



## SPEEDWAY (14 MILE & HAGGERTY) JSP17-63

### Speedway JSP17-63 with Rezoning 18.720

Public hearing at the request of McBride Dale Clarion, for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from OST (Office Serve Technology) and B-3 (General Business) to B-3 (General Business). The subject property is approximately 2.03 acres and is located on the southwest corner of Haggerty Road and Fourteen Mile Road (Section 1). The applicant is proposing a rebuild and expansion of the existing Speedway fuel station including a 4,608 square foot convenience store and 5,400 square foot fuel canopy over 8 double-sided fuel dispensers.

### REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from B-3 and OST to B-3 with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10-11-17	<ul style="list-style-type: none"> <li>Items to be addressed on the next site plan submittal</li> </ul>
Engineering	<b>Approval not recommended</b>	10-12-17	<ul style="list-style-type: none"> <li><b>Storm water management standards are not met</b></li> <li>Items to be addressed on the next site plan submittal</li> </ul>
Landscaping	Approval recommended	09-13-17	<ul style="list-style-type: none"> <li><b>Landscape deviations for lack of berms, not meeting the requirements for parking lot islands, not meeting the parking lot landscape area and for exceeding the maximum allowed 15 spaces per bay</b></li> <li>Items to be addressed on the next site plan submittal</li> </ul>
Traffic	Approval recommended	10-04-17	<ul style="list-style-type: none"> <li><b>Driveways not allowed along acceleration or deceleration lanes.</b></li> <li>Items to be addressed on the next site plan submittal</li> </ul>
Facade	Approval Recommended	09-27-17	<ul style="list-style-type: none"> <li>Section 9 Façade Waiver recommended</li> <li>Items to be addressed on the next site plan submittal</li> </ul>
Fire	Approval recommended	09-15-17	<ul style="list-style-type: none"> <li>Items to be addressed on the next site plan submittal</li> </ul>

## MOTION SHEET

### Postpone

In the matter of Speedway JSP17-63 with Rezoning 18.720, motion postpone making a recommendation on the proposed PRO and Concept Plan to rezone the subject property f **from OST (Office Serve Technology) and B-3 (General Business) to B-3 (General Business)**. This recommendation is made for the following reasons:

1. To allow the applicant time to work with staff the proposed driveway along proposed deceleration lane as discussed in the review letters; and
2. *(Additional reasons here if any).*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# SPEEDWAY JSP 17-63 WITH REZONING 18.720

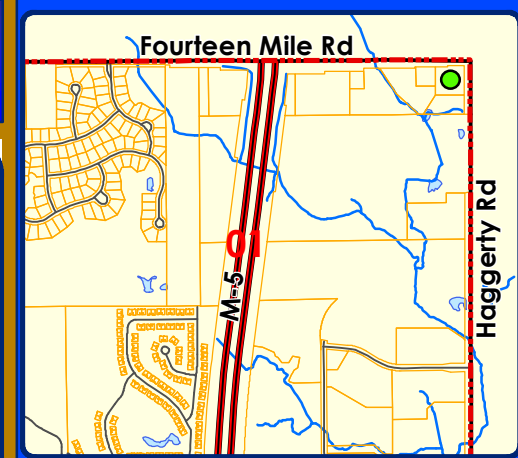
Location



Fourteen Mile Road

Haggerty Road

Subject Property



**LEGEND**  
[Red dashed box symbol] Sections

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

Map Author: Sri Komaragiri  
Date: 11/3/17  
Project:  SPEEDWAY JSP 17-63 WITH REZONING 18.720  
Version #: 1



1 inch = 74 feet

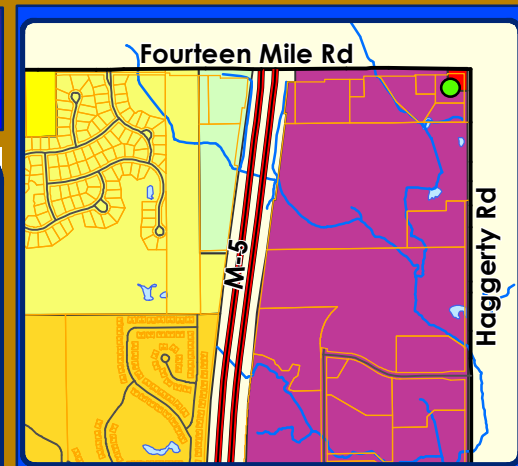
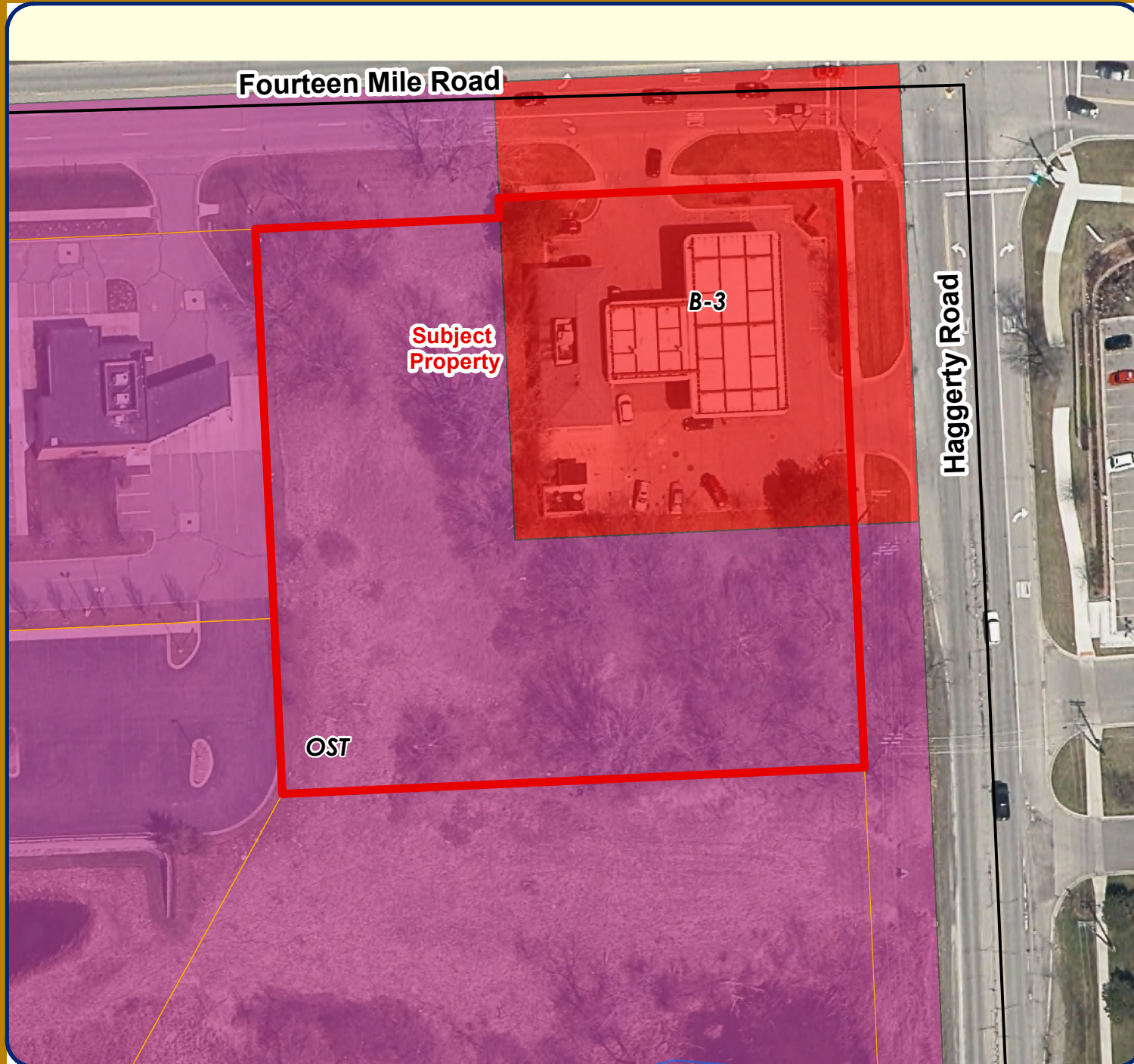


**MAP INTERPRETATION NOTICE**

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

# SPEEDWAY JSP 17-63 WITH REZONING 18.720

Zoning



### LEGEND

- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- OST: Office Service Technology



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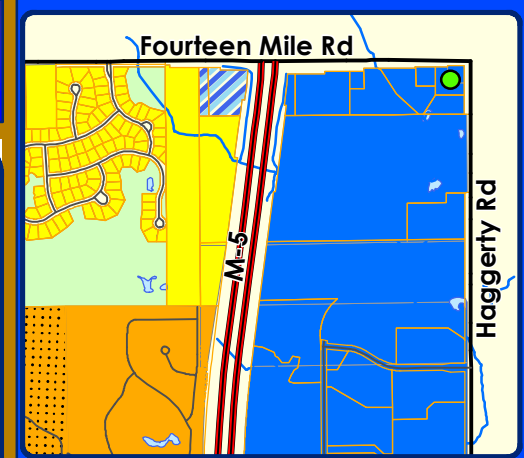


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# SPEEDWAY JSP 17-63 WITH REZONING 18.720

Future Land Use



## LEGEND

### FUTURE LAND USE

- Single Family
- Multiple Family
- PD1
- Community Office
- Office RD Tech
- Private Park



## City of Novi

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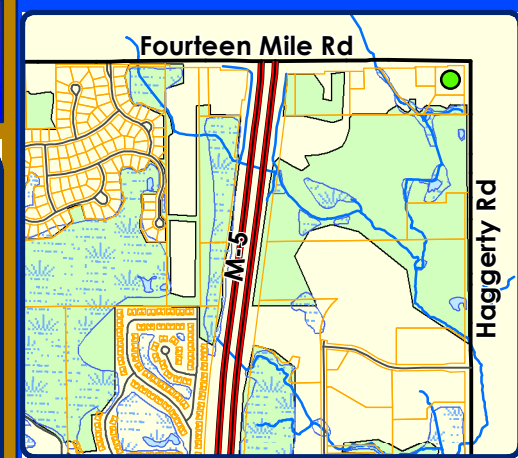


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# SPEEDWAY JSP 17-63 WITH REZONING 18.720

## Natural Features



- LEGEND**
- WETLANDS
  - WOODLANDS

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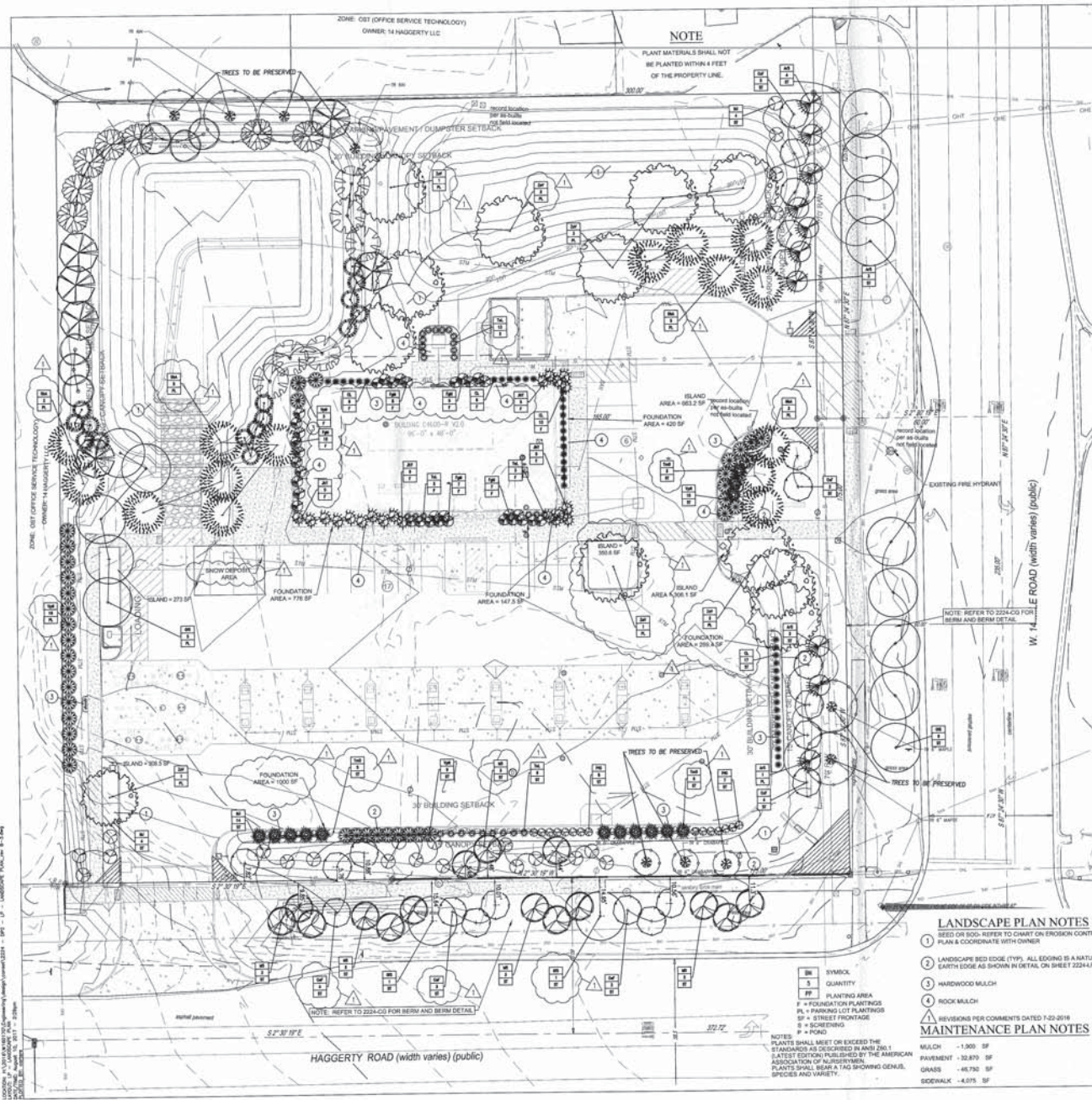


