



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
December 16, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room C
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer
Alternate David Greco
Staff Support: Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Staff Report**
5. **Matters for Discussion**

Item 1

Master Plan for Land Use Review

- a) Recommended Master Plan Amendments Review and discuss staff recommendations and possibly approve with or without modifications, for inclusion in final review and for recommendations to the Planning Commission.
 - 1) Special Planning Project Area 1 Study Area
 - i. Future Land Use designations and Future Land Use Map
 - ii. Review rezoning submittal 18.690

Item 2

Weiss Rezoning PRO

Review and comment on rezoning submittal 18.690

Item 3

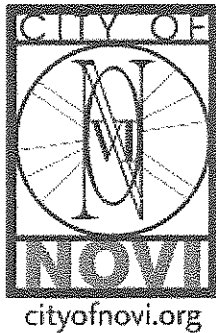
Landings Park Property

- a) Master Plan Review - Review and discuss staff recommendations to reaffirm land use designations as public park and open space for City owned property with or without adjustments and revise underlying residential density
- b) Zoning Map Amendment - Discuss rezoning from B-3 General Business to Single Family Residential

6. **2010 Schedule**
Set 2010 Schedule
7. **Minutes**
November 5, 2009
8. **Adjourn**

Future Meetings –1/6, 1/20, 2/3 & 2/17

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: RECOMMENDED MASTER PLAN AMENDMENTS FOR
SPECIAL PLANNING PROJECT AREA 1 STUDY AREA
DATE: NOVEMBER 23, 2009

During the Master Plan Review Process, the Master Plan and Zoning Committee has reviewed proposed text and map amendments and amendment alternatives for Special Planning Project Area 1 Study Area. Based on discussions with the Committee members, City Staff and comments from the public, Staff recommends the following Master Plan for Land Use amendments for the Committee's consideration as recommended amendments to be forwarded to the Planning Commission for approval. Upon full Planning Commission approval of the recommended amendments, Planning Staff will finalize the amendments. A copy of the Master Plan Review and proposed Master Plan amendments will be forwarded to the City Council to approve the distribution of the proposed amendments. Staff's recommended amendments for the Special Planning Project Area 1 Study Area are listed below with a recap of recommended findings following the proposed amendments.

1. FUTURE LAND USE DESIGNATIONS

Delete SPECIAL PLANNING PROJECT AREA 1 – This land is designated for areas that require further study to determine future land use.

2. FUTURE LAND USE MAP RECOMMENDATIONS (see recommended Future Land Use Map)

Section 26

- SPECIAL PLANNING PROJECT AREA 1 to COMMUNITY OFFICE western portion.
- SPECIAL PLANNING PROJECT AREA 1 to INDUSTRIAL, RESEARCH, DEVELOPMENT AND TECHNOLOGY eastern portion.

FINDINGS

Staff recommends that the Master Plan for Land Use provide for future COMMUNITY OFFICE and INDUSTRIAL, RESEARCH, DEVELOPMENT AND TECHNOLOGY land uses as shown on the attached map for the following reasons:

COMPATIBILITY

- Office development along the east side of Novi Road in the Study Area would complement the office development located along the west side of Novi Road.
- Industrial development along the south side of Ten Mile Road would complement the industrial development along the north side of Ten Mile Road.
- Placing residential uses near the railroad tracks could be problematic due to the noise and vibrations created by freight rail traffic.

INFRASTRUCTURE CONCERNS

- Designating parcels adjacent to the railroad could be important for future industrial development especially as land with rail access becomes more valuable as transportation costs rise.
- City infrastructure is adequate to serve the proposed office and industrial uses.

RETAIL FLOOR SPACE DEMAND

- The City of Novi Retail Center Vacancy Rate Review of March 25, 2009 indicated that in February of 2009 that local and community serving retail centers in the City of Novi had a vacancy rate of 10.7%, and regional serving centers had a vacancy rate of 9.3%, both of which are higher than the regional and national standards.
- Vacant regional serving retail areas could accommodate some community serving retail services.
- The 2009 Retail Space Demand Forecast report stated the following:
 - The City has a surplus of land zoned or planned for retail activities that will accommodate the Retail Space Demand through 2018 based on the high end residential growth forecast.
 - Zip code areas 48375 and 48377 combined have a surplus of land zoned or planned for retail activities that will accommodate the Retail Space Demand through 2018 based on the high end residential growth forecast.
 - The surplus of land available for retail uses could be considerably larger if the housing growth rate is slower or if retail floor space continues to be built at today's floor area per acre ratio.
- The City's Economic Development Director stated in his September 10, 2009 memo to the Community Development Department, that owners and managers of existing shopping centers would likely suffer tenant loss if additional land was made available for retail use and that could reduce their ability to make improvements to existing centers.

