



## DRIFTWOOD BAR & GRILL JSP17-07

### Driftwood Bar & Grill JSP17-07

Consideration at the request of Theodore Andis for approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 2 at the intersection of East Lake Drive and Fourteen Mile Road and is zoned B-3, General Business. The applicant is proposing to expand and upgrade the parking accommodations and to install a 32-seat outdoor seating area on the 1.9 acre combined parcel.

### Required Action

Approval/denial of the Preliminary Site Plan and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05-22-17	<ul style="list-style-type: none"> <li>• <b>Zoning Board of Appeals variance for loading/unloading area less than 515 square feet and within required 30 foot building setback</b></li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Engineering	Approval recommended	05-22-17	<ul style="list-style-type: none"> <li>• <b>City Council variance to not provide a pathway along East Lake Dr. – previously approved</b></li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Landscaping	Approval recommended	05-22-17	<ul style="list-style-type: none"> <li>• <b>6-8 foot landscaped berm between business and residential; 6 foot wooden fence provided instead – not supported by staff</b></li> <li>• <b>3 foot berm required along 14 Mile Road: no berm provided between road and building or between road and property ease of parking AND 2 foot berm provided between road and parking – supported by staff</b></li> <li>• <b>3 foot berm required along East Lake Road: no berm provided between road and building AND 2 foot berm provided south of entry between road and parking/detention – supported by staff</b></li> <li>• <b>Street trees required along both roads, not provided due to lack of space for trees, caused by utilities and proposed sidewalk – supported by staff</b></li> <li>• <b>11 large trees and 18 subcanopy trees required along 14 Mile Road; 7 large and 10 subcanopy provided based on</b></li> </ul>

			<p>space and clear vision zones – supported by staff</p> <ul style="list-style-type: none"> <li>• 6 large trees and 9 subcanopy trees required along East Lake Drive; 4 large and 6 canopy trees provided based on space and clear vision zones – supported by staff</li> <li>• 20 parking lot interior trees required, 8 interior trees provided – staff supported</li> <li>• 12 parking lot perimeter trees required, 7 trees provided – staff supported</li> <li>• Foundation landscaping cannot be located at base of building so remaining landscaping may be placed elsewhere if documented and approved by Landscape Architect – supported by staff</li> <li>• Loading zone is screened by wooden fence, not landscaping due to lack of space and sunlight – supported by staff</li> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Traffic	Approval recommended	05-16-17	<ul style="list-style-type: none"> <li>• Items to be addressed on the Final Site Plan submittal</li> </ul>
Fire	Approval recommended	05-11-17	No items need to be addressed

**MOTION SHEET**

**Approval – Preliminary Site Plan**

In the matter of Driftwood Bar & Grill, JSP17-07, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance for loading/unloading area less than 515 square feet and within required 30 foot building setback;
- b. Planning Commission waiver to reduce the berm height (3 feet required, 2 feet recommended) along Fourteen Mile Road in order to allow the installation of a sidewalk; which is hereby granted;
- c. Planning Commission waiver to reduce the berm height (3 feet required, 2 feet recommended) along East Lake Drive between the road and parking/detention basin, which is hereby granted;
- d. Planning Commission waiver from the street tree requirements along both frontages because this is an existing non-conforming site that has limited space and the installation of street trees is impractical; which is hereby granted;
- e. Planning Commission waiver along Fourteen Mile Road to reduce large trees (11 required; 7 recommended) and subcanopy tree (18 required; 10 recommended) requirements due to space availability and clear vision zones, which is hereby granted;
- f. Planning Commission waiver along East Lake Drive to reduce large trees (6 required; 4 recommended) and subcanopy tree (9 required; 6 recommended) requirements due to space availability and clear vision zones, which is hereby granted;
- g. Planning Commission waiver for parking lot interior trees (20 required; 8

- recommended) due to space availability, which is hereby granted;
- h. Planning Commission waiver for parking lot perimeter trees (12 required; 7 provided) and to space trees better along edge of parking lot, but closer to edge and not providing perimeter trees along Fourteen Mile Road or East Lake Road because of space availability, which is hereby granted;
  - i. Planning Commission waiver for foundation landscaping because it cannot be placed around the building due to asphalt paving so remaining landscaping may be placed elsewhere if documented and approved by the Landscape Architect, which is hereby granted;
  - j. Planning Commission waiver for wooden fence screening the loading zone due to lack of space and available sunlight on north side of building for any plantings, which is hereby granted;
  - k. Applicant to provide landscape berm between business and residential on the south parcel lot line;
  - l. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
  - m. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**- AND -**

**Approval – Stormwater Management Plan**

In the matter of Driftwood Bar & Grill, JSP17-07, motion to **approve** the Stormwater Management Plan, subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

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

**- OR -**

**Denial – Preliminary Site Plan**

In the matter of Driftwood Bar & Grill, JSP17-07, motion to **deny** the Preliminary Site Plan ... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**- AND -**

**Denial – Stormwater Management Plan**

In the matter of Driftwood Bar & Grill, JSP17-07, motion to **deny** the Stormwater Management Plan ... *(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Maps  
Location  
Zoning  
Future Land Use  
Natural Features

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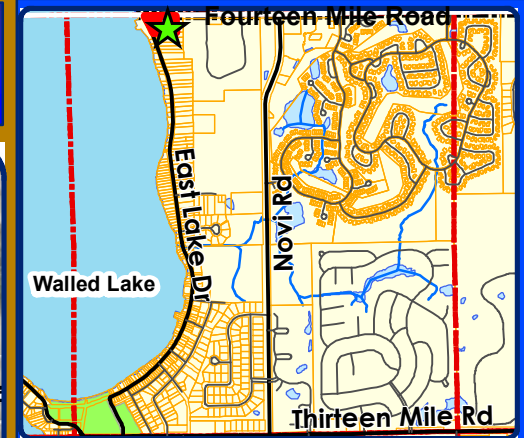
# JSP17-07: Driftwood Bar & Grill

## Location Map



**Subject  
Property**

**Section 2**



### LEGEND

 Sections



## City of Novi

Community Development Department  
Civic Center  
45175 W Ten Mile Road  
Novi, MI 48375  
[www.cityofnovi.org](http://www.cityofnovi.org)

Map Author: Kirsten Mellem

Date: 05/30/2017

Project: JSP17-07 Driftwood Bar & Grill

Version #: 1



1 inch = 67 feet

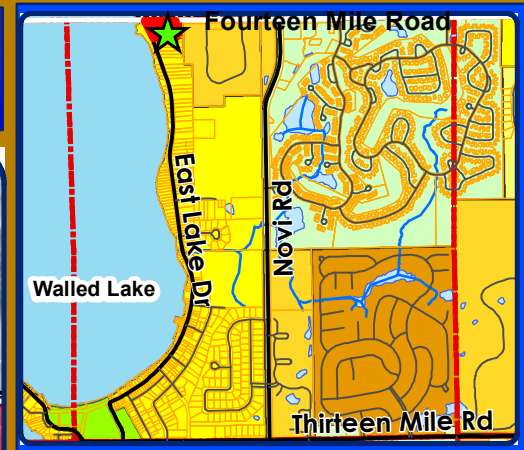


### MAP INTERPRETATION NOTICE

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 of Novi GIS Manager to confirm source and accuracy information related to this map.

# JSP17-07: Driftwood Bar & Grill

## Zoning Map



**LEGEND**

- Sections
- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District

**CITY OF NOVI**  
Community Development Department  
Civic Center  
45175 W Ten Mile Road  
Novi, MI 48375  
www.cityofnovi.org

Map Author: Kirsten Mellem  
Date: 05/30/2017  
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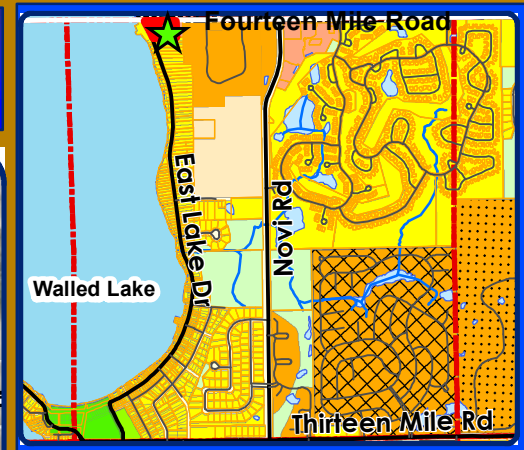
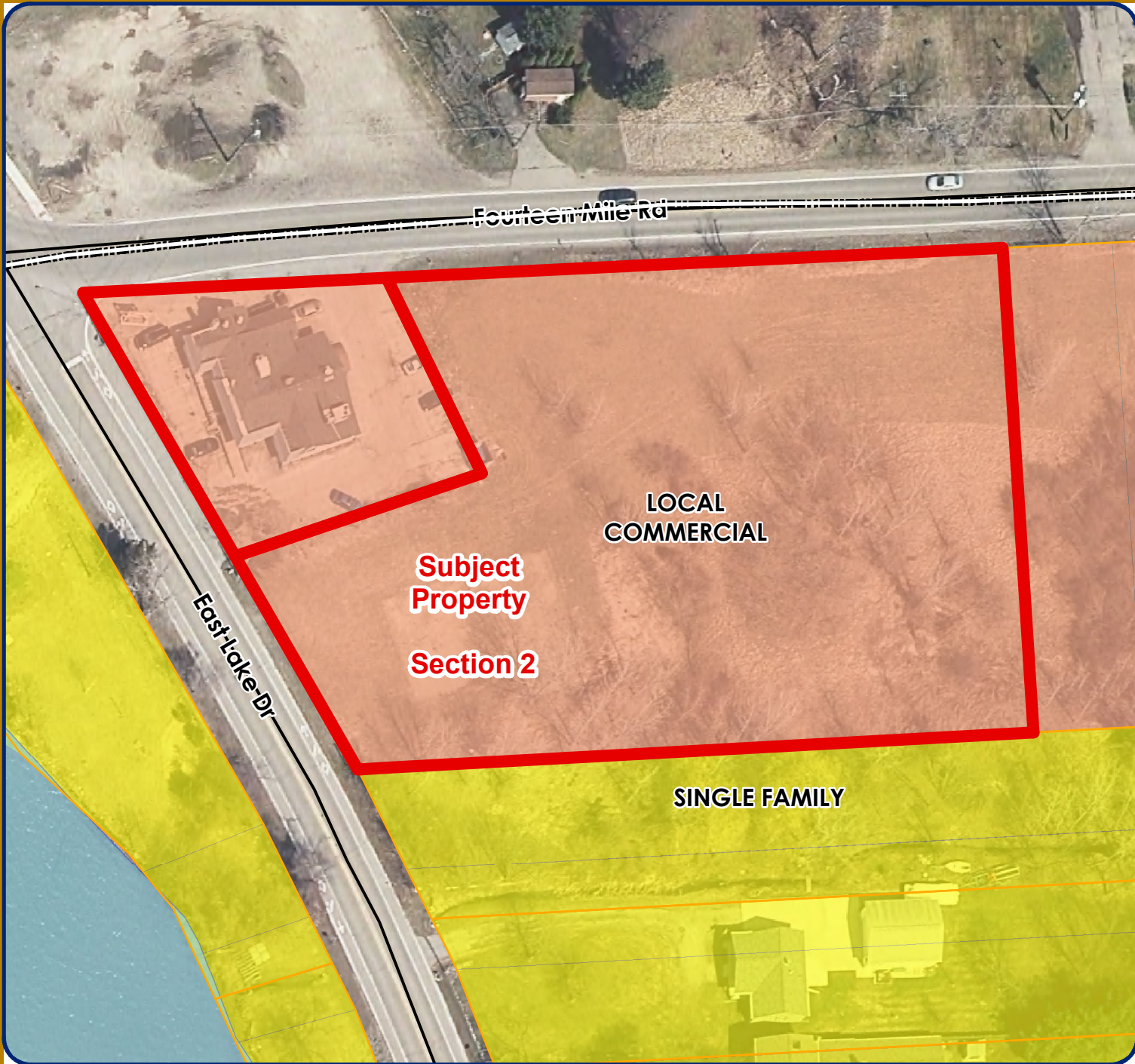
0 15 30 60 90 Feet  
1 inch = 67 feet