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**SITE PLAN**

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





**GENERAL NOTES**

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. ALL MATERIAL SHALL CONFORM TO THE QUALITIES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. ALL MATERIAL SHALL ALSO CONFORM TO THE SPEEDWAY SPECIFICATIONS SECTION 20000, TURF & GRASSES AND SECTION 20000, PLANTS. FOR ANY SPECIES OR PLANT TYPE, THE AMERICAN STANDARD FOR NURSERY STOCK IS THE CONTROLLING SPECIFICATION.
3. IF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST ARE FOUND, CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR LANDSCAPE WORK AT NURSERY OR CONTRACTOR'S LOCATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE RESPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
5. LOGGERS SURVIVAL TO A MINIMUM OF 1 YEAR AFTER REMOVAL OF APPROVED ITEMS. AREAS SOIL WITH ONE PART COMMERCIAL GRADE POTTING SOIL, 5 PARTS MATTER AND LEGALLY DISPOSE OF THEM OR OWNER'S PROPERTY. AFTER REMOVAL OF APPROVED ITEMS, AREAS SHALL BE BILLED AND WRAPPED OR CONTAINER GROUND. NO CONTAINER GROUND STOCK SHALL BE ACCEPTED IF IT IS NOT ROUND. ALL ROOT WRAPPING MATERIAL SHALL BE 2" THICK OF PLASTIC SHALL BE REMOVED AT END OF PLANTING. CHANGE IN 18" OF PLANTING WITH CONTAINER GROUND. THE CONTAINER SHALL BE REMOVED AND THE CONTAINER SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS. TREES AND SHRUBS SHALL HAVE A FINISH GRADE OF +1 INCH MAXIMUM TO ORIGINAL GRADE.
6. ALL PLANTS, INCLUDING TREES, SHRUBS, GROUND COVER, AND FLOWERS, SHALL BE BILLED AND WRAPPED OR CONTAINER GROUND. NO CONTAINER GROUND STOCK SHALL BE ACCEPTED IF IT IS NOT ROUND. ALL ROOT WRAPPING MATERIAL SHALL BE 2" THICK OF PLASTIC SHALL BE REMOVED AT END OF PLANTING. CHANGE IN 18" OF PLANTING WITH CONTAINER GROUND. THE CONTAINER SHALL BE REMOVED AND THE CONTAINER SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS. TREES AND SHRUBS SHALL HAVE A FINISH GRADE OF +1 INCH MAXIMUM TO ORIGINAL GRADE.
7. MAINTAIN 3 FEET MINIMUM FROM THE NEAREST DRAINAGE DITCH OR DRAINAGE DITCH TO THE NEAREST EDGE OF ANY UTILITY LINES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCING WORK AND PROVIDE A ROOT BARRIER SYSTEM FOR TREES WITHIN 3.5 FEET OF UTILITY LINES.
8. ALL AREAS NOTED "GRADE AND SEED" AND "MULCH AND PLANT BED" WILL RECEIVE TOP SOIL AS INDICATED BY SPEEDWAY SPECIFICATIONS. FOR NON-IRRIGATED SITES, WATER LAWN FOR 30 DAYS POST LAYOUT DATE.
9. ALL VEGETATION AND LANDSCAPING PROPOSED WITHIN THE RIGHT-OF-WAY IS ONLY ALLOWED IF REQUIRED BY LOCAL JURISDICTION AGENCY.
10. ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESICANT AND WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOURS PERIOD AFTER PLANTING.
11. AN APPROVED FIRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
12. ALL STORM WATER DETENTION BASINS SHALL HAVE GRASS COVERAGE UNLESS LOCAL CODE DICTATES OTHER TYPE OF VEGETATION TREATMENT OR AS CALLED OUT IN THE LANDSCAPE PLAN.
13. ALL LANDSCAPE MATERIAL MUST BE GUARANTEED FOR 2 GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF INSTALLATION AND MAINTAINED IN HEALTHY CONDITION BY OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND NOVEMBER 15th.
15. ALL PLANT MATERIALS ARE TO BE NORTH OR SOUTH EXCEPT WHERE NOTED OTHERWISE. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF INDIAN PLANTING DETAILS AND SHALL CONFORM TO THE CURRENT IAN STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED PRIOR TO LAYOUT AND ALL PLANT MATERIALS DEEMED TO NOT MEET SPECIFICATIONS, THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO ACCEPTANCE BY THE CITY OF INDIAN. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROVED PLANTING PERIOD WHICHEVER COMES FIRST.
16. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF INDIAN. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROVED PLANTING PERIOD WHICHEVER COMES FIRST.
17. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL, AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
18. ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF INDIAN PRIOR TO INSTALLATION.
19. TREES TO BE KEPT 10 FEET AWAY FROM UTILITY STRUCTURES AND FIRE HYDRANTS.

**PLANT SCHEDULE**

PLAN REF.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT COORDINATION CENTER	SPECIAL INSTRUCTIONS	MATURE SIZE
<b>DECIDUOUS TREES</b>							
A/S	ACER RUBRUM SOMNIFERUS	SOMERSET RED MAPLE	"2 1/2"	10	X	SEE PLAN	X 23' x 11' W
G/S	GLEDITSIA TRACANTHOSIS REINARS 'SPYGLASS'	SPYGLASS HONEYLOCUST	"2 1/2"	18	X	SEE PLAN	X 48' x 33' W
G/S	GOMBO BILBOA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	"2 1/2"	15	X	SEE PLAN	X 80' x 30' W
Z/W	ZELKOVA SERIATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	"2 1/2"	13	X	SEE PLAN	X 80' x 80' W
<b>ORNAMENTAL UNDECIDUOUS TREES</b>							
C/P	CERCIS CANADENSIS 'FLAME'	FLAME EASTERN REDBUD	3 1/2"	21	X	SEE PLAN	X 25' x 20' W
MJ	MALUS 'JAPANESE'	MAJESTIC CRABAPPLE	3 1/2"	22	X	SEE PLAN	X 24' x 15' W
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2 1/2"	15	X	SEE PLAN	X 25' x 20' W
<b>DECIDUOUS SHRUBS</b>							
V/P	VIBURNUM PLICATUM 'TOMENTOSUM' 'NEWZARD'	NEWPORT VIBURNUM	#9	36	X	SEE PLAN	MIN 18" 8' x 6' W
P/D	POTENTILLA FRUTICOSA 'GOLDENBELL'	GOLDENBELL POTENTILLA	#9	16	X	SEE PLAN	MIN 18" 3' x 2' W
F/M	POTERIGELLA GARDENS 'M' 'ARBY'	DWARF POTERIGELLA	#9	34	X	SEE PLAN	MIN 18" 4' x 4' W
<b>EVERGREEN SHRUBS</b>							
T/L	THUJA OCCIDENTALIS 'LITTLE DIANT'	GLOBE ARBORVITAE	18"	28	X	SEE PLAN	MIN 18" 3' x 3' W
J/Y	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN ANGORRA JUNIPER	#1	20	X	SEE PLAN	X 1' x 8' W
T/W	TAXUS X MEDIA 'DENSPYRIMID'	DENSE YEW	18"	14	X	SEE PLAN	MIN 18" 4' x 6' W
<b>ORNAMENTAL GRASSES</b>							
CL	CHAMAMITHUM LATIFOLIUM	NORTHERN SEA OATS	"10"	42	X	SEE PLAN	MIN 18" 8' x 2.5' W

\* ALL TREES PLANTED IN THE RIGHT-OF-WAY MUST BE 3" CALIPER AT TIME OF PLANTING

**LANDSCAPE ORDINANCE REQUIREMENTS**

REQUIREMENT	REQUIRED	PROVIDED:
<b>STREET FRONTAGE LANDSCAPING</b> - 1 CANOPY OR EVERGREEN TREE PER 30 LINEAR FEET PLANTED ON 7' TALL BERM - 1 SUBCANYOPY TREE PER 20 LINEAR FEET PLANTED ON 18" BERM - 1 CANOPY TREE PER 30 LINEAR FEET PLANTED BETWEEN SIDEWALK AND CURB - IF OVERHEAD UTILITIES PREVENT CANOPY TREES, USE 3 SUBCANYOPY TREES FOR EACH 1 CANOPY REQUIREMENT - SIDEWALK MUST BE PROVIDED - IF ADJACENT TO VEHICULAR AREAS, PROVIDE MINIMUM 36" TALL LANDSCAPE OBSTRUCTION	HAGGERTY RD (D97) - 8 CANOPY OR EVERGREEN TREES - 15 SUBCANYOPY TREES - 3 CANOPY TREES BETWEEN SIDEWALK AND CURB - 15 CANOPY TREES BETWEEN SIDEWALK AND CURB	HAGGERTY RD (D97) - 7 TREE PRESERVATION CREDITS - 2 SUBCANYOPY TREES - 15 CANOPY TREES - 3 CANOPY OR EVERGREEN TREES - 15 SUBCANYOPY TREES - 15 SUBCANYOPY TREES BETWEEN SIDEWALK AND CURB
<b>PARKING AREA PERIMETER LANDSCAPING</b> - 1 PARKING LOT ISLAND AND 1 PARKING SPACE, MINIMUM AREA OF 300 SF - A - TOTAL SF OF PARKING SPACES NOT INCLUDING ACCESSORIE AREAS X 10% (3,888.5 SF X 10% = 388.85 SF) - B - TOTAL SF OF VEHICULAR USE AREAS NOT INCLUDING A) X 8% (28,961 SF X 8% = 2,316.88 SF) - C - TOTAL NUMBER OF THESE REQUIRED (388.85 SF / 7.8 = 49.85)	- 35 TREES - 1 BERM BY LANDSCAPED ISLAND	- 35 TREES - 7 TREE PRESERVATION CREDITS - 1 BERM BY LANDSCAPED ISLAND
<b>PARKING AREA PERIMETER LANDSCAPING</b> - 1 TREE PER 30 LINEAR FEET	NORTH (97) - 3 TREES EAST (228) - 7 TREES SOUTH (118) - 3 TREES WEST (120) - 4 TREES	NORTH (97) - 3 TREES EAST (228) - 7 TREES SOUTH (118) - 3 TREES WEST (120) - 4 TREES
<b>BUILDING FOUNDATION LANDSCAPING</b> - MINIMUM SQUARE FOOTAGE OF FOUNDATION LANDSCAPING SHALL BE DETERMINED BY TAKING THE PERIMETER OF THE BUILDING AND MULTIPLYING BY 10% - MINIMUM PLANTING BED DEPTH IS 6" - SHRUBS, GROUND COVERS, PERENNIALS, GRASSES, ANNUALS, AND BULBS	BUILDING PERIMETER (D98) - 2,438 SF FOUNDATION PLANTINGS	BUILDING PERIMETER (D98) - 2,438 SF FOUNDATION PLANTINGS

**LEGEND**

- SITE TRANSIT
- TREE
- PROTECTION FENCE SEE SHEET 2224.P3 FOR DETAIL

**MAINTENANCE PLAN NOTES**

1. SEED OR SOIL: REFER TO CHART ON EROSION CONTROL PLAN & COORDINATE WITH OWNER
2. LANDSCAPE BED EDGE (TYP): ALL EDGING IS A NATURAL EARTH EDGE AS SHOWN IN DETAIL ON SHEET 2224.P3
3. HANDWOOD MULCH
4. ROCK MULCH
5. REVISIONS PER COMMENTS DATED 7-22-2019

**MAINTENANCE PLAN NOTES**

IN	SYMBOL
QTY	QUANTITY
PA	PLANTING AREA
PL	FOUNDATION PLANTINGS
PL	PARKING LOT PLANTINGS
SP	STREET FRONTAGE
SP	SCOURING
P	POND

NOTES: PLANTS SHALL MEET OR EXCEED THE STANDARD AS DESCRIBED IN ANSI Z60.1 LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTS SHALL BE PLANTED WITH PROPER SPECIES AND VARIETY.

**MICHIGAN 811**

STOCK # 0002224  
PROJECT ID 95505  
SCALE 1" = 20'-0"

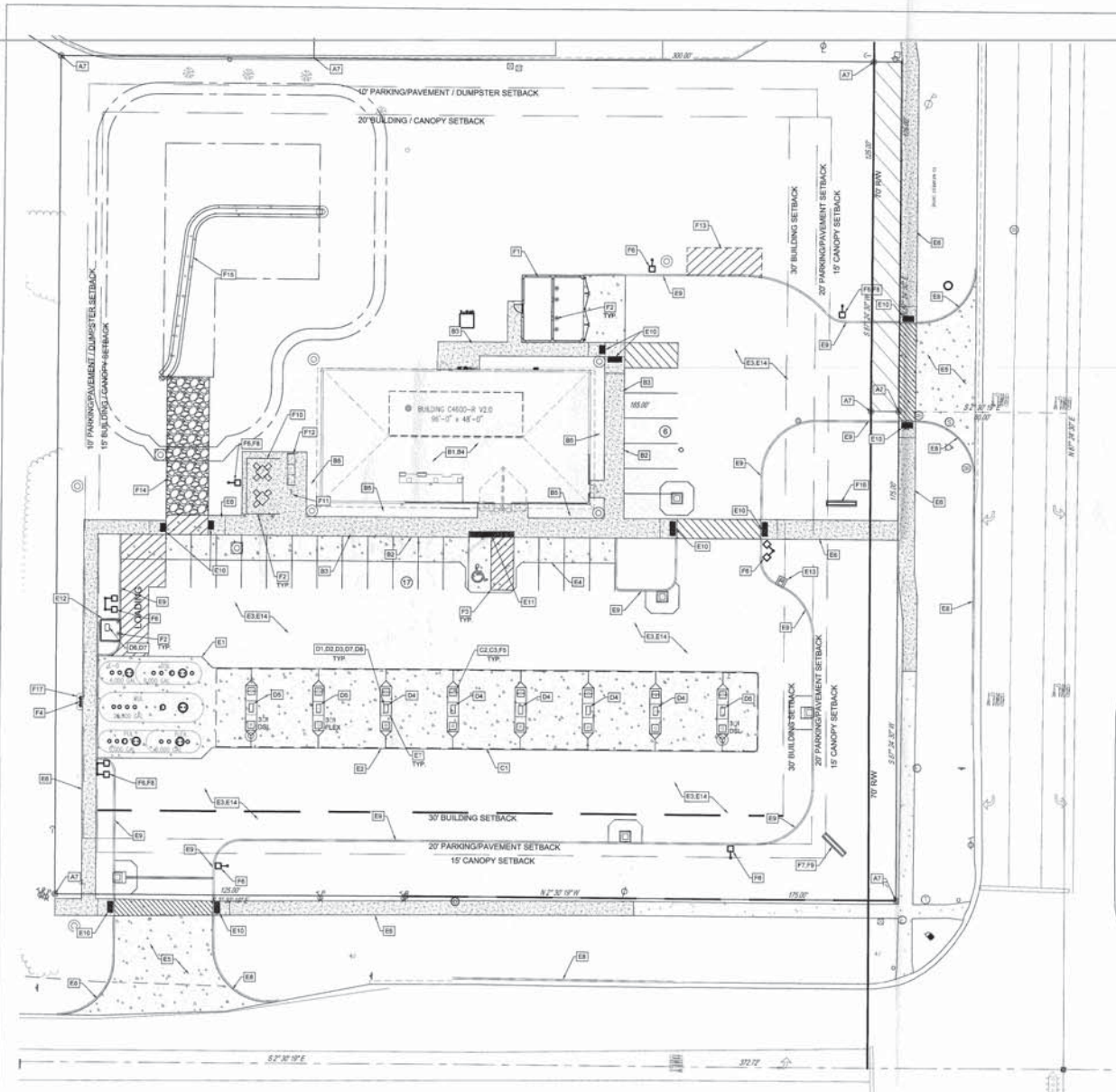
DESIGN TEAM DATE  
J. J. THORNTON 10/27/19  
P. J. R. ROSEN 10/27/19  
M. J. R. ROSEN 10/27/19



