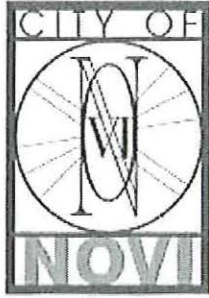


## MEMORANDUM



cityofnovi.org

**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** BARBARA MCBETH, AICP, DEPUTY DIRECTOR  
OF COMMUNITY DEVELOPMENT  
**SUBJECT:** SET PUBLIC HEARING FOR DISPLAY PADS IN OSC DISTRICT  
**DATE:** JUNE 4, 2014

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Attached is a proposed ordinance amendment submitted by Providence Park Hospital that would allow for outdoor display areas in the OSC, Office Service Commercial zoning district. Staff understands that Providence Park and the Varsity Lincoln dealership are interested in teaming up to provide vehicle display pads at Providence Park in order to highlight and recognize the donation of vehicles by the dealership for use at the hospital campus. Although the proposed text amendment would allow for display of other donations - art, vehicles, or similar - we understand that the display pads would initially be used in a manner similar to the display pads for vehicles currently provided at the Suburban Collection Showplace.

The proposed ordinance amendment contains a number of conditions, including: a limitation on the number of display pads associated with the general hospital use; maintenance of corner clearance areas; compliance with outdoor lighting standards; limitation on signage provided; and approval by the Community Development Department of the site plan for the location of the pads, and of the hard-surface material used for the display pads.

Planning staff and the City Attorney's office are reviewing the attached copy of the proposed ordinance amendment, which had been discussed previously with the applicant. The ordinance is generally in a form ready for review consideration by the Planning Commission, with additional comment from staff to be provided prior to the public hearing. The applicant has also provided the attached overall plan of the campus showing two locations for the concrete pads.

The Planning Commission is asked review the proposed language, and if acceptable, to set a Public Hearing for the ordinance amendment on July 9<sup>th</sup>. At that time the Commission will hold the public hearing and forward a recommendation to the City Council, for reading and adoption. If any Commissioner has any questions related to this request, please feel free to contact me.

**APPLICANT'S PROPOSED  
ORDINANCE AMENDMENT**

Sec. 1203. Required Conditions.

To promote the most desirable use of land in the OSC District in accordance with a well conceived plan, to provide stability of commercial development, to strengthen the economic base of the City, to protect the character and pattern of desirable development, to conserve the value of land and building, and to protect the City's tax revenue, the following special conditions shall be met by all uses precedent to location in an OSC District:

1. They generally do not create any significant objectionable influences. The normal operation incident to the use shall in no way diminish or impair property values within the district.
2. They shall be located within a completely enclosed building except for outdoor restaurant seating, off-street parking and public open space or park areas. Outdoor storage and display shall be prohibited except that in conjunction with a permitted general hospital use that is otherwise in compliance with this Article, a display area for use by donors in recognition of a donation of money, goods or services (e.g. art, vehicles, or the like) shall be permitted subject to the following:
  - a) No more than two display areas no greater in area than 20' x 15' connection with the general hospital use;
  - b) The display must be complementary to the use of the general hospital campus;
  - c) Required corner clearances shall be provided at all intersections and drive aisles;
  - d) Lighting shall comply with the requirements of Section 2511, Exterior Lighting;
  - e) No freestanding signage shall be permitted and only one sign shall be permitted to be located on the display of no greater than two (2) square feet in area;
  - f) Display pads shall be required and shall be constructed of concrete or asphalt or other similar hard-surface material approved by the Department of Community Development. The location and materials for the display pad shall be subject to administrative site plan approval pursuant to Section 2516 of this ordinance.

OVERALL SITE PLAN  
WITH TWO POSSIBLE  
LOCATIONS FOR DISPLAY AREAS