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# JSP17-07: Driftwood Bar & Grill

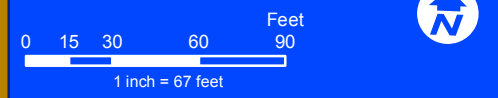
## Future Land Use Map



- LEGEND**
- Sections
  - FUTURE LAND USE**
  - Single Family
  - PUD
  - Multiple Family
  - PD1
  - Mobile Home Park
  - Local Commercial
  - Educational Facility
  - Public Park
  - Private Park

 **City of Novi**  
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 Civic Center  
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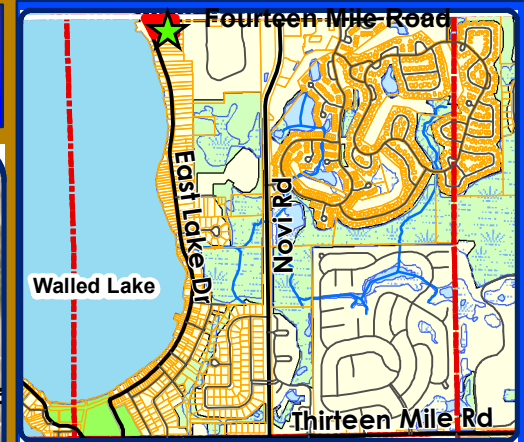
# JSP17-07: Driftwood Bar & Grill

## Natural Features Map



**Subject  
Property**

**Section 2**



- LEGEND**
- Sections
  - WETLANDS
  - WOODLANDS

 **City of Novi**  
Community Development Department  
Civic Center  
45175 W Ten Mile Road  
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**SITE PLAN**

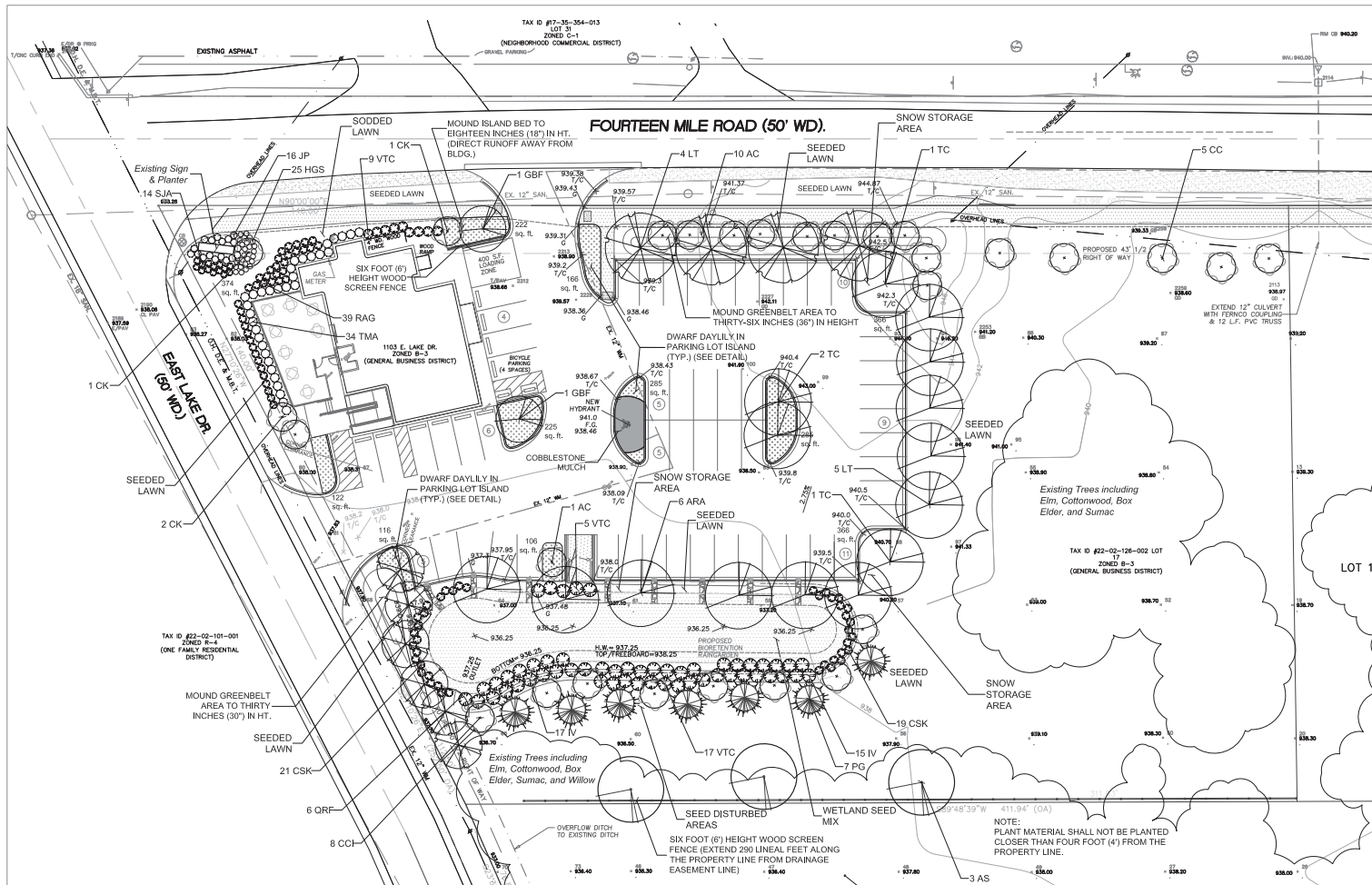
(Full plan set available for viewing at the Community Development Department)

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**LANDSCAPE PLANTING PLAN**

scale: 1" = 20'

**PLANT LIST**

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>LANDSCAPING ADJACENT TO ROADS - Fourteen Mile Road</b>							
AC	10	<i>Amenlicher canadensis</i>	2-1/2" cal. B&B	CK	40	<i>Cornus sericea</i> 'Kelsey'	2-1/2" cal. B&B
CC	5	<i>Carex canadensis</i>	2-1/2" cal. B&B	IV	16	<i>Ilex verticillata</i> 'Red Sprite'	24" ht. 3 gal. pot
CK	2	<i>Cornus kousa</i>	2-1/2" cal. B&B	IV	16	<i>Ilex verticillata</i> 'Jim Dandy'	24" ht. 3 gal. pot
LT	4	<i>Liriodendron tulipifera</i>	3" cal. B&B	VTC	22	<i>Viburnum trilobum</i> 'Compactum'	30" ht., 5 gal. pot
<b>LANDSCAPING ADJACENT TO ROADS - East Lake Drive</b>							
CCI	8	<i>Crataegus crus-galli</i> 'beem's'	2-1/2" cal. B&B	AC	1	<i>Amenlicher canadensis</i>	2-1/2" cal. B&B
CK	2	<i>Cornus kousa</i>	2-1/2" cal. B&B	ARA	6	<i>Acer rubrum</i> 'Armstrong'	3" cal. B&B
GRF	6	<i>Quercus robur</i> 'Fastigata'	3" cal. B&B	GBF	2	<i>Gingko biloba</i> 'Fastigata'	3" cal. B&B
<b>FOUNDATION PLANTING</b>							
RAG	39	<i>Rhus aromatica</i> 'Gro-Low'	24" ht., 3 gal. pot	LT	9	<i>Liriodendron tulipifera</i>	3" cal. B&B
TMA	34	<i>Taxus x media</i> 'Angelica'	24"-30" ht. B&B	TC	4	<i>Tilia cordata</i> 'Greenspire'	3" cal. B&B
VTC	9	<i>Viburnum trilobum</i> 'Compactum'	30" ht., 5 gal. pot	WHB	1	<i>Hamamelis sp.</i> 'Happy Returns'	1 gal. pot, 24" o.c.
<b>GENERAL SITE PLANTING (Counted as Foundation Planting)</b>							
JP	16	<i>Juniperus procumbens</i>	24" spr., 3 gal. pot	AS	3	<i>Acer saccharum</i> 'Legacy'	3" cal. B&B
SJA	14	<i>Saxifraga japonica</i> 'Alpina'	24" ht., 3 gal. pot	PG	7	<i>Picea glauca</i>	8" ht. B&B
HGS	25	<i>Hosta fortunei</i> 'Gold Standard'	1 gal. pot, 24" o.c.	SL	128	Sodded Lawn (see notes for specification)	128 sq. yds.
				SL	650	Seeded Lawn (see notes for specification)	650 sq. yds.

**SOIL TYPE:**

The soil on site consists of Urban Land - Capac Complex (61A), zero to three percent (0-3%) slopes as defined in The United States Soil Conservation Service Soil Survey of Oakland County, Michigan.