8/11/2019

Revised Per Plan City and State  
Revised Per Plan City and State

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	8/11/2019
2	REVISIONS PER COMMENTS	7/22/2019
3	REVISIONS PER COMMENTS	7/22/2019
4	REVISIONS PER COMMENTS	7/22/2019
5	REVISIONS PER COMMENTS	7/22/2019
6	REVISIONS PER COMMENTS	7/22/2019
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47	REVISIONS PER COMMENTS	7/22/2019
48	REVISIONS PER COMMENTS	7/22/2019
49	REVISIONS PER COMMENTS	7/22/2019
50	REVISIONS PER COMMENTS	7/22/2019



- A. GENERAL NOTES**
- ALL MATERIAL NOTED ON DRAWINGS IS TO BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
  - RESTORE TO ORIGINAL OR BETTER CONDITION ALL PAVING DISTURBED BY CONSTRUCTION UPON COMPLETION. POWER WASH ALL PAVING TO OWNER'S SATISFACTION.
  - SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
  - THIS LAYOUT IS PARALLEL TO THE EASTERN PROPERTY LINE IN 30' 30" 10" H.
  - TURNOVER MANUAL ON THE DAY OF THE "TURNKEY" - THE CONTRACTOR WILL PROVIDE (THREE) COPIES OF THE COMPLETION MANUAL.
  - OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL IMMEDIATELY INSTALL AND MAINTAIN THROUGHOUT CONSTRUCTION (2) TEMPORARY BANNER SIGNS ANNOUNCING SPEEDWAY COMING SOON. THE SIGN SHALL DIRECT CUSTOMERS TO MARKET SPEEDWAYS IF APPLICABLE. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO COORDINATE WITH SPEEDWAY'S SIGNAGE TO ERECT THE SIGNS AS EARLY IN THE CONSTRUCTION PROCESS AS POSSIBLE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.
  - IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE COMPLETED AND SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.
- B. BUILDING DETAILS**
- CONSTRUCT C-STORE BUILDING #4800 IN GUM BRK PER DRAWINGS LISTED. HVAC SYSTEM SHALL BE GAS AND BE ROOF MOUNTED. THE FOLLOWING OPTIONS SHALL BE INSTALLED: ALUMINUM SCREENING PANELS ON ROOFTOP HANDRAIL.
  - PAINT THE ENTIRE VERTICAL FACE OF THE SIDEWALK HIGHWAY YELLOW (1500) INCLUDING 4" ONTO THE TOP OF SIDEWALK EXCEPT WHERE GRADES ARE FLUSH AT HANDCAMP RAMPS OR ADJACENT TO NON-PAVED SURFACES.
  - CONSTRUCT BUILDING SIDEWALK AS SHOWN ON PLOT PLAN AND PER DRAWING STD-CPC-1. INSTALL KNOX BOX ON EXTERIOR WALL OF BUILDING.
  - INSTALL KNOX BOX ON EXTERIOR WALL OF BUILDING.
  - LANDSCAPING AREA TO MEET LOCAL REQUIREMENTS.
- C. CANOPY DETAILS**
- COORDINATE WITH VENDOR TO INSTALL NEW AUTO CANOPY PER HIGGINS DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTERS AND INSTALLING VERTICAL SUPPORT ANCHOR BOLTS.
  - USE AUTO CANOPY COLLAR FOUNDATIONS SIZE 18" X 4" X 8" FOR BEADING PURPOSES IF AUTO CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BEADING. AUTO CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION.
  - CONSTRUCT 8" GUM BRK AROUND ROOF CANOPY COLLARS PER DETAIL ON DRAWING STD-206-1. FINISH SHALL MATCH BUILDING.
- D. DISPENSER DETAILS**
- THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM NECESSARY AT START-UP AND DISPENSER CALIBRATION. THE OWNER SHALL PAY FOR (1) THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE. COST OF ANY ADDITIONAL DISBURSALS AND/OR LINE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PURGE SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. ALL TESTING TO BE COORDINATED WITH SPEEDWAY COMPLIANCE DEPARTMENT. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE AND DISCARD SENSITIVE AND FACTORY FRESH AND INSTALL NEW FRESH BAGGELS. NOTED: BLENDED FUEL BY CONTRACTOR. FILLER FILLER AND (A) AUTO PETROLROL #9101A (B) AUTO DEL AND K-1 PETROLROL #9101A (C) DEL CRATER 7000 (D) HIGHFLOW DEL PETROLROL #110V. SPEEDWAY'S MAINTENANCE DEPARTMENT SHALL INSTALL DISPENSER FACE LABELS.
  - THE CONTRACTOR SHALL COMPLETE THE GILBARCO PROVIDED FORM "A" PRIOR TO START-UP. THE G-1 TEST MUST BE COMPLETED VIA THE ATO PRIOR TO OPENING FUEL SALES FORM "B" AND "C" SHALL BE COMPLETED BY GILBARCO'S AUTHORIZED SERVICE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SPEEDWAY'S PREFERRED AUTHORIZED SERVICE CONTRACTOR (ASC) FOR TRIPS AS FOLLOWS:
- | GILBARCO ASC RESPONSIBILITIES                          | FINANCIAL RESPONSIBILITY |
|--|--------------------------|
| 1. PREP DISPENSERS FOR CONTRACTOR TO PURGE             | GILBARCO                 |
| 2. REVIEW CONTRACTORS COMPLETED GILBARCO FORM "A"      | GILBARCO                 |
| 3. COMPLETE FORM "B" AND FORM "C" PRIOR TO INTEGRATION | GILBARCO                 |
| 4. OPENING GAT SUPPORT (SPEEDWAY REQUIREMENT)          | GILBARCO                 |
- THE CONTRACTOR WILL BE RESPONSIBLE TO HAVE, AT A MINIMUM, THE SITE SUPERINTENDENT, CERTIFIED ELECTRICAL, AND PETROLROL START-UP CONTRACTOR ON-SITE AT OPENING FOR A MINIMUM OF (1) HOUR TO ENSURE PROPER OPERATION OF THE FUELING SYSTEM.
  - INSTALL (2) NEW GILBARCO 3 PRODUCT (3) 8" HIGH HOSE DISPENSER WITH CARD READER. INSTALL (10) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE "A" IF 8" X 0" OF DISPENSERS SHALL BE AS SHOWN.
  - INSTALL (2) NEW GILBARCO 4 PRODUCT (3) 11" HIGH HOSE DISPENSER WITH CARD READER. INSTALL (5) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS. (4) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR DIESEL DISPENSERS AND (2) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR ETHANOL FLEX FUEL DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE "A" IF 8" X 0" OF DISPENSERS SHALL BE AS SHOWN.
  - INSTALL (1) NEW SUCTION K-1 DISPENSER.
  - INSTALL NEW (1) "A" AND (2) 3/4" CONDUIT FROM WIRE WAY IN BUILDING TO EACH DISPENSER. (1) 1" CONDUIT TO BE USED FOR POWER/ATA. (1) 3/4" CONDUIT TO BE USED FOR DISPENSER SLUMP SENSOR. OTHER 3/4" CONDUIT TO BE USED FOR INTERCOM AND APPLIANCE MEDIA SYSTEM. FILL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
- E. PAVING DETAILS**
- INSTALL ESDO INTERCOM SYSTEM PER DIRECTION OF OWNER'S REPRESENTATIVE AND STANDARD DRAWING STD-EM.
  - CONSTRUCT NEW CONCRETE TANK SLAB PER DRAWINGS STD-GP-1 AND STD-CPC-1.
  - CONSTRUCT NEW CONCRETE CAR CANOPY ISLAND SLAB PER DRAWINGS STD-CR-1A AND STD-CPC-1.
  - INSTALL NORMAL STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVING SECTION STD-CPC-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SURFACE CONSTRUCTION ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONCERNS.
  - CONSTRUCT 8" W/8" NORMAL STRENGTH CONCRETE SLAB ON BUILDING FRONT PARKING AREAS AS SHOWN ON PLOT PLAN.
  - CONSTRUCT (2) CONCRETE APPROACHES PER STATE AND/OR LOCAL SPECIFICATIONS IF APPLICABLE. REMOVE CURBS THROUGH APPROACH WIDTH AND REPLACE WITH 1/2" HIGH DEEPRESSED CURB PER APPLICABLE SPECIFICATIONS.
  - INSTALL 4" W/4" (IF WHERE NOTED) 4" THICK (THROUGH APPROACH MATCH THICKNESS) CONCRETE SIDEWALK PER STATE AND/OR LOCAL SPECIFICATIONS. REMOVE AND REPLACE EXISTING WALK AS NECESSARY TO ALLOW RAMP TO MEET A.S.A. REQUIREMENTS.
  - INSTALL 18" NEW CONCRETE DISPENSER ISLANDS WITH 4" X 9" X 12" ISLAND FORM FOR AUTO DISPENSERS.
  - CONSTRUCT CONCRETE CURB AND OUTER 1/4" RIGHT-OF-WAY PER MOOT CURB DETAIL ON SHEET 2204-2. TAPE CURB AT THE END OF THE RUN IF NOT CONNECTING TO EXISTING CURB.
  - CONSTRUCT MACHINE FORMED CONCRETE CURB AND GUTTER INSIDE PROPERTY LINES PER DRAWING STD-CPC-1.
  - CONSTRUCT RAMP WITH DETECTABLE WARNING SURFACE IN CONCRETE WALK PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
  - INSTALL 2" W/2" WIDE DETECTABLE WARNING SURFACE ON ACCESSIBLE ASILE PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
  - CONSTRUCT 1/4" CONCRETE SLAB PER STANDARD DRAWING STD-CYE-0.
  - INSTALL CONCRETE SLAB FOR AIR MACHINE PER DRAWING STD-CYE-0. INSTALL (1) 3/4" CONDUIT AND WIRE PER MANUFACTURER'S REQUIREMENTS. VERIFY INSTALLATION DETAILS WITH VENDOR.
  - 8/0 AS A TENANT - PROVIDE A PRICE TO SUBSTITUTE CONCRETE PAVEMENT FOR ASPHALT PAVEMENT AND PROTECT FOR COLLECT WEATHER INSTALLATION.
  - YARD AREA DETAILS
  - CONSTRUCT DUMPSTER ENCLOSURE AND COLLECTION PAD WITH ATTACHED STORAGE SHED AND RELATED WIRING AND CONDUITS PER DRAWING STD-206-1 AND STD-206-2. GATE SHALL BE BUILT ON BOARD. ENCLOSURE SHALL BE SAME AS BUILDING MATERIAL.
  - SUPPLY AND INSTALL (5) 1/2" BOLLARDS PER DETAIL ON DRAWING STD-CYE-0 AND STD-206 SERIES DRAWING. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
  - PAINT INDICATED ACCESSIBLE PARKING STALLS AND INSTALL SIGNAGE PER APPLICABLE CODES. PAINT ALL OTHER PARKING STRIPES YELLOW.
  - INSTALL 1/2" PVC PIPE TO HOLD TANK STOP PER OWNER'S REPRESENTATIVE.
  - PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHERS (MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS ARE OWNER'S RESPONSIBILITY. IS NOT BEING INSTALLED, SHALL BE LOCATED SUCH THAT AN EXTINGUISHER AND CONTRACTOR SHALL BE 10 FEET FROM PLASTER DISPENSERS. ON STORAGE TANK FILL OPENINGS PER LOCAL CODE. FIRE EXTINGUISHER MINIMUM RATING SHALL BE 2A-B-C-5.
  - CONSTRUCT (8) 1/2" DIAMETER LIGHT POLE BASES 2'-7" HIGH FOR 15" HIGH LIGHTS PER DETAILS ON DRAWING STD-CYE-0. INSTALL (1) 3/4" CONDUIT TO EACH BASE FROM ELECTRICAL PANEL PER THE OWNER'S REPRESENTATIVE AND WIRE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR TOUCH-UP PAINTING ON POLES, ANCHOR BOLTS, ETC.
  - PROVIDE AND INSTALL (1) "CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER. ALSO COMMISSION A WIRELESS CONTROL FROM MANAGER'S WORKSTATION TO PRICER SIGN.
  - CONTRACTOR SHALL SUPPLY AND INSTALL CONDUIT (SIZE PER NEC CODES) AND R09019-2 SHAMEE CABLE FOR YARD SECURITY CAMERAS TO THESE LOCATIONS. SECURITY CAMERAS SHALL BE INSTALLED BY SPEEDWAY MAINTENANCE DEPT.
  - EXISTING ID SIGN SHALL BE CLEANED AND RECEIVE NEW FACES, LAMPS, BALLASTS, UPGRADED TO LED PRICER PANELS AND PAINT TO THE EXTENT ALLOWED BY THE SIGN ORDINANCE.
  - OUTDOOR CAFE SEATING AREA.
  - BI-CYCLE PARKING AREA. INSTALL BIKE RACK PER DETAIL ON SHEET 2204-2/1.
  - CONSTRUCT PROPANE MERCHANTSER GAS ENCLURE. MATERIAL SHALL BE THE SAME AS THE DUMPSTER ENCLOSURE GATES.
  - SHOW DEPOSIT AREA.
  - INSTALL 18" WIDE, 8" DEEP GRAVEL ACCESS DRIVE.
  - INSTALL CONCRETE FLUME FOR DETENTION AREA PER DETAIL ON SHEET STD-CYE-0.
  - INSTALL "WELCOME TO NOV" COMMUNITY SIGN PER LOCAL REQUIREMENTS AND SHEET 2204-2/2.
  - INSTALL 1" MULCH AREA AROUND VENT STACKS.

