLE permit application and 3 sets of plans shall be provided to the city.

**Storm Sewer**

22) Structure table will be included in the Site Plan submittal.

23) Storm Sewer Profiles will be included in the Site Plan submittal.

24) Roof leads will be shown in the Site Plan submittal.

25) Oil/gas separator w/ 4’ sump in last structure before detention will be included on the utility plan at time of Site Plan submittal.

**Storm Water Management Plan**

26) It is noted that the plan developed must be in accordance with the Stormwater Ordinance and Chapter 5 of the Engineering Design Manual.

   a.) We believe we have met the requirements for underground detention.

27) Release rate calculations will be included in the Site Plan submittal.
28) ‘C’ Calculations will be included in the Site Plan submittal.

29) An adequate maintenance route will be provided form the ROW to the outlet and pre-treatment structures.

_Paving & Grading_

30) Curb has been revised to be 4’’ abutting sidewalk at north end of building.

31) Concrete sidewalk has been extended through the approach and grades show ADA compliance.

32) Note added (Sheet C-3).

33) Detectible warning detail provided (Sheet C-3).

34) Elevations have been added along Joseph Dr. sidewalk (Sheet C-3).

_Soil Erosion and Sedimentation Control_

35) It is noted that an SESC Permit is required and that the plan has not been review at this time.

_Off-Site easements_

36) It is noted that any off-site easements anticipated must be executed prior to final approval.

_The following must be provided at the time of Preliminary/Final Site Plan submittal_

37) A letter has been provided highlighting the changes made to the plans per the review.

38) An itemized cost estimate will be provided at the time of Site Plan submittal.

_The following must be provided at the time of Stamping Set submittal_

39) A draft copy of the SDFMEA will be submitted to the Community Development Department at time of Stamping Set submittal.

40) A draft copy of the 20’ wide water main easement will be submitted to the Community Development Department at time of Stamping Set submittal.

41) A draft copy of the sanitary sewer monitoring manhole easement will be submitted to the Community Development Department at time of Stamping Set submittal.

42) A draft copy of the sanitary sewer easement will be submitted to the Community Development Department at time of Stamping Set submittal.

43) A draft copy of the warranty deed for the additional proposed right-of-way along Grand River Ave will be submitted to the city for review and acceptance at time of Stamping Set submittal.

_PRO Concept Plan – Landscaping_

_Existing and proposed utilities_

1) Existing overhead utility lines are indicated on the plan.
Existing Trees

1) The tree list has been revised to include a column indicating whether the tree will be saved or removed.

Adjacent to Residential Buffer

1) The existing trees will remain and be supplemented with additional plant material to fully comply with the screening requirement. In addition, a note was added indicating that the trees will be pruned by an arborist, and all vines cleared. Actions will be taken to shore up the existing material. The adjacent lots in the Willowbrook Farm Subdivision, all have opaque 6’ high fencing adjacent the berm. Where Lot 2 of the Leslie Park Sub is adjacent to the site, the existing berm meets the height requirement.

Adjacent to Public R.O.W.

1) Along both Grand River and Joseph, a hedge is proposed in lieu of the 3’ high berm. The applicant requests this deviation, based on the presence of overhead utility lines.
2) The required calculations have been corrected to accurately reflect the required number of trees. The Grand River frontage will require a waiver of 4 sub-canopy trees due to a lack of practical space. The site proposes a walk inside the property line which limits the area within which to plant.
3) All the required plants along Joseph are proposed. A substitution of two additional sub-canopy trees for one canopy tree is requested due to the overhead utility lines in the area.

Adjacent to Residential Buffer

1) The existing trees will remain and be supplemented with additional plant material to fully comply with the screening requirement. In addition, a note was added indicating that the trees will be pruned by an arborist, and all vines cleared. Actions will be taken to shore up the existing material. The adjacent lots in the Willowbrook Farm Subdivision, all have opaque 6’ high fencing adjacent the berm. Where Lot 2 of the Leslie Park Sub is adjacent to the site, the existing berm meets the height requirement.
1) Additional parking lot endcap islands have been provided where feasible. Trees have been added to the new islands. A waiver is still requested for several areas where islands are not provided. The areas where islands are not provided are located in the rear of the site, and generally, limited to the future building expansion and service bay areas.
2) The southern bank of parking has been revised to add a parking island to break up the large expanse of parking.

Building Foundation Planting

1) The nature of the building use limits the available area for building foundation landscape. Although a waiver is requested for the deficiency for the total building foundation area, the facades facing the roads more than meets the 60% coverage requirement.

Plant List

1) The number of Recpointe Maple trees has been reduced to comply with the diversity requirements.

Irrigation

1) Once the plan has preliminary site plan approval, an irrigation plan will be prepared, ensuring that all landscape areas are fully irrigated.
Traffic Review

*Internal Site Access and Operations*

1) General Traffic Flow

   a) Length of loading zone has been provided

   b) Aisle width to remain larger than 24’ in areas for truck maneuvering.

   c) Additional island dimensions have been added to Sheet C-2.

   d) The trash receptacle is accessible by a trash collection vehicle and will not interfere with drive aisles or parking while in operation.

