



cityofnovi.org

## CITY of NOVI CITY COUNCIL

**Agenda Item O**  
**August 13, 2012**

**SUBJECT:** Approval of the request of the applicant, Walmart Stores East LP, Inc., for SP10-42, a revised landscape plan for the east portion of the site, bordering Town Center Drive. The subject property is located in Section 14, at the northwest corner of Eleven Mile Road and Town Center Drive, in the TC, Town Center District. The subject property is approximately 12.8 acres and the applicant has constructed an approximately 149,000 square foot Walmart store. The applicant has installed landscaping in accordance with the previously-approved plan. The applicant has now proposed additional landscape screening between the loading zone and Town Center Drive to confirm the sufficiency of the planting plan in lieu of a decorative wall or fence.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning

**CITY MANAGER APPROVAL:** 

### **BACKGROUND INFORMATION:**

The City Council approved a Special Land Use Permit and Site Plan for Walmart on January 10, 2011. Construction on the facility has commenced with significant progress. As the site has reached final stages of development, an aspect of the approved landscape has been further reviewed. The east side of the new building is the loading area for the store. While a 3-foot wall or fence in this area could have been considered by the City as part of the landscape plan, Walmart included the amenity of a well-landscaped pocket park on the corner of Eleven Mile and Town Center Drive and various additional plantings along Town Center Drive. The Planning Commission and Council both reviewed the plan and, as permitted by ordinance, allowed that planting plan shown. No fence or wall was explicitly called out. Consideration was given to the grade change from Town Center Drive and the rear of the facility forming an effective buffer. Landscape requirements were bolstered and many evergreen trees were included to form an effective screen from Town Center Drive.

Approved landscaping is now in place. In response to inquiries, Walmart has given further consideration to augmenting the landscape screening on the east side of the building, along Town Center Drive. Features of the revised Final Landscape Plan include:

- A total of 40 additional large shrubs, upgraded from 22 shrubs shown on the original augmentation plan.
- Increased diversity of plant material to include a minimum of three species.
- The new shrubs will be grouped in mulched landscape beds for a cohesive look and for ease of long term maintenance.

Staff is strongly in support of the additional landscape as it will further enhance an effective and attractive landscape buffer at the loading area of the new facility. The additional landscape added at this time will have an immediate impact on the buffer

qualities. As this landscape matures, the seasonal aesthetics and substantial screening will improve the appearance of the back of the Walmart store from Town Center Drive.

The Planning Commission considered the revised landscape plan at the August 8<sup>th</sup> Planning Commission meeting and recommended approval of the revised plan. City Council is asked to approve the revised plan at the August 13<sup>th</sup> City Council meeting.

**RECOMMENDED ACTION:** Approval of the request of the applicant, Walmart Stores East LP, Inc., for SP10-42, a revised landscape plan for the east portion of the site, bordering Town Center Drive. The applicant has installed landscaping in accordance with the previously-approved plan. The applicant has now proposed additional landscape screening between the loading zone and Town Center Drive to confirm the sufficiency of the planting plan in lieu of a decorative wall or fence.

	1	2	Y	N
<b>Mayor Gatt</b>				
<b>Mayor Pro Tem Staudt</b>				
<b>Council Member Casey</b>				
<b>Council Member Fischer</b>				