**PROPOSED LEGEND**

PROPOSED CURB	CONCRETE SIDEWALK PER SPEEDWAY STANDARDS	NORMAL STRENGTH CONCRETE PER SPEEDWAY STANDARDS
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**EXISTING LEGEND**

EXISTING CONCRETE SIDEWALK TO REMAIN
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**SITE DATA**

SITE AREA - 2.04 AC	BUILDING AREA - 4,400 SF	IMPROVED COVERAGE OF LOT AREA - 44,47 SF = 10.17% COVERAGE AREA
ZONING - B-3	PROPOSED PROPERTY - 0-17	ENTIRE SITE WILL REQUIRE ZONE MAP AMENDMENT TO B-3/P.P.R.O.

**PARKING**

PARKING REQUIREMENT - 2 PER GASOLINE PUMPING ISLAND	20 FOR CONVENIENCE STORE	TOTAL AUTO PARKING REQUIRED - 28 SPACES
PARKING PROVIDED - 20 STANDARD SPACES	2 ADA SPACES	22 ADA SPACES
20 TOTAL SPACES	20 SPACES AT DISPENSERS COUNT TOWARDS PARKING REQUIREMENTS	

**NOTE:** AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DO NOT GUARANTEE THEIR LOCATION OR DEPTH. ANY ADDITIONAL INFORMATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES. QUALITY CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES.

**Speedway**  
 Speedway Construction Dept.  
 Novi, MI 48240

**PLOT PLAN**  
**REBUILD**  
 31275 HAGGERDY ROAD  
 OAKLAND COUNTY  
 NOVI, MI

STORE NO. 0002224  
 PROJECT ID 95505  
 SCALE 1" = 20'  
 DESIGN TEAM DATE  
 OWNER R. THORNTON 08/14/17  
 OWNER A. BALT 08/14/17  
 OWNER E. ROOSEN 08/14/17  
 DRAW NO. 2224 CS

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

October 11, 2017

### Planning Review

Speedway at 14 Mile & Haggerty  
JSP17-63 with PRO Rezoning 18.720

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#### Petitioner

McBride Dale Clarion

#### Review Type

Rezoning Request from OST (Office Service Technology) & B-3 (General Business) to B-3 (General Business) with Planned Rezoning Overlay (PRO) – First Revised Concept Plan

#### Property Characteristics

- Site Location: Southwest corner of 14 Mile Rd. and Haggerty Rd. (Section 1)
- Site Zoning: OST – Office Service Technology
- Adjoining Zoning: North: Commercial (Commerce Charter Township);  
Northeast: Commercial (West Bloomfield Township);  
East: Commercial (Farmington Hills);  
South: OST  
West: OST
- Current Site Use: Speedway Gas Station and Convenience Store & Undeveloped
- Adjoining Uses: North: Shopping plaza;  
Northeast: Shopping Plaza;  
East: CVS, Shopping plaza;  
South: Undeveloped  
West: Flagstar Bank and Office plaza
- School District: Walled Lake Consolidated School District
- Site Size: 0.70 Acres (Existing) + 1.33 Acres (Rezoning) = 2.03 Acres (Total)

#### Project Summary

The petitioner is requesting a Zoning Map amendment for a 2.03 acre property on the west of Haggerty Road and south of 14 Mile Road (Section 1) from OST (Office Service Technology) & B-3 (General Business) to B-3 (General Business) utilizing the Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the rebuild of the Speedway gas station and convenience store on a larger site. This will allow the applicant to update and rebuild the whole site.

The applicant supplied a similar request in 2016, and received a PRO Agreement was approved in December. This year, the applicant contacted Planning staff and indicated that Speedway determined they want to construct their “café style” store at this location. The café designation requires the construction of a larger convenience store and includes an outdoor seating area. The applicant has proposed a 4,608 sq. ft. convenience store (3936 square ft. was previously approved) and 5,400 sq. ft. fuel canopy over 8 double-sided fuel dispensers. This will include razing the 2,417 sq. ft. existing building and 6 double-sided fuel dispensers. Because of the changes to the concept plan, size of the building, and change in the deviations and offered public benefits, the process for rezoning will commence at the beginning.

As part of the redevelopment, existing driveways will be shifted away from the intersection and aligned with the driveways across 14 Mile Road and Haggerty Road. Speedway is proposing to

dedicate approximately 10 ft. of ROW along 14 Mile Road. There will be an above-ground detention basin in the southwest corner of the enlarged property. It appears that the applicant is not proposing the sale of alcohol at this location. The applicant is asked to confirm this information.

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

**Master Plan for Land Use**

The Future Land Use Map of the City of Novi Master Plan for Land Use identifies this property and all adjacent land within the City as office research development technology. The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: The City, working with the development community and partners, should continue to foster a favorable business climate. The proposal would allow an existing business to expand, provide an update to the visual aesthetic at an entryway to the City, and provide an estimated 19 additional jobs, an increase of \$5 million in sales volume, an increase of approximately \$250,000 in sales tax, and \$3.76 million in investment.
  
2. Objective: Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility. The proposal would allow an existing business to expand and develop a vacant parcel.

**Existing Zoning and Land Use**

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

**Land Use and Zoning: For Subject Property and Adjacent Properties**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
<b>Subject Property</b>	OST: Office Service Technology	Undeveloped	Office Research Technology Development
Northern Parcels	B-2: Community Business (Commerce Charter Twp)	Shopping Plaza (Grocery, Bank, Cleaners, Restaurants)	Community Commercial
Northeast Parcels	B-1: Local Business (West Bloomfield Twp)	Shopping Plaza	General Business
Eastern Parcels	B-2: Community Business (Farmington Hills)	Commercial (CVS), Shopping Plaza	Shopping Center Type Business
Southern Parcels	OST: Office Service Technology	Undeveloped	Office Research Technology Development
Western Parcels	OST: Office Service Technology	Bank, Office Plaza	Office Research Technology Development

**Compatibility with Surrounding Land Use**

The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request with the PRO option.



The properties to the north, northeast, and east are developed commercial. All properties immediately adjacent to the south of the subject property are predominantly underdeveloped or vacant. The properties to the west are developed office.

The properties to the **north** across 14 Mile Road have a shopping plaza with a grocery store, bank, and various other retail and restaurants.

The properties to the **northeast** across 14 Mile Road and Haggerty Rd. have a shopping plaza with a Walgreens, FedEx, and various other retail and restaurants.

The properties to the **east** across Haggerty Road have a stand-alone CVS and a shopping plaza with an animal hospital and various retail and restaurants.

The properties to the **south** are vacant, undeveloped land with some wetlands and woodlands.

The properties immediately adjacent to the **west** have a bank and medical office building.

**Comparison of Zoning Districts**

The following table provides a comparison of the current (OST) and proposed (B-3) zoning classifications.

	<b>OST Zoning (Existing)</b>	<b>B-3 Zoning (Proposed)</b>
Principal Permitted Uses	<ol style="list-style-type: none"> <li>Professional office buildings, offices, and office sales and service activities</li> <li>Data processing and computer centers</li> <li>Laboratories</li> <li>Research, testing, design, and development, technical training, an</li> </ol>	<ol style="list-style-type: none"> <li>Retail businesses use</li> <li>Retail business service uses</li> <li>Dry cleaning establishments, or pick-up stations, dealing directly with the consumer</li> <li>Business establishments which perform</li> </ol>

	<b>OST Zoning (Existing)</b>	<b>B-3 Zoning (Proposed)</b>
	design of pilot or experimental products 5. Hotels and business motels 6. Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education 7. Motion picture, television, radio and photographic production facilities 8. Medical offices, including laboratories and clinics 9. Facilities for human care 10. Off-street parking lots 11. Publicly owned and operated parks, parkways and outdoor recreational facilities 12. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but no including storage yard, transformer stations, substations or gas regulator stations 13. Financial institution uses with drive-in facilities as an accessory use only 14. Public or private indoor and private outdoor recreational facilities 15. Day care centers and adult day care centers 16. Secondary uses 17. Site down restaurants 18. Other uses similar to the above uses and subject to the same conditions s noted 19. Accessory building and uses customarily incidental and integral to any of the above permitted uses	services on the premises 5. Professional services 6. Retail business or retail business service establishments 7. Professional and medical offices including laboratories 8. Fueling station 9. Auto wash 10. Bus passenger stations 11. New and used car salesroom, showroom, or office 12. Other uses similar to the above uses 13. Tattoo parlors 14. Publicly owned and operated parks, parkways, and outdoor recreational facilities 15. Accessory structures and uses customarily incident to the above permitted uses 16. Public or private health and fitness facilities and clubs 17. Microbreweries 18. Brewpubs
Special Land Uses	1. Retail businesses use 2. Retail business service uses 3. Restaurants, including sit down 4. Fast food drive-through restaurants	1. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile home, or rental or trailers or automobiles 2. Motel 3. Business in the character of a drive-in or open front store 4. Veterinary hospitals or clinics 5. Plant materials nursery 6. Public or private indoor and private outdoor recreational facilities 7. Mini-lube or oil change establishments 8. Sale of produce and seasonal plant materials outdoors 9. Restaurant in the character of a fast food carryout, drive-in, fast food drive-through, or fast food sit-down
Building Height	46 ft. or 3 stories, whichever is less	30 ft.
Building Setbacks	All: 50 ft.	Front: 30 ft. Side: 15 ft. Rear: 20 ft.
Parking	All: 20 ft.	Front: 20 ft.

	OST Zoning (Existing)	B-3 Zoning (Proposed)
Setbacks		Side/Rear: 10 ft.

**Infrastructure Concerns**

• **Engineering**

The Staff Engineer had previously reviewed the PRO Concept Plan and request for rezoning. In summary, the concept plan provided with the request proposed a 3,936 sq. ft. retail building with a demand of 3 REUs which is less than the current zoning. Therefore, the plan would have negligible impact on the utilities.

• **Traffic**

The City’s traffic consultant has reviewed the PRO Concept Plan and performed an initial trip generation estimate and a Rezoning Traffic Impact Study is not warranted for this expansion.

**Major Conditions of Planned Rezoning Overlay Agreement**

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

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the rebuilt convenience store and fuel station, detention pond, and landscaping. The applicant has provided a narrative describing the proposed public benefits.

1. Install a “Welcome to Novi” sign along the 14 Mile Road property line. The City would prefer the sign be located along the Novi Road frontage.
2. Dedicate 10 feet of Right of Way along 14 Mile Road.
3. Redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
4. Pedestrian access is improved: (a) Sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system and (b) sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided.
5. Safety improvements: (a) relocation of driveway away from 14 Mile and Haggerty intersection and to align with opposing driveway and (b) on-site circulation and visibility with new canopy.

**Although not offered at this time, the applicant had previously agreed to install a short (approximately 6 foot by 18 foot) section of missing off-site sidewalk west of the development. The applicant is asked to respond as to whether this benefit is being offered once again.**

**Ordinance Deviations**

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

The concept plan submitted with an application for a rezoning with a PRO is not required to



contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. In many cases, additional information is required to make a determination if a deviation is required. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances that may be requested by the applicant:

1. Deviation for the exceeding the percentage of asphalt shingles on the building and flat metal panels on the canopy, are recommended by the City's Façade Consultant. Compliance for the minimum percentage of Brick on the canopy can be readily achieved by using full height brick on all columns. This recommendation is therefore contingent on the applicant revising the drawings to indicate full height brick on all canopy columns.
2. Deviation to allow the driveway on 14 Mile Road to be located approximately 121 ft. from the neighboring driveway to the west. The variation is requested to allow the existing driveway on 14 Mile Road to align with the opposing driveway on the north side of 14 Mile Road. The current driveway is approximately 119 ft. from the intersection, while the relocated driveway is approximately 203 ft. from the intersection. The new driveway location will improve safety and site distance at the intersection.
3. Deviation to reduce the required buffer width from 25 feet to 10 feet around the proposed detention basin. If the basin is moved to meet the requirement, the bottom of the basin will require more excavation, and the slope of the detention basin will exceed the City's requirements.
4. Deviation to allow the proposed loading space in the front yard.

The applicant should address the following issues in the response letter:

- The proposed painted end island near the northeast corner of the building should either be installed as a raised landscaped island, or a deviation should be requested by the applicant.
- The proposed loading area should be expanded to accommodate the required 940 square feet (approximately 570 square feet proposed), or a deviation should be requested by the applicant.
- The applicant should provide the required Noise Impact Statement at this time, or request a deviation in order to provide Statement at the time of Preliminary Site Plan Review.
- The plans should be modified to provide no more than 15 spaces in a row (17 provided) or request a deviation from the ordinance standards.

#### **Applicant Burden under PRO Ordinance**

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

- a. *Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
- b. *Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to*

*the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

### **Public Benefit under PRO Ordinance**

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments:

1. Install a “Welcome to Novi” sign along the 14 Mile Road property line. **Please note, the City would prefer the sign to be located along the Haggerty Road frontage. The applicant is asked to respond to this request.**
2. Dedicate 10 ft. of right-of-way along 14 Mile Road.
3. Redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
4. Pedestrian access is improved:
  - (a) Sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system and
  - (b) Sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided.
5. Safety improvements:
  - (a) Relocation of driveway away from 14 Mile and Haggerty intersection and to align with opposing driveway and
  - (b) On-site circulation and visibility with new canopy.

The proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the 5 benefits listed, three – architectural improvements, pedestrian access, and safety improvements – would be requirements of any new development on the subject property under the existing zoning. The two others – “Welcome to Novi” sign and right-of-way dedication along 14 Mile Road – would be considered enhancements that would benefit the public that would not be required as part of a development under the existing zoning. However, it should be noted that while it is not required the dedication of right-of-way is typical of developments.

### **Recommendation**

Approval of the **PRO Concept Plan is recommended** because the rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and strengthening an existing business. The rebuild and expansion of this site provides an update to the visual aesthetic at an entryway to the City, modern fuel dispensers and convenience store, and replacement of underground storage tanks. The rezoning will also have negligible impact on the utilities due to expected utility demand reduced from 4 residential equivalent units to 3, minimal impact on available water capacity, pressure, and flow, and no apparent impact of the downstream sanitary sewer. Finally, the plan improves existing non-conformities (minimum site size from 0.7 acres to 2.03 acres, location of driveways away from intersection, and upgraded stormwater management).

The plan generally conforms to the requirements of the Zoning Ordinance, with additional details required with the next site plan submittal. The PRO agreement and concept plan approval are step one in the process; the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Section 9 Façade Waiver, and Stormwater Management Plan.

**Other Reviews:**

- a. Engineering Review: **Not recommended at this time** with comments to be addressed in the response letter and changes needed on the next submittal.
- b. Landscape Review: **Not recommended at this time** with comments to be addressed in the response letter and on the next submittal.
- c. Wetland and Woodland Reviews: It was determined at Pre-Application and again with PRO Concept Plan submittal that there are no regulated wetlands or woodlands on site. No further review is needed.
- d. Traffic Review: **Recommended for Approval noting a Planning Commission waiver for a lack of a landscaped end island near the proposed dumpster, or the plans could be modified to include the required end island, adding one landscape island, provide rezoning TIS, and additional comments to be addressed on the next submittal.**
- e. Facade Review: **Recommended for Approval noting a Section 9 Façade Waiver for exceeding the maximum percentage of shingles on the building, and exceeding the maximum percentage of flat metal panels on the canopy. The Façade consultant does not recommend a waiver of the minimum percentage of brick on the canopy, and recommends the plans be modified to comply with that standard by providing full height brick on the canopy columns.**
- f. Fire Review: **Recommended for Approval.**

**Response Letter**

This Site Plan is scheduled to go before the Planning Commission on November 8, 2017. Please provide the following **no later than November 1, 2017 at Noon** if you wish to keep the schedule.

1. A response letter addressing **ALL** the comments from **ALL** the review letters.
2. A PDF version of all the Site Plan drawings that were dated 8/14/17 (less than 10 MB). **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0587 or [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)

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Barbara McBeth, AICP City Planner



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

**Review Date:** October 11, 2017  
**Review Type:** Concept PRO, Revised  
**Project Name:** Speedway at 14 Mile and Haggerty  
**Plan Date:** 8.14.2017  
**Prepared by:** Barbara McBeth, AICP, City Planner  
**Contact:** **E-mail:** bmcbeth@cityofnovi.org **Phone:** 248.347.0587

Items in **Bold** need to be addressed by the applicant prior to the approval of the Preliminary Site Plan. Items underlined need to be addressed prior to the approval of the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> (adopted August 25, 2010)	Office Research Development Technology	Fueling Station and Retail Food	Yes	
<b>Area Study</b>	The site does not fall under any special category	NA	Yes	
<b>Zoning</b> (Effective Dec. 25, 2013)	B-3: General Business District & OST: Office Service Technology	B-3	Yes	Proposing PRO Rezoning (See Sec.7.13.2 for details) Previous PRO Agreement was recorded January 30, 2014. Applicant is now seeking a modified plan.
<b>Uses Permitted</b> (Sec 3.1.12.B & C)	Sec 3.1.12.B Principal Uses Permitted. Sec 3.1.12.C Special Land Uses	Rebuild of fueling station with addition of retail food business	Yes	Permitted Use under B-3
<b>Alcohol sales at gas station</b> (Section 4.29)	Alcohol sales permitted subject to the standards of Zoning Ordinance Section 4.29	Alcohol sales not proposed	Yes	
<b>Fueling Stations And Minor Automobile Service Establishments (Sec. 4.29)</b>				
<b>Curb Cuts for Entrances</b> (Sec 4.29.1.A)	Entrances shall be no close than 100 ft. from street intersections or from adjacent residential districts	Changes to entrances proposed, 100 ft. from intersection	Yes	
<b>Minimum Site Size</b> (Sec 4.29.1.B)	Minimum lot area shall be 1 acre	Combining lots to equal 2.03 acres	Yes	<u>Lot combination required prior to Final Site Plan</u>

Item	Required Code	Proposed	Meets Code	Comments
				<u>approval</u>
<b>Location of Fueling station</b> (Sec 4.29.1.C)	<ul style="list-style-type: none"> <li>- Minimize the impact on residential districts, OS-1, OSC or B-1</li> <li>- Ample space for vehicles waiting for service or picked up after service</li> <li>- Sufficient stacking space shall be provided at the pump</li> </ul>	<p>NA</p> <p>NA</p> <p>Show stacking spaces on site plan</p>	<p>NA</p> <p>NA</p> <p>Yes</p>	
<b>Canopies</b> (Sec 4.29.1.D)  (Sec. 4.19.2.C.i)	<ul style="list-style-type: none"> <li>- Attached canopies shall comply with building setback requirements</li> <li>- Detached canopies shall comply with Section 4.19: Canopies shall be 15 ft. from Right-of-way</li> </ul>	<p>NA</p> <p>52 ft. and 39 ft. 9 inches proposed</p>	<p>NA</p> <p>Yes</p>	
<b>Height, bulk, density and area limitations</b> (Sec 3.1.12)				
<b>Frontage on a Public Street.</b> (Sec. 5.12)	Frontage on a Public Street is required	14 Mile and Haggerty	Yes	
<b>Minimum Zoning Lot Size</b> (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space.	<p>2.03 acres</p> <p>Minimum required is 1 acre (per section 4.29)</p>	Yes	
<b>Open Space Area</b>	---	---	---	---
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	(Sec 3.6.2.D)		NA	
<b>Building Height</b> (Sec. 3.1.23.D)	30 ft.	23.6 ft. to peak of gas station roof, 20 feet to top of the canopy	Yes	
<b>Building Setbacks</b> (Sec 3.1.23.D)				
Front (east)	30 ft.	137 ft.	Yes	
Exterior Side (north)	30 ft. (Sec. 3.6.2.C)	100 ft. and 110 ft.	Yes	
Interior Side (south)	15 ft.	94 ft.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Rear (west)	20 ft.	111' 6" and 75' 8"	Yes	
<b>Parking Setback (Sec 3.1.23.D)</b>				
Front (east)	20 ft.	20 ft.	Yes	
Exterior Side (north)	10 ft.	20 ft. 2 inches	Yes	
Interior Side (south)	10 ft.	21 ft.	Yes	
Rear (west)	10 ft.	75 ft. 8 inches	Yes	
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Exterior Side Yard Abutting a Street (Sec 3.6.2.C)</b>	All exterior side yards abutting a street shall be provided with a setback equal to the front yard setback requirement of the district in which located.	100 ft. proposed 30 ft. required	Yes	
<b>Minimum Lot Area (Sec. 3.6.2.D)</b>	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 requirements	Proposed	Yes	
<b>Off-Street Parking in Front Yard (Sec 3.6.2.E)</b>	Off-street parking shall be permitted in the front yard, except that said parking shall observe the minimum off-street parking setback requirements in Sec. 3.1 and 5.5.3	Proposed	Yes	
<b>Parking Setback from Residential District (Sec 3.6.2.L)</b>	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking setback shall be 20 ft.	NA	NA	
<b>Wetland/ Watercourse Setback (Sec 3.6.2.M)</b>	Refer to Sec 3.6.2 for more details.	NA	NA	
<b>Parking setback screening (Sec 3.6.2.P)</b>	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan is provided	Yes	<b>See landscape letter for additional details</b>
<b>Modification of parking setback</b>	Refer to Sec 3.6.2 for more details	None proposed	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>requirements</b> (Sec 3.6.2.Q)				
<b>Parking, Loading, and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b>  Fueling Station without accessory service garage (Sec.5.2.12.E)	1 space per 200 sq. ft. of usable floor area + accessory uses; 3 spaces minimum  1 per fueling station  16 fueling stations 4,608/200 = 23 spaces <b>39 spaces required</b>	23 spaces provided for the building, plus one at each fueling station (16).  <b>39 parking spaces proposed</b>	Yes?	<b>Additional barrier free space required, and a landscaped island to break up the continuous row of 17 spaces. Modifications needed on next submittal.</b>
<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	All parking spaces are proposed to be 9 ft. x 19 ft.  Proposed drives are at least 24 ft. wide	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	NA	NA	
<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	None proposed	NA	
<b>Barrier Free Spaces</b> <i>Barrier Free Code (2012 Michigan Building Code)</i>	- 2 barrier free parking spaces required for 26-50 parking requirement - Every 6 or fraction of six accessible parking spaces, at least one shall be van-accessible	1 van accessible spaces proposed	No	<b>Provide one more ADA/Barrier Free parking space.</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> <li>- 8' wide with an 8' wide access aisle for van accessible spaces</li> <li>- 5' wide with a 5' wide access aisle for regular accessible spaces</li> </ul>	8 ft. wide spaces with 8 ft. wide access aisle proposed.	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	None proposed	No	<b>Provide barrier free sign locations at the time of Preliminary Site Plan submittal</b>
<b>Minimum number of Bicycle Parking</b> <i>(Sec. 5.16.1)</i>	2 spaces required for fueling stations	2 spaces proposed	Yes	
<b>Bicycle Parking General requirements</b> <i>(Sec. 5.16)</i>	<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>	75 ft. proposed  NA  Proposed  Part of the dining plaza	Yes  NA  Yes  Yes	<u>Detail to be provided at the time of Preliminary Site Plan submittal to confirm standards.</u>
<b>Bicycle Parking Lot layout</b> <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	6 ft. minimum proposed	Yes	
<b>Loading Spaces</b> <i>(Sec. 5.4.2)</i>	<ul style="list-style-type: none"> <li>- Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. 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; location subject to approval by the City.</li> </ul>	940 sq. ft. of loading area required. 570 sq. ft. proposed)  Located in the front yard	No  No	<u>Applicant is asked to expand the loading area to accommodate the minimum required.</u>  Deviation in the PRO should be requested



Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster</b> (Sec 4.19.2.F)	- Located in rear yard or interior side yard in case of double frontage	Proposed in the interior side yard	Yes	
	- Attached to the building OR	NA	NA	
	- No closer than 10 ft. from building if not attached	10 ft. from building	Yes	
	- Not located in parking setback	Not in setback,	Yes	
	- If no setback, then it cannot be any closer than 10 ft, from property line.	NA	NA	
- Away from Barrier free Spaces	Proposed away from barrier free	Yes		
<b>Dumpster Enclosure</b> (Sec. 21-145. (c))	- Screened from public view	Yes	Yes	
	- A wall or fence 1 ft. higher than height of refuse bin	Yes		
	- And no less than 5 ft. on three sides	Yes		
	- Posts or bumpers to protect the screening	Yes		
	- Hard surface pad.	Yes		
- Screening Materials: Masonry, wood or evergreen shrubbery	Yes 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	Proposed	Yes	
<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	Proposed	Yes	
<b>B-3 District Required Conditions (Sec 3.10.3)</b>				
<b>Outdoor Storage of above ground storage tanks</b>	- No truck well, loading dock, overhead door or other type of service bay	No proposed service doors	NA	

Item	Required Code	Proposed	Meets Code	Comments
(Sec 3.10.3)	door shall face a major thoroughfare, nor an abutting residential district. - Pedestrian exits or emergency doors are permitted on such building facades.	Proposed	Yes	
<b>Sidewalk Requirements</b>				
<b>Sidewalks</b> (Sec. 7.4.2 of the Engineering Design Manual)	- A 6 ft. – 8 ft. wide sidewalk or roadside pathway shall be constructed along all arterial and collector roads except in industrial districts	6 ft. wide sidewalk connection proposed on 14 Mile. Existing sidewalk on Haggerty is 5 ft. wide.	Yes	<b>Applicant had previously offered to construct an off-site sidewalk to make connections to adjacent properties. Is that still being offered?</b>
<b>Pedestrian Connectivity</b>	Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalk connection to 14 Mile and Haggerty Roads provided.	Yes	
<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).	Some details provided	<b>No</b>	<b>Provide parcel numbers on the ALTA plans.</b>
<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 sq. ft.), location of proposed parking and parking layout, streets and drives, and indicate sq. ft. of pavement area (indicate public or private).	Provided	Yes	
<b>Economic Impact</b>	- Total cost of the proposed	- Redevelopment	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	building & site improvements - Number of anticipated jobs created (during construction & after building is occupied)	would increase jobs by 19 employees. - Sales volume would increase by \$5 million annually. - Sales tax generation \$250,000. - Estimated redevelopment cost is \$3.76 million.		
<b>Development/ Business Sign</b>	- Signage, if proposed, requires a permit. - <b>Exterior Signage is not regulated by the Planning Division or Planning Commission.</b>	2 signs proposed; one ground and one wall  Welcome to Novi Sign proposed on Fourteen Mile Road.	NA	For sign permit information contact <a href="#">Maureen Underhill</a> 248-735-5602. Applicant is asked to move Welcome signage to <a href="#">Haggerty Road</a> .
<b>Rezoning Signage</b>  Site Plan and Development Manual, Chapter 3	Applicant must install rezoning sign a minimum of 15 days prior to the Planning Commission Hearing. Dimensions and locations specified in the Site Plan Manual.	Proposed	Yes	
<b>Noise Impact Statement</b>	A noise impact statement is required subject to the standards of Section 5.14.10.B.	Not provided	No	Applicant is asked to provide Noise Impact Statement or request deviation in PRO Agreement.
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent</b> (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Photometric plan provided.	Yes	
<b>Lighting Plan</b> (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Proposed	Yes	
<b>Lighting Plan</b> (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures: ■ Photometric data	Fixture height is proposed to be 15 ft. pole on 2 ft. concrete pad; total is 17 ft. high	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <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	The store operation is 24/7 and lighting associated with store operation from dusk to dawn.		
<b>Required Conditions</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	30 ft. maximum  17 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>	Proposed?	Yes?	<a href="#">Please include this note on the Preliminary Site Plan submittal</a>
<b>Required Conditions</b> (Sec. 5.7.3.E)	Average to minimum light level of the surface being lit to the lowest light of the surface being lit not to exceed 4:1	Average light proposed is 4.49:1	No	<b>Please modify the plan at the time of Preliminary Site Plan Submittal to comply with this standard</b>
<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	LED proposed	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>	Lighting minimums and maximums proposed	Yes	
<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	