2) Parking Facilities

   a) Parking calculations are provided on Sheet C-2

   b) Parking has been revised to show no more than 15 spaces adjacent to each other without an island, except in cases where inventory spaces are proposed, allowing 25 spaces adjacent to each other.

   c) A 6” curb is proposed for all 19’ parking spaces and islands. Curbs adjacent to sidewalk have been revised to be 4” height. Barrier-free parking signs have been added and are labeled on Sheet C-2.

   d) Two bicycle parking spaces have been added near the northwest corner of the proposed building.

3) Sidewalk Requirements

   a) A dimension has been added for the sidewalk connection to the street. Sidewalks meet the minimum 5’ requirement around the site. Sidewalks abutting parking stalls have been revised to have a 4” curb and are 7’ wide to allow for 2’ overhang and 5’ unobstructed travel way.

   b) Sidewalk ramps have been labeled and details are provided on Sheet C-3.

*Signage and Striping*

1) Signage notes are included on Sheet C-2. A list of signs and quantities, as well as all locations will be included in the site plan submittal.

2) All notes for signage are included on Sheet C-2 under “On-Site Sign Notes”.

3) Striping notes are included on Sheet C-2 and Sheet C-3.

4) Notes for abutting blue and white stripes are included under “Striping Note” on Sheet C-3.

5) Detail for barrier-free space has been provided.

6) Striping end islands have been replaced with 6” curb and gutter.
Fire Department

1) All hydrants will be installed and operational prior to any building construction.

2) All required turning radii for fire truck maneuvering will be met.

3) All roads will meet City of Novi weight requirements.

4) A hazardous chemical survey will be submitted to the Planning and Community Development Department at time of Preliminary Site Plan submittal.

Sincerely,

[Signature]

Patrick Williams, P.E.
COMMUNITY ENHANCEMENTS

- **CONFORMING USE:**
  - A major community enhancement is the elimination of an existing non-conforming use, Glenda’s Garden Center, that has operated in the City of Novi since pre-1990, or over 30+ years. The proposed Golling Maserati + Alpha Romeo dealership will comply with the zoning ordinance and the PRO process while visually improving and enriching 5 acres within the City of Novi.

- **POSITIVE ECONOMIC IMPACT:**
  - The potential economic impact from the $9,000,000 construction and development will be realized with a 102 construction-related and 25 full-time job creation, and adding local revenue at Novi’s community businesses.

- **REDUCED GENERATED DAILY TRIPS:**
  - The result of a traffic study determines the proposed dealership will produce 710 generated daily trips. By comparison, an approved retail shopping/restaurant development would produce 4,230 generated daily trips, equal to six times the amount of the dealership. Likewise, an approved Medical/Dental development would produce 2,794 generated daily trips, equal to at least four times the trips of the dealership. Overall, the proposed dealership would reduce noise and traffic congestion compared to other allowable uses in the B3 zoning.

- **IMPROVED HOURS OF OPERATION:**
  - The proposed dealership development will provide community friendly hours of operation: 7am.-9pm. Monday & Thursdays; 7am.-6pm. Tuesdays, Wednesdays & Fridays; 7am.-3pm. Saturdays; Closed on Sundays. By comparison, a retail shopping/restaurant development would conceivably operate 12 hours per day, seven days per week.

- **INCREASED SIDE YARD PARKING SETBACK:**
  - Along Joseph Drive, the ordinance allows a 10 foot parking setback for display or inventory parking. We are providing a 20 foot setback for display or inventory parking; thus, the display vehicles are 10 feet farther away from the public R.O.W.
• **INCREASED SIDE YARD LANDSCAPING:**
  o Along Joseph Drive, the ordinance requires a 10 foot parking setback for display or inventory parking. We are providing a 20 foot setback for display or inventory parking, thus creating an additional 10 feet of landscaped area. This amounts to approximately 3,928 sf of additional landscaping along Joseph Drive for community enhancement.

• **INCREASED REAR YARD PARKING SETBACK:**
  o The ordinance requires a rear setback of 20 feet minimum for parking and from residential zoning to the south. Our development puts the rear parking setback at 58 feet, locating vehicles and lot lighting poles 38 feet farther from the south property line and residential zoning.

• **INCREASED REAR YARD LANDSCAPING:**
  o With the increased rear parking setback from 20 feet to 58 feet, additional landscaping is provided at the south property line adjacent to residential neighbors. The proposed layout exceeds the minimum setback by 38 feet. This amounts to providing approximately 20,861 sf of additional landscaping between our paving and the south property line.
DEVIATIONS

- **Service Bay Doors (Sec 3.10.3)**
  - The proposed overhead doors located on the north and south side of the Service Write-Up Area are functioning to greet service customers and to then drive vehicles out the south doors to service parking or to exit the site - the doors are clear anodized alum/glass and allow visibility for both the customer and the staff. The Service Write-Up Area functions more as a retail component of the dealership rather than a service component.
  - The proposed loading door, parts delivery on the east side of the building facing Joseph Street, will have limited use and will be separated visually from Joseph Street by a major landscape screen adjacent to the area.
  - The proposed overhead service door to the south is nearly 200 feet from the south property line (residentially zoned) and will be screened from the neighbors with existing and proposed landscaping buffer. This overhead door will be opened only for incoming and outgoing vehicles and not remain open at any other times.