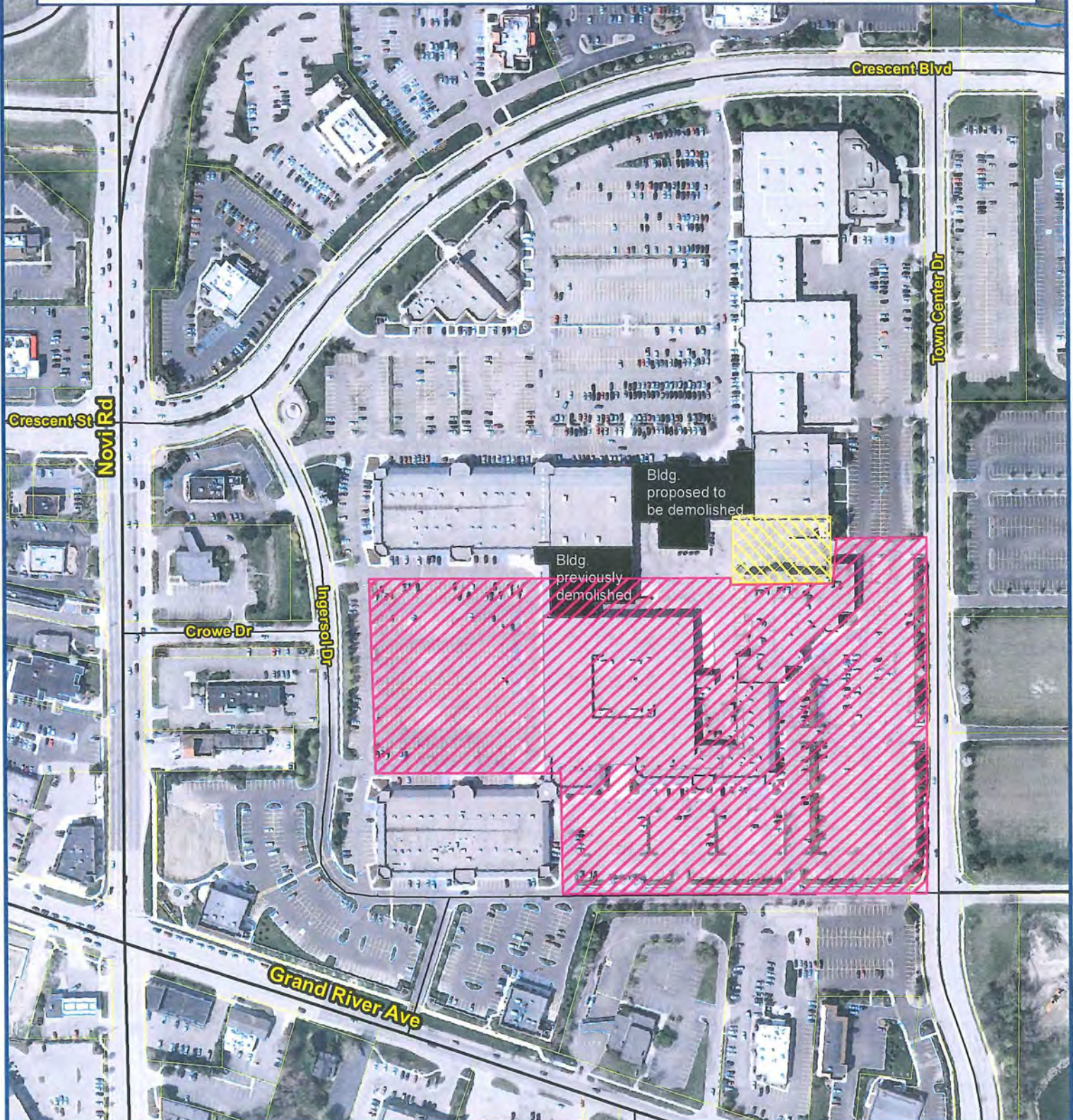
	1	2	Y	N
<b>Council Member Margolis</b>				
<b>Council Member Mutch</b>				
<b>Council Member Wrobel</b>				

**MAPS**

**Location/Air Photo**



# Walmart SP10-42A and Novi Town Center Building X.1 SP10-41A

## Location



Map Author: Kristen Kapelanski  
 Date: November 30, 2010  
 Project: Walmart SP10-42A and  
 Bldg. X.1 SP10-41A  
 Version #: 1.0

### Map Legend

-  Bldg. X.1 Project Area (Approx.)
-  Walmart Project Area (Approx.)



**City of Novi**  
 Department Division  
 Department Name  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and 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.