Item	Required Code	Proposed	Meets Code	Comments
<b>Cut off Angles</b> (Sec. 5.7.3.L)	<ul style="list-style-type: none"> <li>▪ Cut off angles of fixtures must be 90° adjacent to residential districts</li> <li>▪ Max illumination at the property line shall not exceed 0.5 foot candle</li> </ul>	NA	NA	
<b>Illumination of gasoline service stations and convenience stores</b> (Sec. 5.7.2 J.)	<p>The illumination of gasoline service stations and convenience stores <b>shall be the minimum level necessary to facilitate such uses.</b> Excessive lighting for the purposes of attraction and advertising shall not be permitted.</p> <p>i. Areas away from gasoline pump islands that are used for parking and vehicle storage shall be illuminated in accordance with the parking area requirements of this Section.</p> <p>ii. <b>Light fixtures mounted on canopies shall be recessed or flush with the bottom of the canopy.</b> Where a drop- down fixture is used, the lens shall be flush with (i.e., no more than one inch beyond) the casing so that light is directed down and not sideways.</p> <p><b>All canopy lighting shall be shielded to provide a cut-off angle of eighty-five (85) degrees.</b> Fixtures shall not be mounted on the top or sides of canopies.</p>	<p>To be determined</p> <p>To be determined</p> <p>To be determined</p>		<p><u>Applicant is asked to address these special considerations at the time of Preliminary Site Plan Review.</u></p>

**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



## PLAN REVIEW CENTER REPORT

10/12/2017

### Engineering Review

Speedway - Rebuild - PRO  
JSP17-0063

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#### Applicant

Speedway

#### Review Type

Concept Plan for PRO

#### Property Characteristics

- Site Location: S. of 14 Mile Rd. and W. of Haggerty Rd.
- Site Size: 2.04 acres
- Plan Date: 08/14/17
- Design Engineer: Speedway Engineering & Construction Department

#### Project Summary

- Construction of an approximately 4,608 square-foot retail building and associated parking. Site access would be provided by new curb cuts onto 14 Mile Rd. and Haggerty Rd. replacing the existing curb cuts closer to the intersection. The 5/6-foot wide sidewalks along the 14 Mile Rd. and Haggerty Rd. frontages would be completed.
- Water service would be provided by 2-inch domestic lead from the existing 8-inch water main stub on the south side of 14 Mile Rd.
- Sanitary sewer service would be provided a 6-inch sanitary lead from the existing sanitary sewer on the south side of 14 Mile Rd.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site basin.

#### Recommendation

**Approval of the Concept Plan and the Concept Storm Water Management Plan is NOT recommended.**

**Comments:**

The Concept Plan does not meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following items must be addressed prior to resubmittal:

1. Revise the grading, storm sewer, and drainage areas to capture the southeastern portion of the paved areas of the site. On-site storm water must be detained.
2. Provide a drainage area map as part of the Storm Water Management Plan.

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

**General**

3. The City standard detail sheets are not required with the Preliminary and Final Site Plan submittals. They will be required with the Stamping Set submittal. They can be found on the City website ([www.cityofnovi.org/DesignManual](http://www.cityofnovi.org/DesignManual)).
4. Provide a minimum of two ties to established section or quarter section corners.
5. Right-of-way permits will be required from the City of Novi and Road Commission for Oakland County.
6. Soil borings shall be provided for a preliminary review of the constructability of the proposed development. Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
7. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
8. Sidewalk to be constructed with the development should be 6 feet in width, with tapers to match existing 5 foot wide sidewalk as necessary.
9. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
10. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
11. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

**Water Main**

12. The proposed water lead is connecting to a water main in the Commerce Township water distribution system. Contact Commerce Township for review and any additional requirements.



### Sanitary Sewer

13. Verify the location of the existing sanitary sewer.
14. Provide the size of the existing sanitary sewer.
15. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
16. Provide a note on the Utility Plan stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
17. Provide the slope of the proposed sanitary lead. A minimum slope of 1% is required.

### Storm Sewer

18. Minimum storm sewer size is 12-inch in all areas capturing impervious surface runoff.
19. Provide a drainage area map and clarify how the canopy area runoff is captured and conveyed, showing what structures connect to pipe #13.
20. Provide ADS High Performance or RCP class IV pipe for storm sewer. Ensure connections to structures are per pipe manufacturer's recommendation.
21. HDPE pipe is not permitted in the R.O.W. Storm sewer in the R.O.W. must be class IV RCP.
22. Provide profiles for all storm sewer 12-inches or larger.
23. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
24. The storm structure chart and note call outs need to be revised to be consistent throughout.

### Storm Water Management Plan

25. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
26. Provide drawings, details, and a cross-section for the proposed basin outlet.
27. Provide details for the storm water sediment removal system called out at structure #6.
28. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure from the public road right-of-way, also known as a Storm Drainage Facility Maintenance Easement Agreement.
29. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
30. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.

31. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
32. Provide a cross-section of the basin.
33. Clearly show the emergency overland flow route for the proposed basin.
34. If a wet basin is proposed, design basin for a 3 foot permanent water level.

#### Paving & Grading

35. Revise the grading plan to show limits of grading south beyond end of sidewalk with maximum 4:1 (25%) slope.
36. Provide signage indicating the end of sidewalk.
37. Provide cross-sections of the proposed pavement.
38. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 8-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 8 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
39. The City standard straight-faced curb (MDOT F-4 curb detail) shall be provided. Revise details accordingly.
40. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
41. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.
42. The proposed driveway width of 35 feet exceeds the standard commercial driveway width. Revise the driveway to standard width as described in Section 11-216 and Figure IX.1 of the Design and Construction Standards. A request for variance from the Design and Construction Standards for a driveway width within the allowable range shown in Figure IX.1 can be approved administratively with appropriate justification.
43. The proposed driveway opening on Haggerty Road is located in the existing taper. The driveway opening should be relocated and/or the existing lane and taper modified to properly accommodate the curb cut.

#### Off-Site Easements

44. Any off-site utility easements anticipated must be executed by both parties **prior to final approval of the plans**. Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.
  - a. A temporary grading easement is required from the property owner to the south.

**The following must be provided at the time of Concept Plan resubmittal:**

45. A letter from either the applicant or the applicant's engineer must be submitted with the revised concept highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

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

46. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).
47. A draft of the off-site temporary grading permit and associated exhibit(s) for review and approval by City of Novi Engineering and Legal staff.
48. Payment of legal fees (amount to be determined) to be held in escrow and refunded as determined at project close out.

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

49. 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.
50. Executed copies of any required off-site easements must be submitted to the Community Development Department.

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

51. 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).
52. 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.
53. 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.
54. A permit for work within the right-of-way of 14 Mile Rd. and Haggerty Rd. must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.

55. A permit for work within the right-of-way of 14 Mile Rd. and Haggerty Rd. 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.
56. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
57. 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 with Community Development.
58. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted with Community Development.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

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

  
Darcy N. Rechten, P.E.

cc: Theresa Bridges, Construction Engineer  
George Melistas, Engineering Senior Manager  
Sri Komaragiri, Community Development

## LANDSCAPE REVIEW

## LANDSCAPE REVIEW – PRO CONCEPT SUMMARY CHART

**Review Date:** September 13, 2017  
**Project Name:** 14 & Haggerty Speedway Rebuild  
**Plan Date:** August 14, 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.

Please use the revised Landscape Ordinance and Landscape Design Manual which can be found at:

REVISED LANDSCAPE ORDINANCE:

<http://cityofnovi.org/Reference/Code-of-Ordinances-and-City-Charter/18-283LandscapeStandards.aspx>

REVISED LANDSCAPE DESIGN MANUAL:

<http://cityofnovi.org/Government/City-Services/Community-Development/Information-Requirements-Sheets,-Checklists,-Manua/LandscapeDesignManual.aspx>

### Deviations from Ordinance requirements

As the plan was created based on the old ordinance requirements, there are a number of areas where the proposed landscaping actually exceeds the requirements. It is assumed that the applicant will reduce the number of trees provided based on the new, reduced requirements. The deviations below are shortages in the provided plan from the revised ordinance.

1. Berms 3 foot tall with 3 foot wide crest between parking and road are not provided along most of the frontage. This deviation is not supported by staff.
2. Parking lot islands along south edge of parking are insufficiently wide (6 and 7 feet). This deviation is not supported by staff.
3. Insufficient total parking lot landscape area is provided (2465 sf is required, 1877sf is provided). This deviation is not supported by staff.
4. One bay of parking is 17 spaces long (the maximum is 15). This deviation is not supported by staff.

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
Landscape Plan (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</li> </ul>	Yes	Yes	Scale 1"=20' Detail: 1"=10'

Item	Required	Proposed	Meets Code	Comments
	throughout set			
<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/LLA	Yes	Yes	<b>Please add contact information for LA on Landscape Plan.</b>
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Need 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	<u>Site:</u> B-3&OST <u>North:</u> Commerce Twp commercial <u>East:</u> Farmington Hills SF Residential <u>South, West:</u> OST	Yes	
<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>	Yes	Yes	Alta Survey – Sheets 1-3
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	<ul style="list-style-type: none"> <li>▪ Show location type and size. Label to be saved or removed.</li> <li>▪ Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Yes – Sheet 2224-Ex</li> <li>▪ 9 trees being saved – shown being protected with tree fencing.</li> </ul>	No	<ol style="list-style-type: none"> <li>1. No tree removals are shown as being woodland trees that require replacement.</li> <li>2. Please list and quantify the trees being saved and removed on a tree chart.</li> <li>3. <b>If ECT deems the southern edge as regulated woodland, replacements for the trees 8" dbh and larger removed from that area will need to be replaced. Please show that calculation, if applicable.</b></li> <li>4. Trees with a dbh of 36" or greater will have to be replaced with 4 trees per tree removed even if the area is not deemed</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				as woodland. (4-5 boxelders and cottonwoods are shown as being at least 36" dbh). Please show this calculation on the plan and add replacements as required, if applicable.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> <li>▪ As determined by Soils survey of Oakland county</li> <li>▪ Show types, boundaries</li> </ul>	No	No	Please add the soil information to the landscape plan.
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	1. Overhead utility line along Haggerty Rd impacts plantings, underground lines impact plantings in islands north of parking along 14 Mile Road. 2. Please provide as much space away from the lines as possible.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	Proposed on Sheet 2224-CG
Snow deposit (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>				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> <li>▪ Clear sight distance within parking islands</li> <li>▪ No evergreen trees</li> </ul>	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	Please indicate seed or sod or other groundcover on plan
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> <li>▪ A minimum of 200 SF to qualify</li> <li>▪ Minimum of 200sf/tree</li> </ul>	Yes	Yes/No	1. Please limit the trees in an island to 1 per 200sf of landscape



Item	Required	Proposed	Meets Code	Comments
	planted in an island. <ul style="list-style-type: none"> <li>▪ 6" curbs</li> <li>▪ Islands minimum width 10' BOC to BOC</li> </ul>			area. 2. Please increase all landscape islands' widths to at least 10'.
<b>Curbs and Parking stall reduction (c)</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	No	No	<b>Spaces fronting building on east side can be shortened to 17' to leave more area for foundation plantings.</b>
<b>Contiguous space limit (i)</b>	Maximum of 15 contiguous spaces	Bay on east side of building is 17 spaces	No	<b>Please limit that bay to just 15 spaces.</b>
<b>Plantings around Fire Hydrant (d)</b>	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	1. Single hydrant is near 14 Mile road, plantings are sufficiently far away. 2. <b>Trees should be placed at least 10 feet away from utility structures too</b>
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
<b>Clear Zones (LDM 2.3.(5))</b>	Due to the site's frontage on 2 roads under Road Commission for Oakland County jurisdiction, the clear zones must follow RCOC guidelines.	Sight triangles per City of Novi Standards (this was requested by staff in their previous submittal)	No	1. <b>Please use Road Commission of Oakland County sight vision calculations and put their sight triangles on the plan for both entries. Any street trees that cannot be planted per these or subsequent review by their permits department should not be planted, and do not have to be planted elsewhere.</b> 2. <b>If the RCOC rules that any trees shouldn't be planted, please provide us with a copy of their communication.</b>
<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 vehicular use area up to 50,000	<ul style="list-style-type: none"> <li>▪ <math>A = x 7.5\% = sf</math></li> <li>▪ <math>32,870 * 7.5\% = 2465 sf</math></li> </ul>			<b>Please use revised landscape ordinance requirements.</b>

Item	Required	Proposed	Meets Code	Comments
sf x 7.5%				
B= Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	<ul style="list-style-type: none"> <li>B = 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 vehicular use area up to 50,000 sf x 5%	A = 5% x xx sf = xx sf	NA		
B= Total square footage of additional paved vehicular use areas over 50,000 SF) x 0.5%	B = 0.5% x 0 sf = 0 SF	NA		
<b>All Categories</b>				
C = A+B Total square footage of landscaped islands	2465 + 0 = 2465 SF	1877 SF	No	<ol style="list-style-type: none"> <li>1. Please correct calculations.</li> <li>2. Please add additional landscape area.</li> <li>3. Please increase the island widths to at least 10' at backs of curbs, and 200sf per tree planted in an island.</li> </ol>
D = C/200 Number of canopy trees required	2465/200 = 12 Trees	23 trees 2 tree credits	Yes	<ol style="list-style-type: none"> <li>1. Please revise calculations.</li> <li>2. Fewer trees can be provided on plan if desired.</li> </ol>
<b>Perimeter Green space</b>	<ul style="list-style-type: none"> <li>1 Canopy tree per 35 lf ;559 lf/35= 16 trees</li> <li>Perimeter green space canopy Plantings required at 1 per 35 LF. Sub-canopy trees can be used under overhead utility lines.</li> </ul>	17 trees	Yes	<ol style="list-style-type: none"> <li>1. Please show the line used to calculate the perimeter (a sample is provided in the revised landscape ordinance).</li> <li>2. Please revise calculations if necessary.</li> <li>3. Fewer trees can be provided on plan if desired.</li> </ol>
<b>Parking land banked</b>	NA	No		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				