**COST ESTIMATE**

TOTAL MATERIALS SPECIFIED:		
* Deciduous Trees:	30	\$400 \$12,000.00
* Evergreen Trees:	7	\$350 \$2,450.00
* Ornamental Trees:	28	\$250 \$7,000.00
* Deciduous Shrubs:	156	\$50 \$7,800.00
* Evergreen Shrubs:	50	\$50 \$2,500.00
* Perennials:	300	\$15 \$4,500.00
* Wetland Seed Mix:		\$700.00
* Seeded Lawn (square yards):	660	\$1.25 \$825.00
* Sodded Lawn (square yards):	128	\$3.50 \$448.00
* Underground Irrigation:		\$3,000.00
* Wood Screen Fence:	310 Lf.	\$12 \$3,720.00
* Planting Soil:	30 cu. yds.	\$40 \$1,200.00
* Shredded Hardwood Bark:	42 cu. yds.	\$30 \$1,260.00
<b>TOTAL</b>		<b>\$47,403.00</b>

**LEGEND**

- PROPOSED GREENBELT TREE
- PROPOSED INTERIOR PARKING LOT TREE
- PROPOSED PERIMETER PARKING LOT TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PERENNIALS
- PROPOSED WETLAND SEED MIX
- PROPOSED LANDSCAPE BERM

date: August 14, 2013  
 revised:  
 05/04/2013 Revise for Client review.  
 05/16/2013 Revise for lpswale.  
 02/20/2014 Revise for site plan changes.  
 04/01/2014 Revise for City review ltr. dated March 21, 2014.  
 04/16/2014 Add privacy fence and adjust landscape berm.  
 03/30/2013 Revise for site plan changes.  
 04/20/2017 Revise for site plan changes & City review ltr. dated February 2, 2017.

scale: 1" = 20'

**LANDSCAPE PLAN FOR:** Selber Keast Engineering, L.L.C., 7125 Orchard Lake Road Suite 300, West Bloomfield, Michigan 48322 (248) 562-7357

**PROJECT LOCATION:** Driftwood Bar and Grill, Fourteen Mile Road & East Lake Drive, Novi, Michigan

**LANDSCAPE PLAN BY:** Nagy Devlin Land Design, 31736 West Chicago Ave., Livonia, Michigan 48150 (734) 634 9208

**LP-1: LANDSCAPE PLANTING PLAN**  
 \* Base data provided by Selber Keast Engineering, L.L.C.

**LANDSCAPING CALCULATIONS:**

- LANDSCAPING ADJACENT TO ROADS**  
 Fourteen Mile Road (270 Lf.)  
 Parking (180 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 35 Lf. = 5 trees  
 \* One (1) ornamental tree / 20 Lf. = 3 trees  
 \* Three foot (3') high berm required adjacent to parking  
 Non-Parking (80 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 40 Lf. = 2 trees  
 \* One (1) ornamental tree / 25 Lf. = 3 trees  
 Total: Seven (7) deciduous or evergreen trees & Thirteen (13) ornamental trees
- East Lake Drive (238 Lf.)**  
 Parking (65 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 35 Lf. = 2 trees  
 \* One (1) ornamental tree / 20 Lf. = 3 trees  
 \* Three foot (3') high berm required adjacent to parking  
 Non-Parking (173 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 40 Lf. = 4 trees  
 \* One (1) ornamental tree / 25 Lf. = 7 trees  
 Total: Six (6) deciduous or evergreen trees & Ten (10) ornamental trees
- STREET TREES**  
 Fourteen Mile Road (270 Lf.)  
 Parking (180 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 35 Lf. = 5 trees  
 Non-Parking (80 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 40 Lf. = 2 trees  
 East Lake Drive (238 Lf.)  
 Parking (65 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 35 Lf. = 2 trees  
 Non-Parking (173 Lf.)  
 \* One (1) deciduous tree or evergreen tree / 40 Lf. = 4 trees  
 \*\* A walver to not provide required trees due to underground utilities is requested.
- FOUNDATION PLANTING (248 Lf.)**  
 \* Interior site landscaping square footage equal to the perimeter of the building (248') times eight feet (8') = 1,712 sq. ft.  
 \* Interior site landscaping provided equals 1,748 sq. ft. (includes parking lot islands near the building & planting bed at base of sign)
- DETENTION BASIN PLANTING REQUIREMENTS (362 Lf.)**  
 \* Shrub clusters shall cover seventy percent to seventy-five percent (70% - 75%) of the basin perimeter area  
 \* Perimeter planting required equals 253 Lf. to 272 Lf.  
 \* Perimeter planting provided equals 260 Lf.
- PARKING LOT LANDSCAPING**  
 \* Total square footage of parking spaces (9,314 sq. ft.) times ten percent (10%) equals 931 sq. ft. plus total square footage of all additional vehicular use areas (11,444 sq. ft.) times five percent (5%) equals 572 sq. ft. for a total of 1,352 sq. ft. of interior landscaping.  
 \* One (1) deciduous/canopy tree per 75 sq. ft. or fraction thereof of Interior landscaped area = 18 trees  
 \* Total interior landscape area provided = 1,690 sq. ft. (includes planting areas less than three hundred square feet (300 sq. ft.)  
**PARKING LOT PERIMETER LANDSCAPING (340 Lf.)**  
 \* One (1) canopy tree / 35 Lf. = 9.7 trees = 10 trees.

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

May 22, 2017

## Planning Review

Driftwood Bar & Grill – Parking Expansion

JSP 17-07

### Petitioner

Theodore Andis

### Review Type

Preliminary Site Plan

### Property Characteristics

<b>Section</b>	2	
<b>Site Location</b>	1103 East Lake Drive; South of Fourteen Mile Rd. and East of East Lake Dr.	
<b>Site School District</b>	Walled Lake Consolidated School District	
<b>Site Zoning</b>	B-3: General Business	
<b>Adjoining Zoning</b>	North	City of Walled Lake
	East	B-3: General Business
	West	R-4: One-Family Residential
	South	R-4: One-Family Residential
<b>Current Site Use</b>	Suburban Collection Showplace	
<b>Adjoining Uses</b>	North	Vacant, City of Walled Lake
	East	Vacant
	West	Vacant
	South	Vacant, Residential
<b>Site Size</b>	1.9 Acres	
<b>Plan Date</b>	May 1, 2017	

### Project Summary

The applicant is proposing to expand and upgrade the parking accommodations surrounding the Driftwood Bar & Grill. The applicant is also proposing to install a 32-seat outdoor seating area on the west side of the building.

### Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations listed in this and other review letters. **Planning Commission's approval for Preliminary Site Plan and Storm Water Management Plan is required.**

### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Deviations from the Zoning Ordinance are listed below.**

### Ordinance Deviations

1. Planning Commission waivers
  - I. See Landscape Review Letter
2. Zoning Board of Appeals Variances
  - I. Variance for loading/unloading area less than 515 square feet and within 30 foot building setback
3. DCS Variances

I. East Lake Drive pathway

**Please see the attached chart for information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal:

1. Parking Setback (Sec. 3.1.12.D) & Off-Street Parking in Front Yard (Sec. 3.6.2.E) & Parking Stall Located Adjacent to Parking Lot Entrance (Sec. 5.3.13): The parking on the west side of the building is within the 20 foot parking setback required by the ordinance and within 25 feet of the public ROW. **Please relocate the barrier free space and accessible lane from the 25 foot parking setback and remove one space from the southwest bay of parking to eliminate space in 25 foot public ROW setback.**
2. Parking Calculations (Sec. 5.3): Parking for restaurants is based on gross floor area or employees and customers under maximum capacity. Based on our information the customer capacity and largest number of employees on one shift would require 64 parking spaces. **The applicant should provide the largest number of employees on one shift and seating capacity for the indoor and outdoor seating areas in order to accurately calculate required minimum parking.**
3. Loading Spaces (Sec. 5.4.1): Loading and unloading space shall be provided in the rear yard at a ratio of ten square feet for each front foot of building. The front of the building is on East Lake Drive, which is also the addressed side. The minimum loading area required is 515 square feet. The loading area is also located within the building setback of 30 ft. **A ZBA variance for the reduced loading zone area and location of the loading zone in the setback will be required if the loading area is not moved.**
4. Rooftop Units (Sec. 4.19.2.E.ii): All rooftop units shall be screened or integrated into the design and color of the building. **Please provide rooftop screening.**
5. Photometric Plan (Sec. 5.7.3): Minimum illuminations of 1.0 fc for building entrances and 0.2 fc along walkways. **Please provide the data that shows existing and/or proposed lighting near the building's main entrance and walkways on the east side and west side of the building.**

**Other Reviews**

- a. Engineering Review: Additional comments to be addressed with Final Site Plan. **Engineering recommends approval.**
- b. Landscape Review: Landscape review has identified waivers that may be required. Refer to review letter for more comments. **Landscape recommends approval.**
- a. Traffic Review: Additional comments to be addressed with Final Site Plan. **Traffic recommends approval.**
- b. Fire Review: **Fire recommends approval.**

**NEXT STEP: Planning Commission Meeting**

This Site Plan is scheduled to go before Planning Commission for consideration on June 14, 2017. Please provide the following **no later than 12:00pm, June 7, 2017** if you wish to keep the schedule.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**

**Stamping Set Approval**

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.

**Signage**



Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications that relate to construction of a new building or an addition to an existing building may be submitted, reviewed, and approved as part of a site plan application. Proposed signs shall be shown on the preliminary site plan. Alternatively, an applicant may choose to submit a sign application to the Building Official for administrative review. Following preliminary site plan approval, any application to amend a sign permit or for a new or additional sign shall be submitted to the Building Official. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.

#### **Parcel Split/Combination**

At this time, no property combination has been submitted and the Community Development Department has not received a request that would affect the subject property. The applicant must create this parcel prior to Stamping Set approval. Plans will not be stamped until the parcel is created.

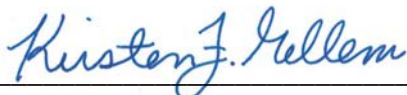
#### **Pre-Construction Meeting**

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

#### **Chapter 26.5**

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

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 [kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org).