1 inch = 266 feet



Looking west from the intersection of Town Center Drive and Eleven Mile Road



Looking north along Town Center Drive



Behind Walmart store, looking east toward Town Center Drive

**Pictures of existing conditions behind the Walmart Store, August 2012**



Looking south, Town Center Drive on left side of picture, Walmart on right side

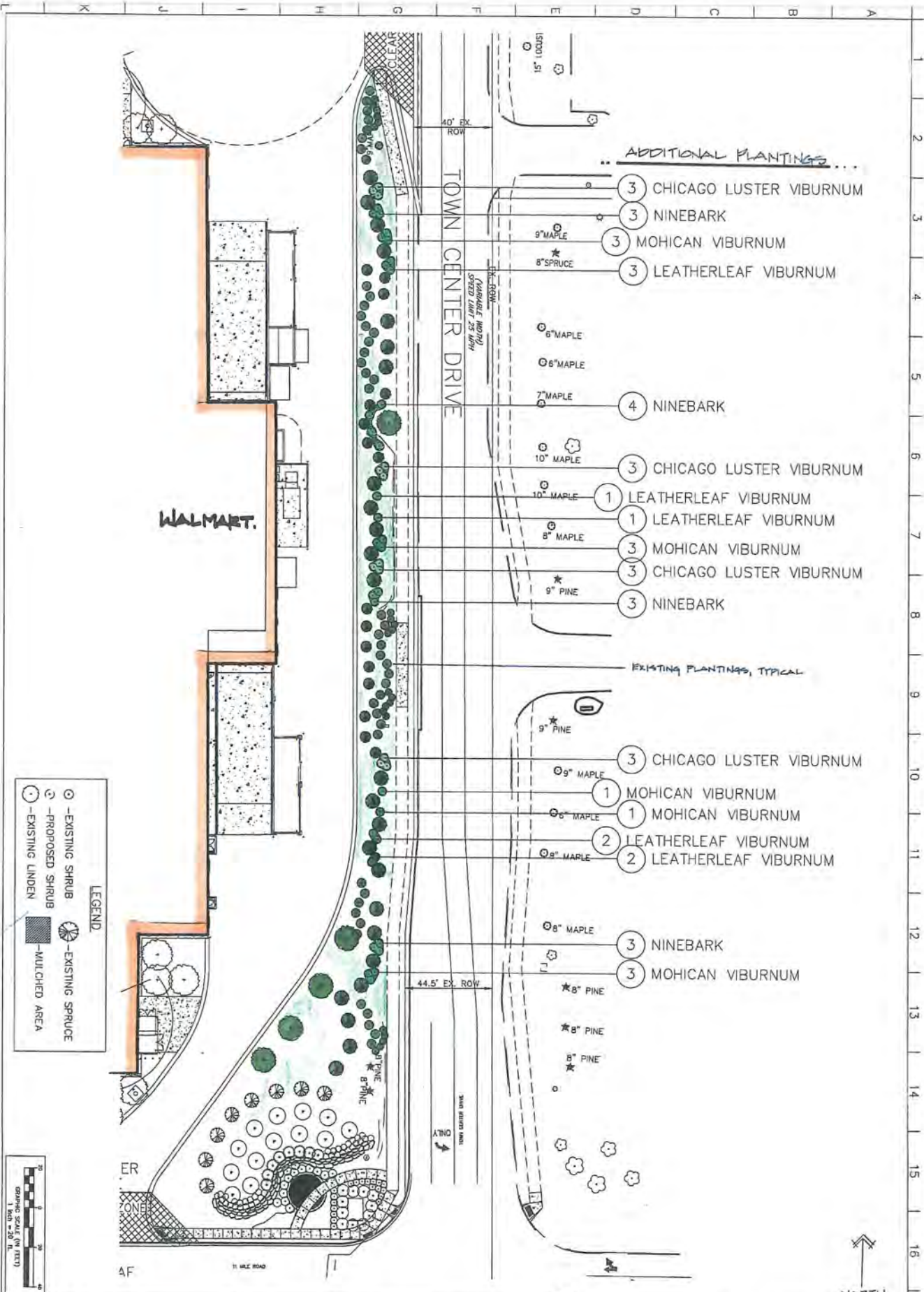


Looking south along Town Center Drive



Looking southwesterly from the east side of Town Center Drive

**REVISED LANDSCAPE PLAN**



.. ADDITIONAL PLANTINGS ..

- 3 CHICAGO LUSTER VIBURNUM
- 3 NINEBARK
- 3 MOHICAN VIBURNUM
- 3 LEATHERLEAF VIBURNUM
- 6" MAPLE
- 6" MAPLE
- 7" MAPLE
- 4 NINEBARK
- 10" MAPLE
- 10" MAPLE
- 1 LEATHERLEAF VIBURNUM
- 1 LEATHERLEAF VIBURNUM
- 8" MAPLE
- 3 MOHICAN VIBURNUM
- 3 CHICAGO LUSTER VIBURNUM
- 3 NINEBARK
- 9" PINE

EXISTING PLANTINGS, TYPICAL

- 9" PINE
- 3 CHICAGO LUSTER VIBURNUM
- 1 MOHICAN VIBURNUM
- 1 MOHICAN VIBURNUM
- 2 LEATHERLEAF VIBURNUM
- 2 LEATHERLEAF VIBURNUM
- 8" MAPLE
- 3 NINEBARK
- 3 MOHICAN VIBURNUM
- 8" PINE
- 8" PINE
- 8" PINE