Item	Required	Proposed	Meets Code	Comments
<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</b> (Zoning Sec 5.5.A)	Refer to Residential Adjacent to Non-residential berm requirements chart	NA		Site is not adjacent to residential
<b>Planting requirements</b> (LDM 1.a.)	LDM Novi Street Tree List	Yes	Yes	
<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>	No	No	<ol style="list-style-type: none"> <li>1. See above.</li> <li>2. Berms must be constructed per requirements below and a typical cross section detail must be provided showing maximum slope, minimum height and minimum crest, as well as 6" deep top layer of topsoil and construction of loamy soils.</li> </ol>
Type of Ground Cover		No	No	Indicate groundcover on detail
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	Subcanopy trees are used along Haggerty due to overhead lines.
<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	
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		NA		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width</b> (2)(3) (5)	Parking: 20 ft.	Yes	Yes	
<b>Berm requirements</b>	Refer to ROW	No	No	1. No berms are

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec 5.5.3.A.(5))	landscape screening requirements chart for corresponding requirements.			<p><b>proposed.</b></p> <p>2. <b>If they are not proposed due to underground utilities, a letter from utility company must be provided that states that berm can't be placed over lines.</b></p> <p>3. <b>If they are not forbidden, they must be constructed per requirements.</b></p>
Min. berm crest width	Parking: 2 ft.	No	No	<b>See above</b>
Minimum berm height (9)	Parking: 3 ft.	No	No	
3' wall	(4)(7)	No		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	Parking: 1 tree per 75 lf; (300-35)/75 = 4 trees each road	<u>Haggerty Rd:</u> 3 existing subcanopy trees <u>14 Mile Rd:</u> 11 new canopy	Yes/No	<p>1. Per the revised regulations, you may deduct the width of the access ways to Haggerty and 14 Mile Roads. Please see the ordinance and revise the calculations accordingly.</p> <p>2. If the requirement is less than the number of trees provided, you may remove extra trees from the plan.</p>
<b>Sub-canopy deciduous trees &amp; shrubs</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>• Parking: 1 tree per 40 lf and 2 shrubs per 40 lf</li> <li>• (300-35)/40 = 7 trees each road</li> <li>• 2*(300-35)/40 = 14 shrubs</li> </ul>	<u>Haggerty Rd:</u> 17 subcanopy trees 54 shrubs <u>14 Mile Rd:</u> 15 subcanopy trees 10 shrubs 17 grasses	Yes/No	<p>1. <b>Please replace Northern Sea Oats and Globe arborvitae with shrubs that will be maintained at height of at least 3 feet and provide 80-90% opacity throughout the year.</b></p> <p>2. <b>Excess trees may be removed from the plan if desired.</b></p>
<b>Canopy deciduous trees in area between sidewalk and curb</b> (Novi Street Tree List)	<ul style="list-style-type: none"> <li>• Parking: 1 tree per 35 lf</li> <li>• 300/35 = 9 trees each road</li> <li>• (Requirement will be</li> </ul>	<u>Haggerty Rd:</u> 18 new subcanopy <u>14 Mile Rd:</u> 9 canopy trees	Yes	1. <u>Haggerty Rd:</u> <b>Shift trees to take them out of corner clearance zone (at</b>

Item	Required	Proposed	Meets Code	Comments
	less when RCOC vision triangle is deducted per Footnote 5.5.3.B.ii.f.19)			the road) 2. <u>14 Mile Rd:</u> Shift trees to take them out of corner clearance zone (at the road) 3. Excess trees may be removed from the plan if desired.
<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)		Yes	Yes	
<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 within 8 ft. from the doors</li> </ul>	Yes	Yes	Please use a taller plant than globe arborvitae or use a 36" min. height at planting. The shrubs used should reach and maintain a height at least as tall as the utility box it is screening.
<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>288 l.f x 8ft = 2304 SF</b></li> </ul>	2435 sf	TBD	1. Please uniquely label all areas to be counted toward foundation requirement in SF. 2. Shrub borders along perimeter of parking can be counted toward foundation requirement but a landscape waiver to have the foundation landscape areas away from the building must be

Item	Required	Proposed	Meets Code	Comments
				requested. Staff will support it.
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	Yes	Yes	More than 60% of visible foundation is landscaped.
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
Planting requirements (Sec. 5.5.3.E.iv)	<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>	Yes	No	<ol style="list-style-type: none"> <li>1. The width of the shrubs used are overstated. They assume years of growth and spreading to achieve those sizes.</li> <li>2. Please use the width to be expected after 2 years of growth, adjust the spacing and add shrubs if necessary to achieve 70% coverage.</li> <li>3. Please provide a different selection for the seed mix to be used on the basin slopes and bottom. The mix provided only has 1 native plant, little bluestem grass and the clovers are invasive.</li> </ol>
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes - Utilize City of Novi Standard Notes</b>				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Yes	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<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	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
<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>Need 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	Please revise note number 36, say 3 months instead of one year for time when failed plants are to be replaced.
<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	If they are to meet the deciduous canopy tree requirement, not subcanopy tree, please substitute a cultivar with a minimum mature canopy width of at least 20 feet for the Somerset maples.
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	No	No
<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	Please add a callout stating that root ball dirt should be removed to completely expose the root flare.
Evergreen Tree		No	No	1. Please add. 2. See above regarding root flare dirt
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	Please add.

Item	Required	Proposed	Meets Code	Comments
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	No	No	<b>Please add note near property lines stating this.</b>
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	No	No	<b>Please indicate on tree survey which trees will be saved and which will be removed.</b>
<b>Landscape tree credit (LDM3.b.(d))</b>	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	9 tree preservation credits taken		<b>Please show calculations for tree credits taken.</b>
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes/No	Yes/No	<b>Right of way canopy trees (street trees) should be 3" cal. Please change the plant list for the deciduous trees to 3" to avoid confusion.</b>
<b>Plant size credit (LDM3.c.(2))</b>	NA	No		
<b>Prohibited Plants (LDM 3.d)</b>	No plants on City Invasive Species List	None	Yes	
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities	Yes	Yes	Trees within 15' of overhead lines are subcanopy trees spaced appropriately.
<b>Collected or Transplanted trees (LDM 3.f)</b>		4 trees are shown as being transplanted on site.		<ol style="list-style-type: none"> <li>1. <b>2 year warranty will be required for all transplanted trees.</b></li> <li>2. <b>Please add transplanting notes below to plans.</b></li> <li>3. <b>If cost of transplanting trees is found to exceed the cost of new trees, new trees may be used, but please do not replace the pears with flowering pears as they are now prohibited species in Novi.</b></li> </ol>



Item	Required	Proposed	Meets Code	Comments
<b>Nonliving Durable Material: Mulch (LDM 4)</b>	<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	

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

**Transplanted material guidelines (from Landscape Design Manual)**

**3.f. Collected or Transplanted Trees**

- i. All collected trees shall be from on-site and inspected by the City. Trees may be rejected for reasons of insect infestation, disease or standards set forth in this ordinance. Such plant material may be rejected either in full or in part.
- ii. All transplanted trees shall conform to standards set forth in Section 3c.
- iii. The root ball of any transplanted tree shall measure 1 foot for each inch of trunk diameter measured 12" above the ground.
- iv. If trees are to be stored, they shall be burlapped and heeled in with mulch in a pre-determined area approved by the City.
- v. The trees shall be provided with a working irrigation system approved by the City to ensure their viability during storage.

TRAFFIC REVIEW



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

**Project name:**  
 JSP17-0063 Speedway Concept Traffic Review

**From:**  
 AECOM

**Date:**  
 October 4, 2017

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

**CC:**  
 Sri Komaragiri, George Melistas, Theresa Bridges,  
 Darcy Rechten

# Memo

**Subject:** Speedway Concept Traffic Review

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

## GENERAL COMMENTS

1. The applicant, Emro Marketing, is proposing plans to expand the existing building footprint, additional pump stations, and other site modifications of the Speedway Gas Station that is located on the southwest corner of the intersection of 14 Mile Road and Haggerty Road.
2. The site is currently zoned B-3; however, the applicant is proposing a planned rezoning overlay (PRO) to OST.
3. Both 14 Mile Road and Haggerty Road are under the jurisdiction of the Road Commission for Oakland County.
4. Site/other details
5. Summary of waivers/variances:
  - a. There are not any waivers or variances requested by the applicant at this time.

## 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: 945 (Gasoline/Service Station with Convenience Market)  
 Development-specific Quantity: 12 existing gasoline pumps . 16 proposed gasoline pumps .  
 Zoning Change: B-3 to OS-T (PRO)

Trip Generation Summary				
	City of Novi Threshold	Existing Trips	New Trips	Net Additional Trips
<b>AM Peak-Hour, Peak-Direction Trips</b>	100	61	82	19

<b>PM Peak-Hour, Peak-Direction Trips</b>	100	82	109	19
<b>Daily (One-Directional) Trips</b>	750	1954	2605	651

- The number of trips does 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:

<b>Traffic Impact Study Recommendation</b>	
<b>Type of Study</b>	<b>Justification</b>
<b>Rezoning Traffic Impact Study</b>	The applicant is required to submit a rezoning traffic impact study (RTIS) to the PRO

## 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 to relocate the existing driveways farther away from the intersection of 14 Mile Road and Haggerty Road.
- The applicant has provided compliant turning radii at each driveway; however, the driveway width exceeds the City's standard for width (30 feet). Although the width is within the City's allowable range, the applicant should consider revising the driveway widths to 30 feet, or provide commentary as to why the wider driveway is necessary and request an administrative variance from the City.
- The point of curvature for any driveway is not located within 17 feet of the right-of-way (ROW) of the intersection and complies with City standards.
- The applicant has proposed a driveway along an existing taper on Haggerty Road. The City does not allow driveways to be constructed along acceleration or deceleration lanes and tapers unless no other reasonable access points are available. The applicant could consider relocating the driveway or could also consider modifying the existing lane and taper to account for the driveway. Reference Section 11-216.A.3 of the City's Code of Ordinances for more information.
- The applicant should indicate sight distance in both directions at each driveway in accordance with Figure XIII-E of the City's Code of Ordinances.
- The applicant should indicate corner clearance zones at both driveways in accordance with Sec. 11-216.b.1 in the City's Code of Ordinances.
- The applicant should indicate driveway spacing distances in accordance with Section 11-216.d.1.d for same side driveways and Figure IX.12 for opposite side driveways of the City's Code of Ordinances.

## INTERNAL SITE OPERATIONS

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

- General Traffic Flow
  - The applicant has provided fuel truck turning patterns throughout the site.
    - Confirm that the turning patterns of the fuel truck design vehicle are larger than or equal to those of a fire truck.

- ii. Near the second dispensing station from the north, it appears as if a truck may not be able to maneuver around the corner should a car potentially be parked nearer the building on the west side of the gasoline pump as indicated by the car templates on the northernmost pump on the circulation plan.
  - b. The applicant should provide dimensions for the proposed loading zone. Under OS-T zoning the loading zone is required to be at least 360 square feet based on the size of the building. Reference Section 5.4 of the City's Zoning Ordinance for more information.
  - c. The trash enclosure area is fully accessible and is not expected to interfere with parking operations.
  - d. The proposed painted end island near the northwest corner of the building requires a Planning Commission Waiver.
2. Parking Facilities
- a. The City requires one parking space per each fuel dispensing stand and one parking space for each 200 square feet of usable building space. The applicant has calculated that 36 parking spaces are required. Please reference Section 5.2.12 of the City's Zoning Ordinance.
  - b. The applicant has provided 36 total parking spaces including 20 standard parking spaces and 16 dispenser parking spaces. The applicant should update the parking calculation table to reflect the amount of parking indicated in the site plan as there are discretions throughout.
  - c. The applicant has proposed 19 foot long parking spaces with a seven inch curb. The applicant should reduce the curb height to six inches to be compliant with City standards. Reference Section 5.3.2 of the City's Zoning Ordinance for more clarification. Sheet STD-CPC-1 indicates that curbs are not to exceed six inches.
  - d. The proposed barrier free parking space dimensions are in compliance with ADA standards.
  - e. The applicant is required to provide two bicycle parking spaces, and has provided two spaces.
    - i. Bicycle parking calculations should be included in the parking calculations table.
    - ii. The applicant should provide a detailed layout of the bicycle parking spaces. Please reference Section 5.16 of the City's Zoning Ordinance.
3. Sidewalk Requirements
- a. The applicant should provide details for the proposed sidewalks and ramps.
    - i. The sidewalk width dimensions on sheet CS1 do not coincide with note E6 on sheet CS. Update accordingly.
    - ii. Sidewalks along Haggerty Road and 14 Mile Road should be a minimum of six feet wide to comply with the City's Non-Motorized Master Plan.
  - b. The applicant should provide dimensions for the sidewalk offset from the roadway.
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices.
- a. The applicant should provide signing quantities and details in future submittals.
  - b. The applicant should provide crosswalk marking details (color, width, spacing, etc.) in future submittals.
  - c. The applicant should indicate proposed end island pavement marking details in future submittals.
  - d. Note F3 on sheet CS should be updated to indicate that accessible parking spaces should be blue with white international symbols for accessibility, and standard spaces should be white (not yellow). Where accessible spaces abut standard spaces, a blue line should abut a white line. All parking space markings should be 4".

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

Sincerely,

**AECOM**

Memo

A handwritten signature in blue ink that reads "Sterling Frazier". The signature is fluid and cursive, with the first name being more prominent.

Sterling Frazier, E.I.T.  
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink that reads "Maureen Peters". The signature is cursive and clearly legible.