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Kirsten Mellem, Planner



## PLANNING REVIEW CHART: B-3 General Business District

**Review Date:** May 22, 2017  
**Review Type:** Preliminary Site Plan  
**Project Name:** Driftwood Bar & Grill – Parking Expansion  
**Plan Date:** 05-01-2017  
**Prepared by:** Kirsten Mellem, Planner  
**Contact:** **E-mail:** kmellem@cityofnovi.org **Phone:** 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted August 25, 2010)</i>	Local Commercial	Existing Restaurant; Parking Expansion	Yes	
<b>Area Study</b>	The site does not fall under any special category	NA	Yes	
<b>Zoning</b> <i>(Effective Dec. 25, 2013)</i>	B-3: General Business District	B-3	Yes	
<b>Uses Permitted</b> <i>(Sec 3.1.12.B &amp; C)</i>	Sec 3.1.12.B Principal Uses Permitted. Sec 3.1.12.C Special Land Uses	Existing Restaurant; Off-Street Parking	Yes	Existing, non-conforming building
<b>Height, bulk, density and area limitations</b> <i>(Sec 3.1.12)</i>				
<b>Frontage on a Public Street.</b> <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Frontage on 14 Mile Road and East Lake Dr.	Yes	
<b>Minimum Zoning Lot Size</b> for each Unit in Ac <i>(Sec 3.6.2.D)</i>	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	0.34 acres and 1.56 acres	Yes	
<b>Minimum Zoning Lot Size</b> for each Unit: Width in Feet			NA	
<b>Open Space Area</b>	----	---	---	---
<b>Maximum % of Lot Area Covered</b> <i>(By All Buildings)</i>	<i>(Sec 3.6.2.D)</i>			

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Height</b> (Sec. 3.1.23.D)	30 ft.	No changes proposed	Yes	
<b>Building Setbacks</b> (Sec 3.1.12.D)				
Front (west)	30 ft.	29.5 ft.	No	Existing building; non-conforming building setbacks
Exterior Side (north)	30 ft. (Sec. 3.6.2.C)	12 ft.	No	
Interior Side (south)	15 ft.	155 ft.	Yes	
Rear (east)	20 ft.	300 ft.	Yes	
<b>Parking Setback</b> (Sec 3.1.12.D) & Refer to applicable notes in Sec 3.6.2				
Front (west)	20 ft.	12 ft.	<b>No</b>	ADA parking van accessible ramp is within 20 ft. – <b>adjust ADA parking location</b>
Exterior Side (north)	20 ft. (Sec. 3.6.2.C)	26.8 ft.	Yes	
Interior Side (south)	10 ft.	90 ft.	Yes	
Rear (east)	20 ft. (Sec. 3.6.2.L)	145 ft.	Yes	
<b>Note To District Standards</b> (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	Requires Front Yard Setback Standards	Existing	No	Existing building; non-conforming building setbacks
Off-Street Parking in Front Yard (Sec 3.6.2.E)	None	No changes proposed	<b>No</b>	<b>Parking proposed in the front parking setback</b>
Parking Setback from Residential District (Sec 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking setback shall be twenty (20) feet.	Abutting a residential district, on the southern parcel on the interior side yard	Yes	<b>Adjust parking setback line for south property line to be 20 ft.</b>
Wetland/ Watercourse Setback (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details	No Wetlands and Woodlands on Site	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan is provided		<b>See Landscape Plan for comments</b>
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	Parking setbacks are existing	NA	
<b>Parking, Loading, and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b> Restaurant (sit-down)	1 parking space per 70 gfa 3,586 sq. ft. / 70 sq. ft. = 51 spaces req. OR	56 spaces provided  14 employees	<b>No</b>	<b>Please provide customer capacity including the proposed indoor and outdoor seating.</b>

Item	Required Code	Proposed	Meets Code	Comments
	1 per each 2 employees + 1 per each 2 customers allowed under maximum capacity $(14+81+32)/2= 64$ spaces req.	81 customer capacity 32 outdoor seating		
<b>Parking Space Dimensions and Maneuvering Lanes</b> (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	Yes Yes Yes	Yes	
<b>Parking stall located adjacent to a parking lot entrance</b> (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		No	<b>Both parking bays on west side are within 25 feet of the public ROW</b>
<b>End Islands</b> (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End Islands are modified according to the required code	Yes	
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	2 barrier free parking spaces (for total 51-75) & 1 van accessible parking space	2 regular barrier free and 1 van accessible space	Yes	
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Provided	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	Five (5) percent of required automobile parking, 2 spaces minimum For 53 spaces= 3 Bike spaces	Total Bicycle parking proposed = 4 spaces, 2 racks	Yes	
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	<ul style="list-style-type: none"> <li>- No farther than 120 ft. from the entrance being served</li> <li>- When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</li> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>	Provided  NA  Provided  Provided	Yes	
<b>Bicycle Parking Lot layout</b> (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Provided	Yes	
<b>Loading Spaces</b> (Sec. 5.4.1) Location of such facilities in a permitted side yard shall be subject to review and approval by the City	<ul style="list-style-type: none"> <li>- Loading, unloading space shall be provided in the rear yard at a ratio of ten (10) square feet for each front foot of building;</li> <li>- 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.</li> <li>- Frontage is 51.5 ft. wide, requiring 515 sq. ft. loading</li> </ul>	466 sq. ft. loading zone proposed near the northeast corner of the building.  Located in the interior side yard 12 ft. from the parcel lot line (30 ft. required)	No	The front yard is East Lake Drive.  A ZBA variance for the deficient loading zone area and location within the side yard setback may be required if loading area is not moved.
<b>Dumpster</b> (Sec 4.19.2.F)	<ul style="list-style-type: none"> <li>- Located in rear yard or interior side yard in case of double frontage</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking</li> </ul>	New dumpster location proposed in interior side yard. No  No  No	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>setback</li> <li>- If no setback, then it cannot be any closer than 10 ft. from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	<p>NA</p> <p>Yes</p>		
<b>Dumpster Enclosure</b> (Sec. 21-145. (c))	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	New dumpster location and enclosure proposed	Yes	
<b>Outdoor Restaurants</b> (Sec. 4.84)				
<b>Site Plan Approval</b> (Sec. 4.84.1)	Site plan review and approval by the Planning Commission or City Council in accordance with Sec. 6.1.	Provided	Yes	
<b>Permitted Time</b> (Sec. 4.84.2)	Permitted between March 1 <sup>st</sup> and November 30 <sup>th</sup> with all furnishings removed from exterior premises when not permitted.	Note provided	Yes	
<b>Minimum Pathway</b> (Sec. 4.84.3)	<ul style="list-style-type: none"> <li>- Maintain 6 feet minimum pathway width along sidewalks in order to not interfere with pedestrian traffic.</li> <li>- Maintain 3 feet from public ROW.</li> </ul>	<p>NA, variance approved for sidewalk along East Lake Drive</p> <p>10 ft. from public ROW</p>	Yes	
<b>Materials</b> (Sec. 4.84.3)	<ul style="list-style-type: none"> <li>- Chairs and tables shall be of quality durable materials like metal or wood.</li> <li>- Waste receptacles shall be provided where wait staff does not clear tables.</li> </ul>	<p>Notes provided</p> <p>Wait staff to clear tables</p>	Yes	
<b>Alcohol</b> (Sec. 4.84.4)	<ul style="list-style-type: none"> <li>- Required to be enclosed if alcohol is served.</li> <li>- Enclosure shall consist of metal, wood, or brick.</li> </ul>	<p>Enclosed</p> <p>Wood fence</p>	Yes	
<b>Public ROW</b> (Sec. 4.84.5)	Seating within a public ROW shall require approval by		NA	Seating is not proposed in the ROW.

Item	Required Code	Proposed	Meets Code	Comments
	corresponding jurisdiction and proof of insurance.			
<b>More than 20 seats</b> (Sec. 4.84.6-8)	- Requires off-street parking. - Site plan approval required.	32 seats proposed	Yes	
<b>Hours of Operation</b> (Sec. 4.84.7)	- Hours must be the same as interior hours of operation.	Note provided	Yes	
<b>Lighting and Other Equipment Requirements</b>				
<b>Exterior lighting</b> (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Photometric plan provided	Yes	
<b>Roof top equipment and wall mounted utility equipment</b> (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Rooftop units existing	No	Screen rooftop units
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Rooftop units existing	No	Screen rooftop units
<b>B-3 District Required Conditions (Sec 3.10.3)</b>				
<b>Outdoor Storage of above ground storage tanks</b> (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.	No change is proposed to existing	NA	
<b>Non-Motorized Facilities</b>				
<b>Article XI. Off-Road Non-Motorized Facilities</b>	A 6 foot sidewalk is required along collector and arterial roads	A 6 ft. sidewalk is proposed along 14 Mile Road	Yes	DCS variance approved for lack of sidewalk along East Lake Drive
<b>Pedestrian Connectivity</b>	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets		Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Code and other design standard Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	Proposed	Yes	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of the proposed building &amp; site improvements</li> <li>- Number of anticipated jobs created (during construction &amp; after building is occupied, if known)</li> </ul>	<p>\$198,527</p> <p>14 jobs after, 25 during construction</p>	Yes	
<b>Development/ Business Sign</b>	<ul style="list-style-type: none"> <li>- <b>Signage if proposed requires a permit.</b></li> <li>- <b>Exterior Signage is not regulated by the Planning Division or Planning Commission.</b></li> </ul>	<b>Existing. Any changes require a sign permit.</b>	NA	<b><u>For sign permit information contact Ordinance 248-735-5678.</u></b>
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Proposed	Yes	<u>Change name of site plan on sheets E1 and E2 to Driftwood Bar &amp; Grill.</u>
<b>Lighting Plan (Sec. 5.7.A.1)</b>	Site plan showing location of all existing & proposed buildings, landscaping,	Proposed	Yes	<u>Remove sand volleyball court from E1 and E2 site plans.</u>



Item	Required Code	Proposed	Meets Code	Comments
	streets, drives, parking areas & exterior lighting fixtures			
<b>Lighting Plan</b> (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> <li>▪ Photometric data</li> <li>▪ Fixture height</li> <li>▪ Mounting &amp; design</li> <li>▪ Glare control devices</li> <li>▪ Type &amp; color rendition of lamps</li> <li>▪ Hours of operation</li> </ul> Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Proposed	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or <u>25 ft. where adjacent to residential districts or uses</u> )	25 ft. proposed	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>▪ Electrical service to light fixtures shall be placed underground</li> <li>▪ Flashing light shall not be permitted</li> <li>▪ Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>	Notes provided	Yes	
<b>Required Conditions</b> (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	3.8:1 proposed	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	Proposed new light fixtures are metal halide	Yes	
<b>Min. Illumination</b> (Sec. 5.7.3.k)	<ul style="list-style-type: none"> <li>▪ Parking areas: 0.2 min</li> <li>▪ Loading &amp; unloading areas: 0.4 min</li> <li>▪ Walkways: 0.2 min</li> <li>▪ Building entrances, frequent use: 1.0 min</li> <li>▪ Building entrances, infrequent use: 0.2 min</li> </ul>	Yes Yes  <b>No</b> <b>No</b>  Yes	<b>No</b>	<b>No lighting is shown at main entrance</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	NA	NA	
<b>Cut off Angles</b> (Sec. 5.7.3.L)	<ul style="list-style-type: none"> <li>▪ All cut off angles of fixtures must be 90° when adjacent to residential districts</li> <li>▪ Maximum illumination at the property line shall not exceed 0.5 foot candle</li> </ul>	90° cutoff proposed  Provided	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.