**LEGEND**

- - EXISTING SHRUB
- - PROPOSED SHRUB
- - EXISTING LINDEN
- - EXISTING SPRUCE
- - MULCHED AREA



DATE	SCALE
ALL DATE 2012	1" = 20'
DESIGN NO. 3688	
DRAWN: EML	
CHECKED: RBM	
PROJECT NO. X 07 X	

8534 YANKEE STREET  
DAYTON, OHIO 45458-1833  
OFFICE (937) 435-8084  
FAX (937) 435-3307  
email: csw@csinc.com  
www.csinc.com

**PROPOSED ADDITIONAL LANDSCAPING**

WALMART SUPERCENTER - STORE #5893-00

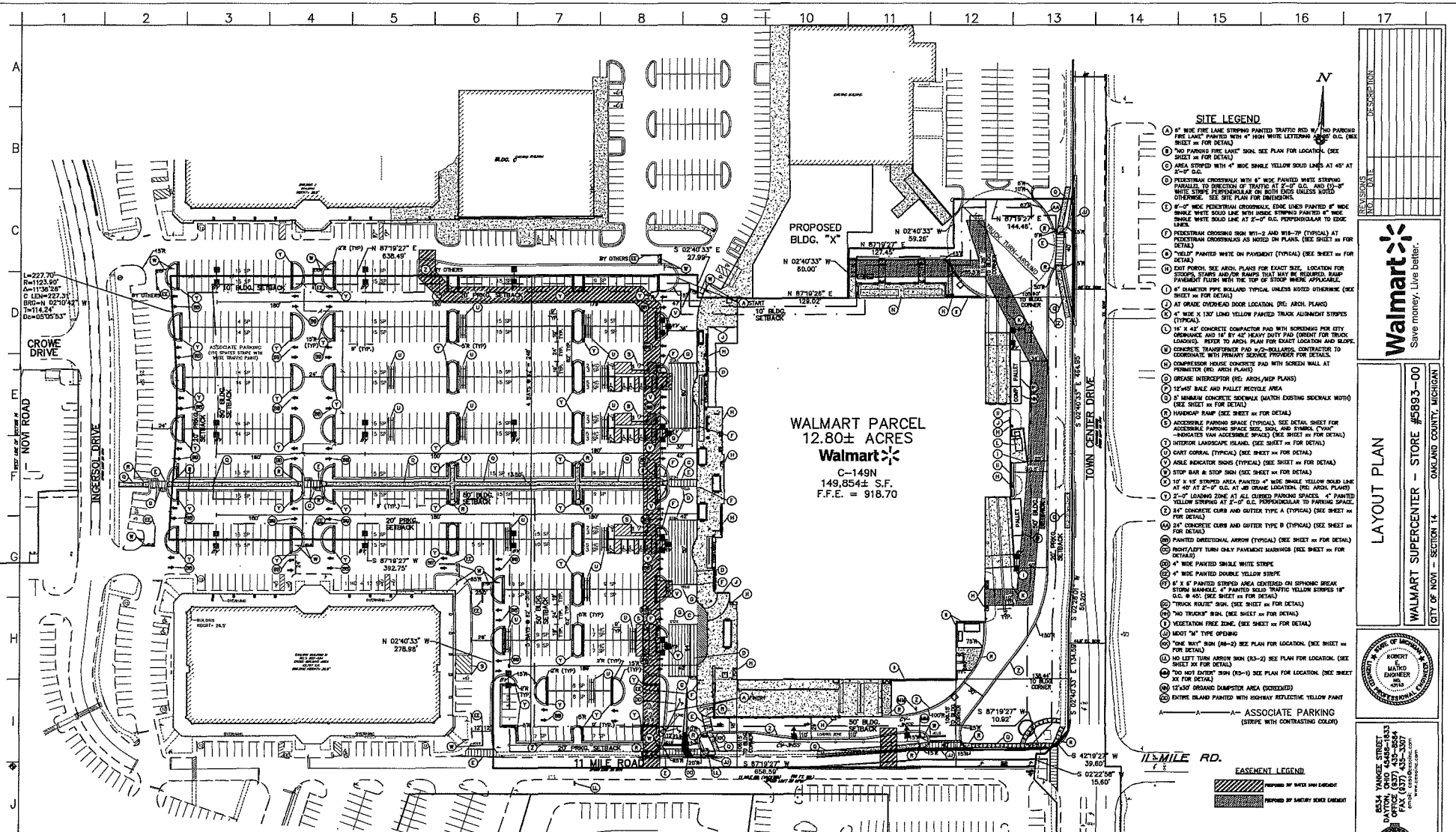
CITY OF NOV OAKLAND COUNTY, MICHIGAN

**Walmart**  
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REVISIONS		
NO.	DATE	DESCRIPTION



**APPROVED SITE PLAN**



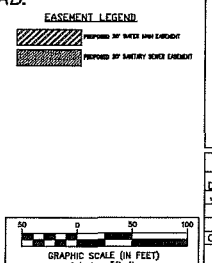
- ### SITE LEGEND
- ① 8'-0" WIDE FIRE LANE STRIPES PAINTED TRAFFIC RED WITH TWO PARALLEL FIRE LANE PAINTED WITH 4" HIGH WHITE LETTERS "FIRE LANE" (SEE SHEET XX FOR DETAILS)
  - ② "NO PARKING FIRE LANE" SIGN SEE PLAN FOR LOCATION (SEE SHEET XX FOR DETAILS)
  - ③ "NO PARKING FIRE LANE" SIGN SEE PLAN FOR LOCATION (SEE SHEET XX FOR DETAILS)
  - ④ AREAS STRIPED WITH 4" WIDE SINGLE YELLOW SOLID LINES AT 45° AT 2'-0" O.C.
  - ⑤ PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED WHITE STRIPES PARALLEL DIRECTION OF TRAFFIC AT 2'-0" O.C. AND 10'-0" WIDE STRIPES PERPENDICULAR TO BOTH LINES UNLESS NOTED OTHERWISE SEE PLAN FOR DIMENSIONS
  - ⑥ 8'-0" WIDE PEDESTRIAN CROSSWALK EDGE LINES PAINTED 4" WIDE SINGLE WHITE SOLID LINE WITH DOUBLE STRIPES PAINTED 4" WIDE SINGLE WHITE SOLID LINE AT 2'-0" O.C. PERPENDICULAR TO EDGE LINES
  - ⑦ PEDESTRIAN CROSSING SIGN W11-2 AND W18-7P (TYPICAL) AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS (SEE SHEET XX FOR DETAILS)
  - ⑧ "WALK" PAINTED WHITE ON PAVEMENT (TYPICAL) (SEE SHEET XX FOR DETAILS)
  - ⑨ DOT PAVEMENT SEE ARCH. PLANS FOR EXACT SIZE, LOCATION FOR STOPS, STAIRS AND FOR RAMP THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOPS WHERE APPLICABLE
  - ⑩ 4" DIAMETER PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE (SEE SHEET XX FOR DETAILS)
  - ⑪ 4" WIDE X 120' LONG YELLOW PAINTED TRACK ALIGNMENT STRIPES (TYPICAL)
  - ⑫ 18" X 42" CONCRETE COMPACTOR PAD WITH SLOTTING FOR CITY ORDINANCE AND 18" BY 42" HEAVY DUTY PAD (ORBIT FOR TRUCK LOADS) REFER TO ARCH. PLAN FOR EXACT LOCATION AND SLOPE