Maureen N. Peters, PE  
Senior Traffic/ITS Engineer

## FAÇADE REVIEW



September 27, 2017

*Façade Review Status Summary:*  
**Section 9 Waiver Recommended**

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

Re: **FACADE ORDINANCE REVIEW – Revised PRO Concept Plan**  
**Speedway No. 2224, PSP17-0142, JSP17-0063**  
 Façade Region: 1, Zoning District: B-3, Building Size: 4,600 SF

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Speedway Engineering, dated 8/11/17. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart are highlighted in bold. No sample board was provided for this review. Approximate colors were indicated via the colored elevations provided.

<b>Building</b>	East (Front)	West	South	North	Ordinance Maximum (Minimum)
Brick, Existing	40%	58%	62%	56%	100% (30% Min.)
Asphalt Shingles, Existing	<b>47%</b>	23%	<b>35%</b>	<b>40%</b>	25%
Trim (Red)	6%	2%	3%	4%	15%
Flat Metal Panels (Roof Screen)	0%	10%	0%	0%	50%
Unknown (EIFS?)	7%	7%	0%	0%	25%

<b>Canopy</b>	East (front)	West	South	North	Ordinance Maximum (Minimum)
Brick	36%	36%	<b>26%</b>	<b>26%</b>	100% (30% Min.)
Flat Metal Panels	<b>64%</b>	<b>64%</b>	<b>74%</b>	<b>74%</b>	50%



**Building** – As shown above the percentage of Asphalt Shingles exceeds the maximum amount allowed by the Ordinance on the East, South and North facades. A Section 9 Waiver would be required for this deviation.

**Canopy** – As shown above the percentage of Flat Metal Panels exceeds the maximum amount allowed by the Ordinance on all facades and the minimum percentage of Brick is not provided on the South and North facades. Section 5.15.12 of the Ordinance requires not less than 30% of the canopy to be a material matching the building (brick). This requirement has not been met on the South and North facades. It is recommended that full height brick be used on all columns to achieve compliance with this Section.

**Recommendation** – The overage of Asphalt Shingles on the building and overage of Flat Metal Panels on the canopy are not detrimental to the overall design and are consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver is recommended for these deviations. Compliance for the minimum percentage of Brick on the canopy can be readily achieved by using full height brick on all columns. This recommendation is therefore contingent on the applicant revising the drawings to indicate full height brick on all canopy columns. The applicant should provide a façade material sample board as required by Section 5.15.4.D not less than 5 days prior to the Planning Commission meeting. The sample board should clarify that the proposed red accent band is consistent with Section 15.15.2 which prohibits intense colors.

**Notes to the Applicant:**

1. It should be noted that any roof top equipment must be screened from view from all vantage points both on-site and off-site. The indicated screens should be adequate in height to fully conceal all equipment and / or satellite dishes.

2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,  
DRN & Architects PC



Douglas R. Necci, AIA

**FIRE REVIEW**



September 15, 2017

TO: Barbara McBeth- City Planner  
Sri Ravali Komaragiri- 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: Speedway #2224

PSP# 17-0142

**Project Description:**  
Expand/Remodel gas station

**Comments:**  
**MEETS FIRE DEPARTMENT STANDARDS**

**Recommendation:**  
APPROVED

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 COVER LETTER FOR CONCEPT PLAN SUBMITTAL**

September 8, 2017

Ms. Sri Komaragiri  
Planner  
Community Development Department  
City of Novi  
45175 Ten Mile Road  
Novi, Michigan 48375

Overnight Delivery

RE: Speedway #2224 – Site Plan Revision Submittal

Dear Ms. Komaragiri:

On behalf of Speedway, I am transmitting this letter and enclosed materials requesting a site plan revision for the proposed reconstruction of Speedway #2224 at 31275 Haggerty Road. Speedway purchased adjoining property to expand and redevelop their existing facility. They received approval of a concept plan and “PRO” agreement in December 2016 (JSP 16-13).

Since the approval, Speedway determined they want to construct their café style store at this location. The café designation requires construction of a larger convenience store and includes an outdoor seating area. To accommodate this change, modifications to the approved concept plan were made and include: a larger building (from 3,936 square feet to 4,608 square feet), additional landscaping, and other minor site improvements. The size/layout of the canopy and driveway locations have not changed since the previous approval.

Per correspondence with our previous case manager, I am transmitting the following documents to initiate the re-approval process:

- A completed Site Plan Revision Submittal form;
- A revised project narrative, that includes an economic impact statement, public benefit statement, and Planned Rezoning Overlay Conditions; and
- Seven (7) sets of revised site plans and building elevations.

Please review the enclosed documents and contact me immediately if additional information is needed. It is my understanding staff will transmit an invoice for fees related to the request.

Please provide comments when available or advise if a staff meeting is necessary to discuss the modification request. Thank you for your assistance and our team looks forward to working with you on this request.

Sincerely,



Robert C. Sweet

Enclosures

cc: Andrew Salt, Speedway  
MDC #3675

*Planning • Zoning • Development Services*

**Speedway #2224**  
**Revised Project Narrative and Impact Statements**  
**31275 Haggerty Road**  
**Novi, Michigan**

Speedway operates a convenience store and fuel sales facility at 31275 Haggerty Road and purchased a 1.33+/- acre “L” shaped property adjacent to the existing facility. The existing convenience store and enlarged property is zoned “B-3/PRO” General Business District – Planned Rezoning Overlay. The adjoining property is zoned “OS-T” Office Service Technology District to the south and west of the existing facility. Property to the north (across 14 Mile Road) is zoned “B-2” Community Business District in Commerce Township. Property to the east (across Haggerty Road) is zoned “B-4” Restricted General Business District in West Bloomfield Township. Speedway is requesting modifications to the approved concept plan and PRO agreement.

Speedway received approval of the concept plan associated “PRO” agreement in December 2016. At the time, Speedway proposed to raze the existing structures and redevelop the site with a 4,000+/- square foot convenience store and a 5,400+/- square foot fuel canopy over eight (8) double-sided fuel dispensers. The approval allowed an architecturally compliant building, updated landscaping, and updated lighting. As part of the redevelopment, existing driveways would be shifted away from the 14 Mile/Haggerty Road intersection and aligned with opposing driveways. A 10’ right-of-way dedication along 14 Mile Road was proposed. The two Speedway lots were consolidated in February 2017.

Since the approval in December 2016, Speedway determined the project is a candidate for a “Speedy Café” style store. This modification requires the following changes to the concept plan and approved building elevations:

- Enlarging the convenience store from 4,000+/- square feet to 4,600+/- square feet. The Café designation provides an outdoor seating area and enhanced front entry.
- The larger building requires the installation of one additional parking space, relocation of the dumpster and enclosure, adjustments to the light pole locations, and modifying the access route to the detention basin.
- The grading has been adjusted due to a larger convenience store footprint. The proposed modification allows Speedway to provide a full foundation screen on all sides of the building. Speedway added rear berm to provide additional screening to the back of the building.
- The existing freestanding sign will be reused. Speedway proposes to install LED price panels on the sign and reduce the number of price panels from three to two.

**Site Amenities**

The proposed convenience store is constructed of Heritage Blend quik-brik. The main entrance to the convenience store is on the eastern elevation, facing Haggerty Road. The northern elevation of the building has a customer entrance. An outdoor seating area is proposed along the southern elevation of the building. Mechanical units for the convenience store are mounted in a roof well and screened from adjoining properties and rights-of-way. The overall height of the convenience store is 23.5’ at roof peak. A flat roofed metal canopy with a 4’ ACM fascia is

proposed over the fuel dispensers. The fuel canopy will be approximately 20.5' tall and has a clearance of 16.5'. The fuel canopy utilizes 8' tall quik-brik column wraps around the support posts. A quik-brik dumpster enclosure and bottle shed is proposed and designed to match the convenience store. A wooden screen wall is proposed on the south side of the convenience store where ice merchandisers and propane cages are stored.

Landscaping is provided in the non-paved areas of the site, and consists of a variety of deciduous and ornamental trees; deciduous and evergreen shrubs; and ornamental grasses, seed or sod. Speedway proposes to plant approximately 111 trees and 149 shrubs with the redevelopment. A total of 9 trees will be preserved on the properties.

Site lighting for the development consists of a combination of pole and building mounted light fixtures. Light poles are 17' tall (15' poles on 2' tall bases). Lighting under the canopy is mounted into the canopy roof, and lighting associated with the building is mounted into the soffit of the convenience store. The proposed light fixtures use LED technology and are full cut-off to avoid spillage onto surrounding properties and rights-of-way.

Signage for the project consists of the following:

- The freestanding sign at the intersection of Haggerty Road and 14 Mile Road proposed as a monument style sign, 40 square feet in area and approximately 6' tall. The sign consists of a Speedway logo panel and two digital price panels. A variance was granted for the 40 square foot sign on August 6, 1997 (Case #97-054).
- Signage is provided on the windows and fuel dispensers. Informational signage and lane markers are provided on the canopy support columns.
- A "Novi Welcomes You" sign is proposed along 14 Mile Road and will be constructed to the City's specifications.

### **Economic Impact and Public Benefit**

The redevelopment of the existing Speedway is a significant improvement to the southwest corner of the intersection of 14 Mile Road and Haggerty Road. The property has been used as a fueling facility since 1980. The current facility is estimated to have been constructed around 1997. The store has performed well, but is operating outside of the intended life span.

The redevelopment project provides the following economic impacts:

- **Increase in employment.** The store currently has 13 employees. The redeveloped location will have at least 32 employees, possibly more depending on store performance. At least 19 new jobs are anticipated with the redevelopment.
- **Increase in sales volume.** At the end of 2015, the store reached \$11.7 million in sales. The redeveloped site is projected to increase sales to \$16.57 million.
- **Increase in sales tax generation.** At the end of 2015, the store generated \$614,000.00 in sales tax. The redevelopment is projected to generate \$866,000.00 in sales tax.
- Speedway estimates the redevelopment will cost approximately \$3.76 million dollars. This estimate does not include the cost of the additional real estate.

In addition to the economic impacts, the proposed redevelopment provides the following public benefits:

- Speedway is proposing to install a “Novi Welcomes You” sign along the 14 Mile Road property line.
- Speedway is proposing to dedicate 10’ of right-of-way along 14 Mile Road as part of the redevelopment.
- Speedway will redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
- Pedestrian access is improved with the redevelopment. Sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system. Sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided. The sidewalk along 14 Mile Road will be extended to connect with the property to the west.
- The proposed redevelopment and expansion will provide the following safety improvements:
  - Driveways are proposed to be relocated away from the 14 Mile/Haggerty Road intersection and align with the opposing driveways.
  - On-site circulation and visibility will be improved with the new canopy. The additional property allows Speedway to construct a “dive-in” style canopy and space the pumps accordingly.

#### **Planned Rezoning Overlay Conditions**

The following conditions and ordinance deviations are provided for the proposed Planned Overlay District consideration:

- The existing Speedway development at 31275 Haggerty Road is proposed to be expanded and reconstructed. Speedway purchased the adjoining property immediately to the south and west of the existing facility. Speedway proposes to demolish the existing structures on both properties and redevelop the expanded site with an enlarged convenience store and fuel sales facility. All development is to be consistent with the approved site plans.
- The total size of the property is approximately 2.04+/- acres. A 4,600+/- square foot convenience store and a 5,400+/- square foot with eight (8) double-sided dispensers automobile fueling canopy is proposed. The facility will operate 24 hours a day/7days a week.
- Natural resources will be preserved as much as possible and new landscaping will be provided in the non-paved areas. Speedway intends to save nine (9) trees as part of the redevelopment.
- Speedway proposes to install an above-ground detention basin in the southwest corner of the enlarged property. The system has been designed to meet the storage volume as identified in the Engineering Design Manual for the City of Novi.
- The existing facility has two 35’ full access driveways (one on 14 Mile Road and one on Haggerty Road).
  - The driveway on 14 Mile Road is maintained at 35’ wide and moved west to align with the driveway across the street. The new driveway is 203’+/- away from the intersection, and 121’+/- away from the existing driveway to the west.
  - The driveway on Haggerty Road is maintained at 35’ wide and moved south, away from the intersection to align with the driveway across the street. The relocated driveway is 274’+/- away from the intersection. The next closest driveway on the west side of Haggerty Road is 780’+/- away.



- The following building materials will be used throughout the site and in accordance with the approved building elevations (Sheet 2224-ELE) and site plans:
  - **Heritage Blend Quik-Brick.** This material is used on all elevations of the building, 8' tall brick canopy columns, dumpster enclosure, and bottle shed.
  - **Glazing/Aluminum Store Front.** This consists of clear glass and aluminum supports for the windows. The aluminum supports are a bronze color.
  - **Alucobond Screen Panel.** The screen panel is proposed on the rear elevation of the building to screen the rooftop mechanical equipment. A metal ladder system is proposed on the rear of the building to allow roof access for employees and service technicians. This equipment will be painted to match the color scheme of the building.
  - **Aluminum Gutter System.** The gutters around the roof line are red and the downspouts are brown/bronze.
  - Wooden trash enclosure gates and a wooden screen fence are proposed.
  - Light poles are 15' tall and mounted on 2' concrete bases. Poles are bronze in color.
- Speedway is requesting the following deviations from the regulations and ordinances:
  - An asphalt shingle waiver;
  - A deviation to allow the driveway on 14 Mile Road to be located approximately 121'+/- from the neighboring driveway to the west. The variation is requested to allow the existing driveway on 14 Mile Road to align with the opposing driveway on the north side of 14 Mile Road. The current driveway is approximately 119' from the intersection, while the relocated driveway is approximately 203'+/- from the intersection. The new driveway location will improve safety and site distance at the intersection.
  - Speedway is requesting a deviation from the landscaping requirements along a portion of the south property line. The southwest portion of the site had to be lowered to get the driveway along Haggerty Road to align with the opposing driveway. A 5' tall retaining wall is proposed in this area to address the grade change. Due to grading in this area, Speedway is installing landscaping in islands between the driveway/drive aisle and the pedestrian connection to the store.
  - Speedway is requesting a deviation to reduce the required buffer width from 25' to 10'. If the basin is moved to meet the requirement, the bottom of the basin requires more excavation and the side slope of the detention basin will exceed the City's requirement.

The modified concept plan and "PRO" agreement allows the existing Speedway facility to be expanded and redeveloped to current day industry standards, and to the standards associated with the City of Novi. Our team looks forward to the opportunity to discuss this project with the City of Novi Planning Commission and City Council.