# ENGINEERING REVIEW

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## PLAN REVIEW CENTER REPORT

May 22, 2017

### Engineering Review

Driftwood Bar and Grill  
JSP17-0007

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#### Petitioner

Theodore Andris, property owner

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: E. of East Lake Dr. and S. of Fourteen Mile Rd.
- Site Size: ≈ 1.9 acres
- Plan Date: May 1, 2017

#### Project Summary

- Construction of an 18 parking stall addition and associated site work.
- Storm water would sheet flow across the parking lot to reinforced curb drops which discharge into the proposed bioretention/rain garden. The overflow structure serving this facility would discharge into a swale which ultimately flows directly into Walled Lake.
- No additional utility connections are proposed with this project.
- One fire hydrant will be relocated with this project.

#### Recommendation

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

#### Comments:

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

#### General

1. Provide a plan sheet detailing the existing site conditions and proposed removals.

2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Consider dedicating the master planned 43-foot half-width right-of-way on 14 Mile Road where possible.
4. Consider dedicating the master planned 30-foot half-width right-of-way on East Lake Drive where possible.

#### Water Main

5. Indicate the size and location of the hydrant lead extension connecting to the relocated hydrant.
6. Provide water main easement 10 feet beyond proposed hydrant location.

#### Storm Water Management Plan

7. The SWMP must detail the storm water system design, calculations, details, and **maintenance** as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and **evidence of its adequacy** must be provided. This should be done by comparing pre- and post-development discharge rates. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
8. Provide calculations verifying that the proposed curb drops will be conveying storm water at non-erosive velocities (3.0 ft/s to 5.0 ft/s depending on outlet soil and vegetation type)
9. Provide a detail and sizing calculations for the proposed outlet weir.
10. Provide a soil boring log indicating that the bottom of the proposed bio retention facility is a minimum of three (3) feet above the ground water elevation in addition to the in-situ soil type(s).
11. Indicate the Storm Water Drainage Facility Maintenance Easement Agreement easement lines.
12. Consider constructing the swale more naturally, i.e. directly, to the culvert under East Lake Drive.

#### Paving & Grading

13. Provide a detail for the proposed drop curbs. This detail must include the proposed means of preventing erosion and undercutting of the parking lot.
14. Variance request PDCS14-024 was approved by City Council on July 21, 2014 granting exception from the requirement to provide a bicycle path along East Lake Drive.
15. Provide a 6 foot wide sidewalk along Fourteen Mile Road west of the existing driveway. Sidewalk design and construction will require coordination with the City's plans for proposed sidewalk on Fourteen Mile Road. The plans for this public project have been provided to the applicant's design engineer.

#### Off-Site Easements

16. Provide a private off-site drainage easement for the proposed drainage swale on parcel 50-22-02-126-004.

17. All off-site easements must be executed prior to final approval of the plans. Drafts shall be submitted as soon as possible.

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

18. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
19. A draft copy of the drainage easement to parcel 50-22-02-126-004 must be submitted to the Community Development Department for review and approval prior to execution. A Legal Review Escrow invoice and a Legal Review Transmittal Form are attached, to be completed and included with the draft easement submittal.
20. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water bioretention/rain garden basin construction, outlet control structure and restoration)..

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

21. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
22. A draft copy of water main easement for the relocated hydrant.
23. An executed copy of the drainage easement to parcel 50-22-02-126-004 must be submitted to the Community Development Department.
24. Please note that incomplete legal submittals or legal submittals that are not accompanied by the City's legal review transmittal form will not be accepted by Community Development. All easement documents shall be unsigned and in draft form until directed otherwise by the City Attorney.

**The following must be addressed prior to construction:**

25. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).

26. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. There is no fee for this permit.
27. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
28. A permit for work within the right-of-way of East Lake Drive and Fourteen Mile Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
29. A permit for work within the right-of-way of Fourteen Mile Road must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
30. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
31. A storm water performance guarantee, equal to 1.2 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
32. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Please contact Darcy Rechten at (248) 735-5695 with any questions.

  
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Darcy N. Rechten, P.E.

cc: George Melistas, Engineering  
Kirsten Mellem, Planning

LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

May 22, 2017

## Preliminary Site Plan - Landscaping

Driftwood Bar & Grill

### Review Type

Preliminary Site Plan Landscape Review

### Project Number

JSP17-0007

### Property Characteristics

- Site Location: Southeast corner of 14 Mile Road and East Lake Road
- Site Zoning: B-3
- Adjacent Zoning: OST
- Plan Date: June 23, 2015

### Recommendation:

This project is **recommended for approval** with the understanding that the items listed below will be addressed satisfactorily in the Final Site Plans.

### 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 and on the attached landscape chart must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

**Landscape Waivers:** Due to the tightness of the site, particularly with regard to the 14 Mile Road and East Lake Drive, a number of landscape waivers are required. A list of the waivers, along with their impacts (number of trees not planted, linear feet of berm not provided, feet of berm height not provided, etc.) should be provided either on the cover sheet or on Sheet LP-1.

Waivers Required:

- 6-8 foot landscaped berm between business and residential – 6 foot wooden fence provided instead – *Not supported by staff*
- 3 foot berm required along 14 Mile Road
  - No berm provided between road and building or between road and property east of parking – *Supported by staff*
  - only 2 foot tall berm provided between road and parking – *Supported by staff*
- 3 foot berm required along East Lake Road
  - No berm provided between road and building – *Supported by staff*
  - Only 2 foot tall berm provided south of entry between road and parking/detention basin – *Supported by staff*
- Street trees required along both roads not provided due to lack of space for trees, caused by utilities and proposed sidewalk – *Supported by staff*
- 11 large trees and 18 subcanopy trees are required along 14 Mile Road – 4 large and 17 subcanopy trees are provided. Waivers for not providing trees based on space availability and clear vision zones would reduce requirements to 7 large and 10 subcanopy trees – *Supported by staff*
- 6 large trees and 9 subcanopy trees are required along East Lake Road – 6 large trees are provided along East Lake Road and 11 subcanopy trees are provided – 2 along the road and 9 along the bioretention basin. Waivers for not providing trees based on space

availability and clear vision zones would reduce requirements to 4 large and 6 subcanopy trees – *Supported by staff*

- 20 parking lot interior trees are required but 17 are provided, most along parking lot perimeter (only 6 actually interior) – recommended waiver, with minor island changes would raise actual number of interior trees provided to 8 trees. – *Supported by staff*
- 12 parking lot perimeter trees are required but they are planted south of the pond, greater than 15 feet from parking lot edge. Waiver to space trees better along edge of parking lot, but closer to edge, and not providing perimeter trees along 14 Mile Road or East Lake Road results in shortage of 5 trees – *Supported by staff*
- Foundation landscaping cannot all be located at base of building so remaining landscaping that can't be there is located further from building. – *Supported by staff if sufficient landscape area is documented.*
- Loading zone is screened by wooden fence, not landscaping due to lack of space and available sunlight for any plantings – *Supported by staff*

## EXISTING ELEMENTS

Existing Soils (Preliminary Site Plan checklist #10, #17)

Soil information is provided.

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

Existing and proposed utilities are shown on landscape plans.

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

**Please locate and identify all existing trees of 8" dbh or larger. This is important as the residential property to the south must be heavily screened from view of the business.**

## LANDSCAPING REQUIREMENTS

Adjacent to Residential – Landscaped berm (Zoning Sec. 5.5.3.A and LDM 1.a)

1. **As the business usage abuts a residential property to the south, a landscaped berm of 6-8 feet height, providing 80% opacity in the winter and 90% opacity in the summer, is required along that property line. A 6 foot tall wooden fence is proposed. The ordinance does allow for the use of a stone or brick wall with screening landscaping as an acceptable substitute, but a wooden fence with only existing, somewhat sparse landscaping as provided does not meet that requirement.**
2. **Please provide a masonry wall in place of the wood fence.**
3. **Additional screening landscaping along that frontage is required as existing trees do not provide sufficient screening, so the locations and identities of the existing trees is necessary to properly select and place additional screening. Please add the required mix of trees/large shrubs to provide sufficient opacity and sound attenuation.**

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

### **14 MILE ROAD**

1. **A 2 foot tall berm is proposed for the portion of the property east of the entry, between the road and the parking, but not beyond the parking. The applicant can request a waiver for the berm not provided between the road and the building as the proposed sidewalk does not room for the berm. This would be supported. A waiver for the deficient height of the provided berm is also required, and would be supported, for the same reason. The applicant may also request a waiver to not provide a berm east of the parking which would be supported, but any future development of that area would require the full berm.**
2. **Based on the frontage, 11 large evergreen or deciduous canopy trees are required, and 4 are provided. A landscape waiver for this shortage is required, but a landscape waiver to not provide the required trees between the building and the road would be supported**

because the sidewalk would not allow room for them, and a waiver for the frontage in the clear vision zone would be supported for the same reason. This reduces the required tree count to just 7 trees, for which there is room on the property greenbelt. Please request the waiver for 4 trees and provide the remaining 7 trees along the 14 Mile Road frontage outside of the waiver areas.

3. As with the above reasoning, waivers for the same frontages could reduce the required quantity of subcanopy trees from 18 to 10 trees. As there are currently 17 proposed, there is sufficient room for 10 trees. The *Cornus kousa* near the sign should be removed to provide better visibility to 14 Mile Road. With the reduced requirement, it shouldn't be necessary.