  - ⑬ CONCRETE TRANSFORMER PAD 42" BOLLARDS CONTRACTOR TO COORDINATE WITH PRIMARY SERVICE PROVIDER FOR DETAILS
  - ⑭ COMPRESSOR HOUSE CONCRETE PAD WITH SCREEN WALL AT PERMETER (SEE ARCH. PLANS)
  - ⑮ GREASE INTERCEPTOR (SEE ARCH./MEP PLANS)
  - ⑯ 12x48" BALE AND PALLET RECYCLE AREA
  - ⑰ 3" MINIMUM CONCRETE SIDEWALK (MATCH EXISTING SIDEWALK WIDTH) (SEE SHEET XX FOR DETAILS)
  - ⑱ HANDICAP RAMP (SEE SHEET XX FOR DETAILS)
  - ⑲ ACCESSIBLE PARKING SPACE (TYPICAL) SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL (TYPICAL) - INDICATED WITH ACCESSIBLE SYMBOL (SEE SHEET XX FOR DETAILS)
  - ⑳ INTERIOR LANDSCAPE ISLAND (SEE SHEET XX FOR DETAILS)
  - ㉑ CURB CORNER (TYPICAL) (SEE SHEET XX FOR DETAILS)
  - ㉒ ASYLE INDICATOR SIGN (TYPICAL) (SEE SHEET XX FOR DETAILS)
  - ㉓ STOP BAR & STOP SIGN (SEE SHEET XX FOR DETAILS)
  - ㉔ 10' X 42" STRIPES AREA PAINTED 4" WIDE SINGLE YELLOW SOLID LINE AT 45° AT 2'-0" O.C. AT 48' DRIVE LOCATION (SEE ARCH. PLANS)
  - ㉕ 2'-0" LANDING ZONE AT ALL CURBED PARKING SPACES 4" PAINTED YELLOW STRIPES AT 45° O.C. PERPENDICULAR TO PARKING SPACE
  - ㉖ 24" CONCRETE CURB AND GUTTER TYPE A (TYPICAL) (SEE SHEET XX FOR DETAILS)
  - ㉗ 4" CONCRETE CURB AND GUTTER TYPE B (TYPICAL) (SEE SHEET XX FOR DETAILS)
  - ㉘ PAINTED DIRECTIONAL ARROW (TYPICAL) (SEE SHEET XX FOR DETAILS)
  - ㉙ RIGHT-OF-WAY TURN ONLY PAVEMENT MARKINGS (SEE SHEET XX FOR DETAILS)
  - ㉚ 4" WIDE PAINTED DOUBLE YELLOW STRIPES
  - ㉛ 8' X 8' PAINTED STRIPED AREA CENTERED ON SPINNING BREAK STOPS MANHOLE 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. (SEE SHEET XX FOR DETAILS)
  - ㉜ "TRUCK ROUTE" SIGN (SEE SHEET XX FOR DETAILS)
  - ㉝ "NO TRUCKS" SIGN (SEE SHEET XX FOR DETAILS)
  - ㉞ VEGETATION FREE ZONE (SEE SHEET XX FOR DETAILS)
  - ㉟ "NO WAY" SIGN (R-10) SEE PLAN FOR LOCATION (SEE SHEET XX FOR DETAILS)
  - ㊱ NO LEFT TURN ARROW SIGN (R3-2) SEE PLAN FOR LOCATION (SEE SHEET XX FOR DETAILS)
  - ㊲ "NO RIGHT ENTRY" SIGN (R-10) SEE PLAN FOR LOCATION (SEE SHEET XX FOR DETAILS)
  - ㊳ 12x30" ORGANIC DAMPSTER AREA (CORRODED)
  - ㊴ ENTIRE ISLAND PAINTED WITH HIGHWAY REFLECTIVE PAVEMENT
  - ㊵ ASSOCIATE PARKING (STRIPES WITH CONTRASTING COLOR)