- **Same-Side Driveway Spacing**
  - We have designed the proposed drive entrance from Grand River to the site in a manner that automobile and delivery truck traffic can maneuver the site without the need to propose an exit onto Joseph Street. Early discussions with some subdivision neighbors to the south identified a Joseph Street access drive as objectional for numerous reasons. Based on those objections, we designed drive access to the site from Grand River only and the positioning of the drives is not in compliance with the engineering requirement of 230-foot spacing between drives. We request this deviation based on our limited frontage to position our two proposed two-way drive entrances per the 230-foot requirement.

- **Building Foundation Landscaping:**
  - A waiver for the building foundation landscaping is requested, based on the nature of the proposed use and customer/service areas of the site. The site complies with the minimum 60% coverage facing R.O.W’s. Foundation landscaping of 1,644 square feet is provided in all the areas of practically surrounding the building and those areas visible to the customer and general public. Increasing the areas of the proposed foundation planting beds would negatively impact the drive widths, site circulation and parking spaces.
• **Parking Lot Islands (Zoning Sec. 5.5.3.C.ii)**
  
  oPropose the elimination of end parking lot landscape islands on the west side of the building south of the Service Write-Up where service and inventory vehicles are located. This particular area is not frequented by customers and is not visible from the public rights-of-way. This deviation does not have a negative impact on the community but provides more efficient snow removal and access for auto transit deliveries.

  oPropose the elimination of end parking lot landscape islands south of the building in the service and inventory area of the lot comprising two banks of 9-car parking. Not only is this in an area of a potential expansion of the building, but also this area is in a not customer area of the site. This exception provides more efficient snow removal, access for auto transit deliveries and storage of service vehicles

• **ROW Greenbelt Berm (Zoning Sec. 5.5.3.B.ii,iii)**
  
  oA 3 foot tall berm with a 3 foot wide crest is required along both Grand River and Joseph Drive, between the road and parking/display areas. The existing berm along Joseph Drive will be enlarged to 36 inches in height and therefore will comply. There is no berm proposed along Grand River, however, a 3 foot continuous hedge is proposed as an alternative.

• **Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)**
  
  oIsland endcaps have not been proposed in some locations south of the building in the service/inventory parking areas. This deviation is identified above in “Parking Lot Islands”.

• **Sign Deviations from Sign Ordinance**
  
  oSign ordinance allows one sign for a single-tenant building in a B-3 district. We have indicated the dimension from the centerline of the road (Grand River Avenue) to the face of the showroom building, to the face of the service write-up wall, to the blade sign and to the free-standing Totem sign per the review letter. Since this is a multi-brand dealership, the limitation of one sign is a hardship to the dealer and dealership. We request the signs indicated “Golling”, “Maserati & Logo”, Alfa Romeo & Logo”, “Blade Sign”, “Service” and “Totem” road sign be allowed.
PRO CONDITIONS/SPECIAL LAND USE

1. The use of the property will be for a New and Previously Owned Automobile Salesroom, Showroom, Offices and Service;
2. The days of operation shall be limited to Monday – Saturday. The business will not be opened on Sundays;
3. The hours of operation shall be limited to the following: 7:00 am to 6:00 pm on Tuesdays, Wednesday and Friday, 7:00 am to 9:00 pm on Monday and Thursday, and 7:00 am to 3:00 pm on Saturdays;
4. No outdoor speakers will be used;
5. There will be no outdoor compressors;
6. No major body repair in the building or on the site;
7. Parts delivery area will be no less than approximately 300 feet from residential neighbors to the south;
8. Automobile transit deliveries shall be limited to 8:00 am to 6:00 pm on weekdays;
9. The parking setback shall be no less than 58 feet from the south property line;
10. The size of the building shall be limited to approximately 17,100 sf, excluding the mezzanine space;
11. Accessory to the Car Dealership, Outdoor Space for exclusive sale of new or used automobiles is permitted under the approved conditions for Special Land Use approval;
   a. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. The traffic impact study indicates fewer trips generated by the proposed use than other potential uses.
   b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
   c. Since there are no significant natural features or characteristics present on the site, the proposed use is compatible to the surroundings.
   d. 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 use is similarly compatible to other uses that could be developed under the current NCC zoning district.
   e. Since the Master Plan recommends Community Commercial use, which includes uses permitted within the B-2 and B-3 Districts, the proposed use is consistent with the goals, objectives and recommendations set forth in the City’s Master Plan.
   f. The redevelopment of the site will remove a long-standing non-conforming use and improve the site visually from Grand River Avenue along with creating jobs that benefit the area economically, thus promoting the use of land in a socially and economically desirable manner.
g. 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 the Ordinance, and we have demonstrated compliance with the conditions of Special Land Use. In addition, with proposed modifications to our submission, we better conform to the site design regulations.