#### EAST LAKE DRIVE

1. No berm is provided north of the entry, and the berm provided south of it is only 2 feet at its maximum height. The applicant can request a waiver for the berm not provided between the road and the building as there is insufficient room between the right-of-way and the building for the required berm. This would be supported by staff. If a landscape waiver is requested for the shorter than required berm height south of the driveway, it could be supported by staff because the headlights of the parked cars do not project out into East Lake road and the large detention basin shrubs should screen the view of the lot from the road.
2. Based on the frontage, 6 large evergreen or deciduous canopy trees are required, and 6 are provided. A landscape waiver for this shortage is required, but a landscape waiver for the frontage in the clear vision zone would be supported for the same reason. This reduces the required tree count to just 4 trees, for which there is room on the property greenbelt. While normally the large deciduous trees should have a minimum canopy width of 20 feet, the proximity to the overhead utility lines warrants the use of the narrower English Oaks for the greenbelt trees, but not for the northern tree, in the East Lake entry island, which is further from the power lines. That tree needs to have a broader canopy to shade the parking lot better. Please change that tree to a broader selection.
3. As with the above reasoning, waivers for the entry frontage could reduce the required quantity of subcanopy trees from 9 to 6 trees. More of the subcanopy trees should be placed along East Lake Road instead of around the basin – ideally all of them if they can be situated to not damage their health or that of the larger trees.

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

1. Based on the frontages, 10 street trees are required along 14 Mile Road and 6 are required along East Lake Road. Due to the lack of room and existing utilities on both frontages, there is not room for any of the street trees, along either road.
2. Please request a waiver for both frontages and include the number of trees not provided. The waiver will be supported by staff.

#### Parking Lot Landscape (Zoning Sec. 5.5.3.C.)

1. Based on the paved vehicular use areas in the parking lots, 20 canopy trees are required (1 per 75 sf of paved area) within the boundaries of the parking lot. 6 are provided within the boundaries of the parking lot, and another 11 are crowded around the periphery. A subcanopy Amelanchier is planted next to the dumpster in 106 sf island, which is too small to count toward the required total. The Amelanchier can also not count toward the required total as it is not a canopy tree.
2. Please increase the area of the island adjacent to the dumpster to at least 200sf and plant a canopy tree with a minimum 20 foot canopy, not a subcanopy tree, in it.
3. Please shift the hydrant in the interior island to the north so a canopy tree can be planted at least 10 feet away from it in the southern half of the island.
4. Please show trees within the lot and in the corners as interior trees. Request a waiver for the trees not planted. If the interior islands are modified as noted above, the waiver for the missing trees can be supported by staff.

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

1. The perimeter is shown as 340 lf, but I calculate it as 420 lf. Based on that, 12 canopy trees are provided. As noted above the plan shows 11 canopy trees located along the perimeter of the parking lot, at an average spacing of between 15-30 feet on center, because of the lack of space on the site.
2. **Please change the trees on the outside edges of the parking (east and south sides) to perimeter trees and keep all perimeter trees within 15 feet of the pavement edge.**
3. **Please increase the spacing of perimeter trees to a minimum of 30 feet on center.**
4. **Using the above, only about 7 perimeter trees can be planted. A landscape waiver for the missing 5 perimeter trees can be requested and will be supported by staff.**

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Based on the building perimeter of 330 lf, 2640 sf of foundation landscaping is required at the base of the building. The layout does not provide any room for actual foundation landscaping, but landscaped areas away from the building have been provided to counter this situation.
2. **Please add and clearly label SF labels for all alternate foundation landscaping areas to verify the 1712sf of foundation landscaping noted on the plans. It is unclear which islands are counted as parking lot islands versus foundation landscaping.**

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

**Please change the species/cultivars of the shrubs used to be species native to the state of Michigan that attain a minimum height of at least 5 feet tall (no dwarf cultivars)**

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)  
Provided.

## **OTHER REQUIREMENTS**

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

An irrigation plan for all landscaped areas is required as part of the Final Site Plans.

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

Spot elevations and berm contours are provided.

Snow Deposit (LDM.2.q.)

Snow deposit areas have been noted on the plans.

Corner Clearance (Zoning Sec 5.9)

1. Required corner clearance zones for East Lake are provided.
2. **Please provide corner clearance zones for the 14 Mile Road entry.**

Plant List, Notations and Details (LDM 2.h. and t.)

1. All have been provided satisfactorily.
2. **Please add counts for the dwarf daylilies to the plant list.**
3. **Please revise the tree planting details and add other details per the notes on the Landscape Chart.**

Cost estimates for Proposed Landscaping (LDM 2.t.)

1. Cost estimates were provided.
2. **Please revise the costs per those provided on the Landscape Chart.**

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).

A handwritten signature in black ink that reads "Rick Meader". The signature is written in a cursive, flowing style.

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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART

**Review Date:** May 15, 2017  
**Project Name:** JSP17 – 0007: DRIFTWOOD BAR & GRILL  
**Plan Date:** May 1, 2017  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.  
Underlined items need to be addressed for Final Site Plan.

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> <li>▪ New commercial or residential developments</li> <li>▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>▪ Consistent with plans throughout set</li> </ul>	Yes	Yes	Scale: 1" = 20'
<b>Project Information</b> (LDM 2.d.)	Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> (LDM 2.b.)	Name, Address and telephone number of RLA	Yes	Yes	
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Required for Final Site Plan</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	Yes	Yes	Site: B3 East – B3, South – R4, West – R4, North – Walled Lake C1
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>▪ Legal description or boundary line survey</li> <li>▪ Existing topography</li> </ul>	Description on cover sheet	Yes/No	<b>Existing conditions sheet with existing trees 8" and greater is required.</b>
<b>Existing plant material Existing woodlands or</b>	<ul style="list-style-type: none"> <li>▪ Show location type and size. Label to be</li> </ul>	No	No	1. General character of masses shown.

Item	Required	Proposed	Meets Code	Comments
<b>wetlands</b> (LDM 2.e.(2))	saved or removed. ▪ Plan shall state if none exists.			<b>2. Please locate and label all trees 8" dbh or larger within 50 feet of limits of disturbance</b>
<b>Soil types</b> (LDM.2.r.)	▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries	Yes	Yes	
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	Proposed spot elevations and pond contours on Sheet 2.	Yes	
<b>Snow deposit</b> (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> (LDM 1.c)	▪ Clear sight distance within parking islands ▪ No evergreen trees	Yes	Yes	
<b>Name, type and number of ground cover</b> (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	Daylilies are proposed for some areas.
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands</b> (a, b. i)	▪ A minimum of 300 SF to qualify ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC	Yes	No	<b>Please increase area of island adjacent to dumpster to at least 200sf.</b>
<b>Curbs and Parking stall reduction</b> (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
<b>Contiguous space limit</b> (j)	Maximum of 15 contiguous spaces	Yes	Yes	
<b>Plantings around Fire Hydrant</b> (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	<b>Please move hydrant in island to north to provide room for one tree in that island. (at</b>

Item	Required	Proposed	Meets Code	Comments
				least 10 feet away).
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Shown on East Lake entry	No	Please add clear vision zones to 14 Mile Road entry.
<b>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)</b>				
A = Total square footage of parking spaces not including access aisles x 10%	<ul style="list-style-type: none"> <li>A = x 10% = sf</li> <li>9314 * 10% = 931 sf</li> </ul>			
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	<ul style="list-style-type: none"> <li>B = x 5% = sf</li> <li>11444 * 5% = 572 sf</li> </ul>			
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> <li>C = x 1% = sf</li> </ul>	NA		
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A. = Total square footage of parking spaces not including access aisles x 7%	<ul style="list-style-type: none"> <li>A = 7% x xx sf = xx sf</li> </ul>	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	<ul style="list-style-type: none"> <li>B = 2% x xx sf = xx sf</li> </ul>	NA		
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	<ul style="list-style-type: none"> <li>C = 0.5% x 0 sf = 0 SF</li> </ul>	NA		
<b>All Categories</b>				
D = A+B or A+C Total square footage of landscaped islands	931 + 572 = 1503 SF	No	No	Please add calculations
E = D/75 Number of canopy	<ul style="list-style-type: none"> <li>1503/75 = 20 Trees</li> </ul>	17 trees	No	1. A landscape waiver is required for any



Item	Required	Proposed	Meets Code	Comments
trees required				<p>shortages. Please add a tree to the hydrant island</p> <ol style="list-style-type: none"> <li>2. Please increase the area of the island adjacent to the dumpster to 200sf and add a canopy tree there.</li> <li>3. Please change the species of the tree at the East Lake entry island to one with a minimum canopy width of 20 feet.</li> <li>4. Please change the trees on the outer edges of the parking lots (except along 14 Mile Road) to perimeter trees.</li> <li>5. This will result in a total of 8 interior trees. Revise calculations to show the number of trees provided. A landscape waiver for the 12 tree shortage will be supported by staff.</li> </ol>
Perimeter Green space	<ul style="list-style-type: none"> <li>▪ 1 Canopy tree per 35 lf</li> <li>▪ <math>420/35 = 12</math> trees</li> </ul>	10 trees south of the retention basin.	No	<ol style="list-style-type: none"> <li>1. Please change the trees on the outside of the parking edges (not the corner islands) to perimeter trees – they need to be within 15 feet of the parking edge.</li> <li>2. Please increase the spacing between them to 30 ft o.c.</li> <li>3. This will result in about 7 perimeter trees. Please show the number of trees provided and request a landscape waiver for the missing 5 trees. It will be supported by staff.</li> </ol>

Item	Required	Proposed	Meets Code	Comments
Parking land banked	▪ NA	No		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
	<ul style="list-style-type: none"> <li>▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>▪ Berm should be located on lot line except in conflict with utilities.</li> <li>▪ Berms should be constructed with 6" of top soil.</li> </ul>			
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	<ol style="list-style-type: none"> <li>1. A 6-8 foot high landscaped berm is required along the south property line.</li> <li>2. The landscaping should provide 80% winter and 90% summer opacity.</li> </ol>	A 6 foot tall wooden fence is proposed, with no landscaping proposed beyond the existing mix of trees and shrubs.	No	<ol style="list-style-type: none"> <li>1. Please provide denser evergreen landscaping as close as possible along the south property line without damaging the existing trees.</li> <li>2. A stone or brick wall with screening landscaping is an acceptable substitute, assuming sufficient screening and noise abatement is provided, but a wooden fence is not a suitable substitute. A waiver would be required for that.</li> </ol>
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	<ol style="list-style-type: none"> <li>1. The landscaping along the bioretention basin is a combination of greenbelt and perimeter parking landscaping.</li> <li>2. It does not provide 80% opacity for the adjacent residential property.</li> </ol>	No	
<b>Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)</b>				
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>	Refer to ROW landscape screening requirements chart for	<ul style="list-style-type: none"> <li>• 3' berm between 14 Mile and the parking lot is</li> </ul>	Yes/No	<b>Please increase the height of the berm along East Lake</b>