WALMART PARCEL  
12.80± ACRES  
Walmart  
C-149N  
149,854± S.F.  
F.F.E. = 918.70

### PARKING SUMMARY

MAJOR ANCHOR SITE (WALMART)	GLA (S.F.)	GBA (S.F.)	TOTAL SHOPPING CENTER	GLA (S.F.)	GBA (S.F.)
BUILDING AREA:	149,854 S.F.	149,854 S.F.	BUILDING AREA:	459,993 S.F.	487,334 S.F.
PARKING PROVIDED:	4,048 SPACES		PARKING PROVIDED:	2,703/459,993 = 5.878 SPACES/1,000 S.F. GLA	
PARKING RATIO PROVIDED:	648/149,854 = 4.32% SPACES/1,000 S.F. GLA		BARRIER FREE PARKING SPACES:	38 REQUIRED 46 PROVIDED	
PARKING RATIO REQUIRED PER ORDINANCE:	5.0 SPACES/1,000 S.F. GLA				
REMAINDER OF SHOPPING CENTER	GLA (S.F.)	GBA (S.F.)			
BUILDING AREA:	310,139 S.F.	317,480 S.F.			
PARKING PROVIDED:	2,055 SPACES				
PARKING RATIO PROVIDED:	2,055/310,139 = 6.626 SPACES/1,000 S.F. GLA				
PARKING RATIO REQUIRED PER ORDINANCE:	4.0 SPACES/1,000 S.F. GLA				

CROSS ACCESS AND PARKING AGREEMENTS SHALL BE PROVIDED BETWEEN WALMART AND THE REMAINDER OF THE NOV TOWN CENTER PARCEL.



**Walmart**  
Save money. Live better.

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**LAYOUT PLAN**

WALMART SUPERCENTER - STORE #5893-00  
CITY OF NOV - SECTION 14  
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
REGISTERED PROFESSIONAL ENGINEER  
NO. 0000000000  
DATE: 12/21/2010  
JOB NO.: 3668  
DESIGN: RLK  
DRAWN: REM  
CHECKED: REM  
SHEET NO. 3 of 11

SCALE: 1" = 50'  
DATE: DECEMBER 21, 2010  
JOB NO.: 3668  
DESIGN: RLK  
DRAWN: REM  
CHECKED: REM  
SHEET NO. 3 of 11

654 WALKER STREET  
ANN ARBOR, MI 48106  
OFFICE (817) 435-8584  
FAX (817) 435-3307  
www.walshgroup.com

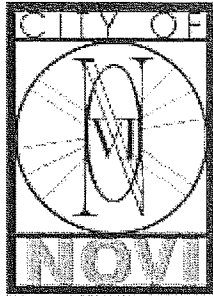
NOTE: ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOV STANDARDS AND SPECIFICATIONS.

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TAP AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION, DEPTH, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED.

IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR INSTRUCTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISE DMP" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

**LANDSCAPE REVIEW**



cityofnovi.org

## PLAN REVIEW CENTER REPORT

August 2, 2012

### Revised Final Landscape Review

Walmart SP#10-42

#### Petitioner

Walmart Stores East LP, Inc.

#### Review Type

Revised Final Landscape Plan

#### Property Characteristics

- Site Location: North of Eleven Mile Road, West of Town Center Drive (Section 14)
- Site Zoning: TC, Town Center
- Adjoining Zoning: North: TC; South (across Eleven Mile Road): TC; East (across Town Center Drive): OSC, Office Service Commercial; West: TC
- Current Site Use: New Walmart Store
- Adjoining Uses: North: various retail; South (across Eleven Mile Road): various retail and office; East (across Town Center Drive): office; West: various retail
- School District: Novi Community School District
- Site Size: 12.8 acres
- Plan Date: August 2, 2012

#### Project Summary

Walmart received a Special Land Use Permit and Site Plan Approval through the City Council on January 10, 2011. Construction on the facility has commenced with significant progress. As the site has reached final stages of development, an aspect of the approved landscape has been further reviewed. The east side of the new building is the loading area for the store. While a 3-foot wall or fence in this area could have been required by the City as part of the landscape plan, Walmart included the amenity of a well landscaped pocket park on the corner of Eleven Mile and Town Center Drive and various additional plantings along Town Center Drive. The Planning Commission and Council both scrutinized the plan and, as permitted by ordinance, allowed that planting plan in lieu of any wall or fence. Consideration was given to the grade change from Town Center Drive and the rear of the facility forming an effective buffer. Landscape requirements were bolstered and many evergreen trees were included to form an effective screen from Town Center Drive.

The landscape is now in place, and in response to inquiries, Walmart has given further consideration to augmenting the landscape screening on this east side of the building along Town Center Drive. Walmart has been most cooperative throughout on-site discussions with staff. The Applicant did provide a plan for the augmentation of this landscape buffer, and did respond to staff comments by adding still further landscape

materials and adjusting the proposed layout. The Applicant has provided the attached plan in response to staff comments and further discussion. The Planning Commission is asked to recommend approval this augmentation plan as an addition to the approved site plan.

**Recommendation**

**Approval of the Revised Final Landscape Plan for SP#10-42 Walmart is recommended.**

**Landscape Augmentations**

Features of the revised Final Landscape Plan include:

- A total of 40 additional large shrubs, upgraded from 22 shrubs shown on the original augmentation plan.
- Increased diversity of plant material to include a minimum of three species.
- The new shrubs will be grouped in mulched landscape beds for a cohesive look and for ease of long term maintenance.

Staff is strongly in support of the additional landscape as it will further enhance an effective and attractive landscape buffer at the loading area of the new facility. The additional landscape added at this time will have an immediate impact on the buffer qualities. As this landscape matures, the seasonal aesthetics and substantial screening will well serve Walmart, adjacent property owners and all members of the Novi community.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.

  
Reviewed by: David R. Beschke, RLA ASLA