Item	Required	Proposed	Meets Code	Comments
	corresponding requirements.	proposed. <ul style="list-style-type: none"> <li>Berm 2' tall along East Lake is proposed.</li> </ul>		wherever possible.
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>Label contour lines</li> <li>Maximum 33%</li> <li>Min. 5 feet flat horizontal area</li> </ul>	Yes	Yes	Detail is provided.
Type of Ground Cover		Yes	Yes	Lawn
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No	No	<ol style="list-style-type: none"> <li>A fence is proposed along south border.</li> <li><b>A wall and landscaping that provides screening and noise abatement equal to required berm is required along southern border and would require a landscape waiver.</b></li> <li>If a wall is proposed, details will be required.</li> </ol>
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		No	No	<b>Wall design would need to be designed, signed and sealed by qualified engineer.</b>
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	Parking: 20 ft.	20 ft along both 14 Mile and East Lake	Yes	
Min. berm crest width	Parking: 2 ft.	2' crest is proposed for both berms.	Yes	
Minimum berm height (9)	Parking: 3 ft.	<ul style="list-style-type: none"> <li>3' berm between 14 Mile and the parking lot is proposed.</li> <li>Berm 2' tall along East Lake is proposed south of the entry.</li> </ul>	Yes/No	<ol style="list-style-type: none"> <li><b>Landscape waivers are required for the shortages between the requirement and what is provided.</b></li> <li><b>Please quantify the extent of the waiver (If of berm not provided, deficiency</b></li> </ol>

Item	Required	Proposed	Meets Code	Comments
				<p>in height of berm, etc.</p> <p>3. Based on the site conditions, the waivers can be supported by staff if the deficiencies aren't made greater than what is shown on the preliminary site plan.</p>
3' wall	<ul style="list-style-type: none"> <li>▪ (4)(7)</li> </ul>	No		
<p>Canopy deciduous or large evergreen trees                      Notes (1) (10)</p>	<ul style="list-style-type: none"> <li>▪ <u>Parking</u>: 1 tree per 35 lf</li> <li>▪ 14 Mile: 180/35= 5 trees</li> <li>▪ East Lk: 65/35 = 2 trees</li> <li>▪ <u>No Prkg</u>: 1 tree per 40 lf</li> <li>▪ 14 Mile: 230/40= 6 trees</li> <li>▪ East Lk: 160/40= 4 trees</li> </ul>	<p>14 Mile Rd: 4 trees                      East Lake: 6 trees</p>	No/Yes	<ol style="list-style-type: none"> <li>1. A landscape waiver for trees not provided for 100lf of 14 Mile road frontage not adjacent to parking due to lack of room caused by underground utilities and the proposed sidewalk and 60 feet of frontage at the 14 Mile entry due to the clear vision zone would be supported by staff.</li> <li>2. This waiver would reduce the number of trees required from 11 to 7. Please provide 7 large trees.</li> <li>3. A landscape waiver for trees not provided for 65 feet of frontage at the East Lake entry due to the clear vision zone would be supported by staff.</li> <li>4. This waiver would reduce the number of trees required from 6 to 4. Please provide 4 large trees. The tree in the south entry island should be switched to a species/cultivar with a minimum canopy of 20 feet and counted as a parking</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				lot interior tree. (Keep it out of the clear vision zone)
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>▪ <u>Parking</u>: 1 tree per 20 lf</li> <li>▪ 14 Mile: 180/20= 9 trees</li> <li>▪ East Lk: 65/20= 3 trees</li> <li>▪ <u>No Prkg</u>: 1 tree per 25 lf</li> <li>▪ 14 Mile: 230/25= 9 trees</li> <li>▪ East Lk: 160/25 = 6 trees</li> </ul>	14 Mile Rd: 17 trees East Lake: 2 trees along frontage, 8 trees along pond	No	<ol style="list-style-type: none"> <li>1. Please see note 1 above. The waiver would reduce the number of trees required along 14 Mile from 17 trees to 10 trees. Please provide required trees.</li> <li>2. Please see note #3 above. The waiver would reduce the required number of trees from 9 to 6 trees. Please provide the required number of trees along the East Lake frontage.</li> </ol>
<b>Canopy deciduous trees in area between sidewalk and curb</b> (Novi Street Tree List)	<ul style="list-style-type: none"> <li>▪ <u>Parking</u>: 1 tree per 35 lf</li> <li>▪ 14 Mile: 180/35= 5 trees</li> <li>▪ East Lk: 65/35 = 2 trees</li> <li>▪ <u>No Prkg</u>: 1 tree per 45 lf</li> <li>▪ 14 Mile: 230/45= 5 trees</li> <li>▪ East Lk: 160/45= 4 trees</li> </ul>	0 trees along either frontage	No	A waiver to not provide required trees due to underground utilities along both frontages is requested and is supported by staff.
<b>Non-Residential Zoning Sec 5.5.3.E.iii &amp; LDM 1.d (2)</b>				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
<b>Interior Street to Industrial subdivision</b> (LDM 1.d.(2))	<ul style="list-style-type: none"> <li>▪ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW</li> <li>▪ No evergreen trees closer than 20 ft.</li> <li>▪ 3 sub canopy trees per 40 l.f. of total linear frontage</li> <li>▪ Plant massing for 25% of ROW</li> </ul>	NA		
<b>Screening of outdoor storage, loading/unloading</b> (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		A wood fence screens the loading area.	Yes	Due to lack of room and sun, additional landscaping in front of fence is not recommended.
<b>Transformers/Utility boxes</b> (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> <li>▪ A minimum of 2ft. separation between box and the plants</li> <li>▪ Ground cover below 4" is allowed up to pad.</li> <li>▪ No plant materials</li> </ul>	See discussion to right.		<b>Please indicate location of existing utility boxes and screen appropriately.</b>

Item	Required	Proposed	Meets Code	Comments
	within 8 ft. from the doors			
<b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b>				
<b>Interior site landscaping SF</b>	<ul style="list-style-type: none"> <li>▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft.</li> <li>▪ <b>248 lf x 8ft = 1712 SF</b></li> </ul>	1748 sf – includes areas in parking lot islands and sign plantings	Yes/No	<ol style="list-style-type: none"> <li>1. Calculations have been revised.</li> <li>2. <b>A landscape waiver is required to locate foundation landscaping in areas other than immediately around building.</b></li> <li>3. <b>Please make clear what island areas are counted toward the foundation landscaping, and include live landscaping material in each area.</b></li> </ol>
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	100% of the building frontages facing 14 Mile and East Lake are landscaped	Yes	
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements (Sec. 5.5.3.E.iv)</b>	<ul style="list-style-type: none"> <li>▪ Clusters shall cover 70-75% of the basin rim area</li> <li>▪ 10" to 14" tall grass along sides of basin</li> <li>▪ Refer to wetland for basin mix</li> </ul>	Approximately 75%	Yes	<b>Please change the dwarf shrubs to varieties that get at least 5 feet tall.</b>
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date (LDM 2.i. &amp; Zoning Sec 5.5.5.B)</b>	Provide intended date	Prior to November 30, 2017	Yes	
<b>Maintenance &amp; Statement of intent (LDM 2.m &amp; Zoning Sec 5.5.6)</b>	<ul style="list-style-type: none"> <li>▪ Include statement of intent to install and guarantee all materials for 2 years.</li> <li>▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	
<b>Plant source (LDM 2.n &amp; LDM</b>	Shall be northern nursery grown, No.1 grade.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
3.a.(2))				
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<u>Plan is needed for final site plan</u>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 2.h.) – Include all cost estimates</b>				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	<b>For all new plantings, mulch and sod as listed on the plan</b>	Yes	No	1. <u>Needed for final site plans.</u> 2. <u>Please correct using \$325/evergreen tree, \$15/perennial, \$3/sy seed, \$6/sy sod, \$35/cy mulch</u>
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	1. Please add “Remove root ball dirt from trunk down to below root flare” 2. Please add above note to “General Notes for All Plantings” as well
Evergreen Tree		Yes	Yes	<b>Include note regarding root ball dirt on evergreen tree as well.</b>
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	<b>Please add to plan set</b>
Tree protection fencing	Located at Critical Root Zone (1’ outside of dripline)	No	No	<b>Please add to plan set</b>

Item	Required	Proposed	Meets Code	Comments
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions</b> (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	No	No	1. Please locate and label all trees 8" dbh or larger within 50 feet of limits of disturbance 2. Clearly label all trees to be removed.
<b>Landscape tree credit</b> (LDM3.b.(d))	<ul style="list-style-type: none"> <li>Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>Refer to Landscape tree Credit Chart in LDM</li> </ul>	No		
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
<b>Plant size credit</b> (LDM3.c.(2))	NA	No		
<b>Prohibited Plants</b> (LDM 3.d)	No plants on City Invasive Species List	No	Yes	
<b>Recommended trees for planting under overhead utilities</b> (LDM 3.e)	Label the distance from the overhead utilities	Yes	Yes	
<b>Collected or Transplanted trees</b> (LDM 3.f)		No		
<b>Nonliving Durable Material: Mulch</b> (LDM 4)	<ul style="list-style-type: none"> <li>Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth</li> <li>Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> <li>Refer to section for additional information</li> </ul>	Yes	Yes	
<b>NOTES:</b>				



Item	Required	Proposed	Meets Code	Comments
<ol style="list-style-type: none"><li>1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.</li><li>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.</li><li>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.</li></ol>				

## TRAFFIC REVIEW

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

**Project name:**  
JSP17-0007 Driftwood Bar and Grill Preliminary  
Traffic Review

**From:**  
AECOM

**Date:**  
May 16, 2017

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

**CC:**  
Sri Komaragiri, Kirsten Mellem, George Melistas,  
Richelle Leskun, Darcy Rechten, Theresa Bridges

# Memo

**Subject:** Driftwood Bar and Grill Preliminary Traffic Review

The preliminary 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, Driftwood Bar and Grill, is proposing a restaurant at the existing property at the southeast corner of 14 Mile Road and East Lake Drive. The applicant will be providing renovations to the existing building as well as modifications and expansions to the existing parking lot. The proposed modifications to the property include the addition of a 818 square foot deck for outdoor seating as well as curbed driveways. The new gross floor area of the building after modifications is 3,771 square feet.
2. 14 Mile Road is under the Road Commission for Oakland County's (RCOC) jurisdiction and East Lake Drive is under the City of Novi's jurisdiction.
3. The building is zoned B-3 (General Business) and there are no proposed zoning modifications.
4. Existing parking in front of the building will be relocated to the rear.

## TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 9<sup>th</sup> Edition, as follows:

ITE Code: 932 (High-Turnover (Sit-Down) Restaurant)  
Development-specific Quantity: 3,711 square feet gross floor area  
Zoning Change: N/A

Trip Generation Summary					
	City of Novi Threshold	Existing Development	Proposed Development	Difference	Analysis
AM Peak-Hour, Peak-Direction Trips	100	18	22	+4 trips	Average Rate
PM Peak-Hour, Peak-Direction Trips	100	17	22	+5 trips	Average Rate
Daily (One-Directional) Trips	750	376	472	+96 trips	Average Rate

- 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:

Traffic Impact Study Recommendation	
Type of Study	Justification
None	N/A

## EXTERNAL SITE ACCESS AND OPERATIONS

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

- The applicant is proposing modifications for two existing driveways: one off of East Lake Drive and one off of 14 Mile Road. The driveway turning radii and width is compliant with City of Novi standards.
- The applicant has not proposed any changes such as right turn lanes or tapers to the existing roadways. Right turn lanes and tapers are not warranted for this development.
- Adequate sight distance is provided for both directions for both driveways.
- Driveway spacing is in compliance with City standards.
- There are an adequate number of site access drives provided.

## INTERNAL SITE OPERATIONS

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

- General Traffic Flow
  - Large trucks and emergency vehicles are expected to be able to access the site efficiently.
  - The applicant has provided a 466 square foot loading zone near the northeast corner of the building. The loading zone is not expected to interfere with nearby driveway operations. Provide truck maneuverability patterns to show feasibility of trucks being able to access the loading zone.

2. Parking Facilities

- a. The City requires one parking space for every 70 square feet of gross floor area, totaling 54 required spaces. The applicant has provided 55 parking spaces.
- b. Parking space dimensions are generally in compliance with City standards with the exception of the following:
  - i. The last parking space in the row of spaces along the south side of the building is only 8.5' to the face of curb. As indicated in Table 5.3.2 in the City's standards, the required 9' width is measured from the face of curb and not to the back of curb as shown on the plans.
- c. Indicate on the plans with a detail or note that the bumper block should be placed so that the distance between the face of the block and the end of the parking space is 17'.
- d. The applicant has proposed three barrier free spaces, one of which is van accessible. The three barrier free spaces are in compliance with the 2010 ADA Design Guidelines.
- e. Parking end islands are generally in compliance with City standards.
- f. Provide the parking aisle width on the far east side of the development.
- g. Provide the parking aisle width between the end islands at the southeast corner of the building.
- h. The 8' bollards and barrier free signing must be placed outside of the 19' parking space.
- i. The City requires three bicycle parking spaces at this development and the applicant has provided four bicycle parking spaces.
- j. Per City standards, Section 5.16.5 states that the bicycle parking shall have a minimum 6' wide paved aisle and shall be separated from the parking space. The plans propose a 4' wide paved aisle with no separation. Please revise to ensure compliance with City standards.

3. Sidewalk Requirements

- a. The applicant has proposed either five or six foot sidewalks along 14 Mile Road and within the development.
- b. The applicant has been granted a City Council waiver for not constructing a sidewalk along East Lake Drive.
- c. Include details for sidewalk ramps and ADA warning pads in future plans.
- d. Indicate the ramp design from the parking lot to the existing ramp on the south side of the building.

4. 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.

- a. Proposed signing is in compliance with MMUTCD standards.
- b. Please provide signing and pavement marking details in future submittals to review size, color, etc.
- c. Proposed stop signs should be 30" in order to comply with City standards.
- d. All signs in the vicinity of pedestrian walkway areas have a minimum bottom height of seven feet, as noted on Sheet 2.
- e. Indicate the type of steel posts to be used to ensure compliance with City standards of 2# or 3# U-channel sign posts.

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

Sincerely,

**AECOM**



Paula K. Johnson, PE  
Reviewer, Senior Transportation Engineer



Maureen N. Peters, PE  
Senior Traffic/ITS Engineer

## FIRE REVIEW

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May 11, 2017

TO: Barbara McBeth- City Planner  
Sri Ravali Komaragiri- Plan Review Center  
Kirsten Mellem- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

**City Manager**  
Pete Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Jerrold S. Hart

RE: Driftwood Bar and Grill

PSP# 17-0069

**Project Description:**

Construction on existing structure on the corner of Fourteen Mile and East Lake Dr.

**Comments:**

**Meets Fire Department Standards**

**Recommendation:**

APPROVAL

Sincerely,

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

cc: file

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

cityofnovi.org

**APPLICANT RESPONSE LETTER**

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# SEIBER KEAST ENGINEERING, LLC

## ENGINEERING CONSULTANTS

Clif Seiber, P.E.  
Patrick G. Keast, P.E.  
Azad W. Awad  
Robert Emerine, P.E.  
Jason Emerine, P.E.

100 MainCentre, Suite 10  
Northville, MI 48167  
Phone No. 248.231.9036  
E-mail: cs@seiberkeast.com

June 6, 2017

Ms. Kirsten Mellem, Planner  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375

Re: **Driftwood Bar & Grill Parking Lot**

Dear Ms. Mellem:

In accordance with your consultant's and staff review comments dated May 22, 2017, the following responses to those comments are shown below. The comment number corresponds to the comments contained in the consultant or staff review letters where applicable.

### **PLANNING REVIEW**

1. The parking space will comply with the required setback, but not the accessible lane since it serves as access to the building and is not a parking space. Please provide the ordinance reference that prohibits the accessible lane and walkway from being within the parking setback.
2. Total seating for both interior and exterior will be provided in order to accurately determine the parking requirement.
3. Relocation of the loading area is not offered for relocation. A variance will be requested.
4. Since no work is proposed for the building or HVAC units, no rooftop screening is proposed.
5. A photometric plan will be provided for existing and proposed lighting.

### **ENGINEERING REVIEW**

#### **Storm Water Management**

7. Discharge rates and a comparison of pre and post volumes and rates are shown on sheet 3. The route of the storm water discharge from the bio-swale is shown.
8. Flow velocities from the spillways are shown on sheet 3. Calculations will be provided at the time of final site plan review.
9. The outlet weir and spillway sizing is shown. Calculations will be provided at the time of final site plan review.
10. A soil boring in the area of the bio-swale will be provided at the time of final site plan review.
11. Easement lines for the bio-swale will be provided.
12. The outlet swale will be redirected to the East Lake Drive culvert provided no off-site easement is necessary to do so.

### **Paving & Grading**

13. A detail of the curb drops will be provided at the time of final site plan review.
14. A variance was granted by the City Council for the required pathway on East Lake Drive.
15. The proposed sidewalk is shown along Fourteen Mile Road west of the driveway. The dimensions to back of curb are now shown on the plan.

### **Off-site Easement**

16. The off-site drainage easement will be provided at the time of final site plan review.

## **TRAFFIC REVIEW**

### **Internal Site Operations**

2. b) The parking space width will be shown as 9 feet to the face of curb.
  - c. Bumper block spacing will be detailed
  - f. The parking aisle width on the far east side will be provided.
  - g. The parking aisle width between the end islands at the southeast corner of the building will be provided.
  - h. The bollards will be placed outside of the parking spaces.
  - j. The 6-foot wide paved aisle will be provided.
- 3.c. Sidewalk ramps and warning mats details will be provided at the time of final site plan review.
  - d. A detail of the existing loading ramp will be provided.
- 4.b. Signing and pavement marking details will be provided at future submittals.
  - c. Proposed stop signs will measure 30".
  - e. Steel posts types will be provided.

## **LANDSCAPE REVIEW**

### **Adjacent to Residential**

1. The applicant requests a waiver for a wood fence as was previously granted.

### **Fourteen Mile Road**

1. Waivers are requested for the required berm adjacent to the building, the deficient height of the berm, and the elimination of the berm east of the parking lot.
2. A waiver is requested for 4 canopy trees, while 7 will be provided.
3. A waiver is requested of 8 sub-canopy trees, while 10 will be provided.

### **East Lake Drive**

1. A waiver is requested for the berm located north of the entry driveway. In addition, a waiver is requested for the shorter than required berm.
2. A waiver is requested for 2 trees, leaving the required trees at 4.
3. A waiver is requested for 3 trees, leaving 6 to be provided.

**Street Trees**

1. A waiver is requested for the 16 trees required along East Lake Drive and Fourteen Mile Road.

**Parking Lot Landscaping**

2. The area of the island next to the dumpster will be increased to 200 square feet. A canopy tree will be provided.
3. The fire hydrant will be relocated to allow room for the canopy tree.
4. A waiver is requested for the trees not shown. Trees within the lot and the corners will be noted as interior trees.

**Parking Lot Perimeter**

2. The trees located on the outside edges of the parking lot will be noted as perimeter trees and will be located within 15 feet of the pavement edge.
3. The perimeter tree spacing will be increased to 30 feet on center.
4. A waiver is requested for 5 perimeter trees, while 7 trees will be provided.

**Building Foundation Landscaping**

2. SF labels will be added to verify the 1,712 square feet of foundation plantings.

**Storm Water Basin Landscaping**

The species/cultivars of the shrubs will be revised to species native to the State of Michigan.

**Corner Clearance Zones**

2. Corner clearance zones will be provided for Fourteen Mile Road.

**Plant List**

2. Counts will be added for the dwarf daylilies to the plant list.
3. Planting details will be revised per the notes on the landscape chart.

**Cost Estimate**

Costs will be revised per those provided on the Landscape Chart.

**FIRE DEPARTMENT**

No review comments were provided.

**FAÇADE REVIEW**

No façade changes are proposed.

Ms. Kirsten Mellem, Planner  
June 6, 2014  
Page 4

Please place this matter on the June 14<sup>th</sup> Planning Commission agenda.

Sincerely,

**SEIBER KEAST ENGINEERING, LLC**

A handwritten signature in black ink, appearing to read "Clif Seiber", with a long horizontal flourish extending to the right.

Clif Seiber, P.E.

Enclosures

Cc: Theodore Andres