OTHER REASONS

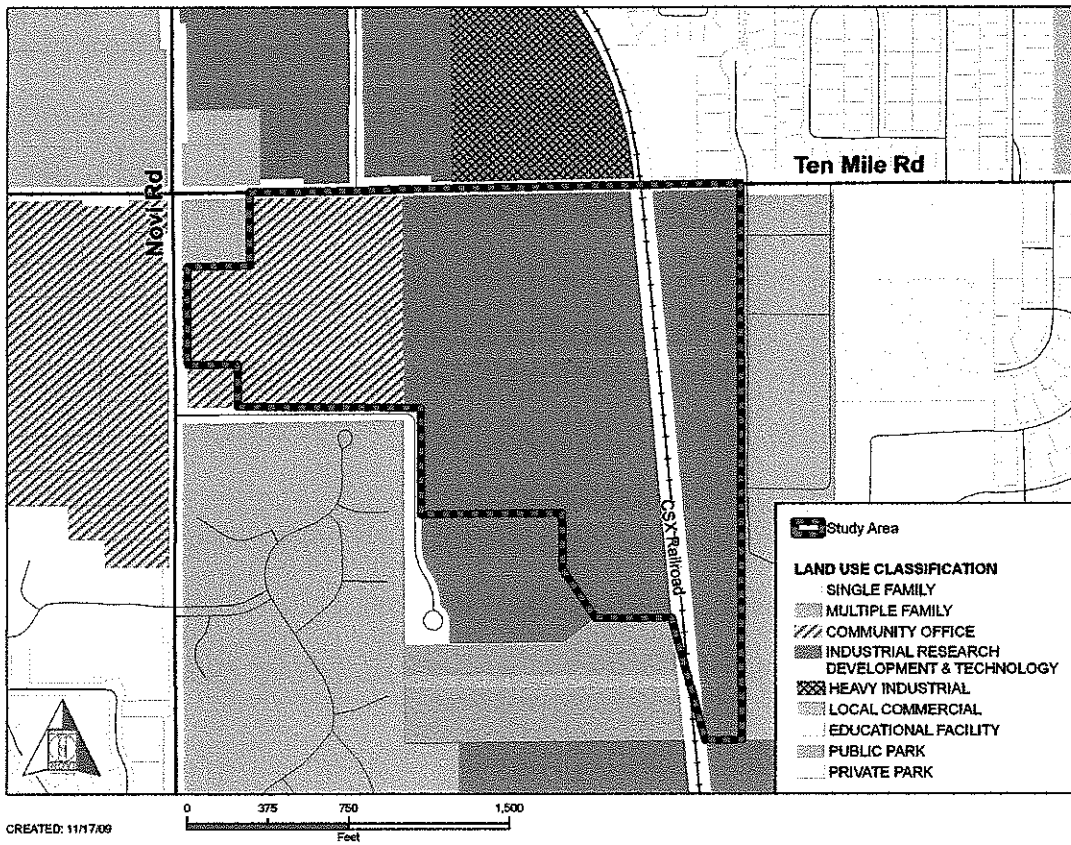
- 64% of the 2009 Master Plan Review survey respondents disagreed or strongly disagreed with the following statement: "*Residents want additional shopping choices near their homes including another centrally located super market with connecting shops.*"

- Planning additional land for community commercial uses is contrary to the following Master Plan Objective and Implementation Strategy:
 - *“Support retail commercial uses along established transportation corridors that are accessible to the community at large, such as along Grand River Avenue, to preclude future traffic congestion;”* and
 - *“Limit commercial uses to locations, current zoning or areas identified for commercial zoning in the Master Plan for Land Use.”*

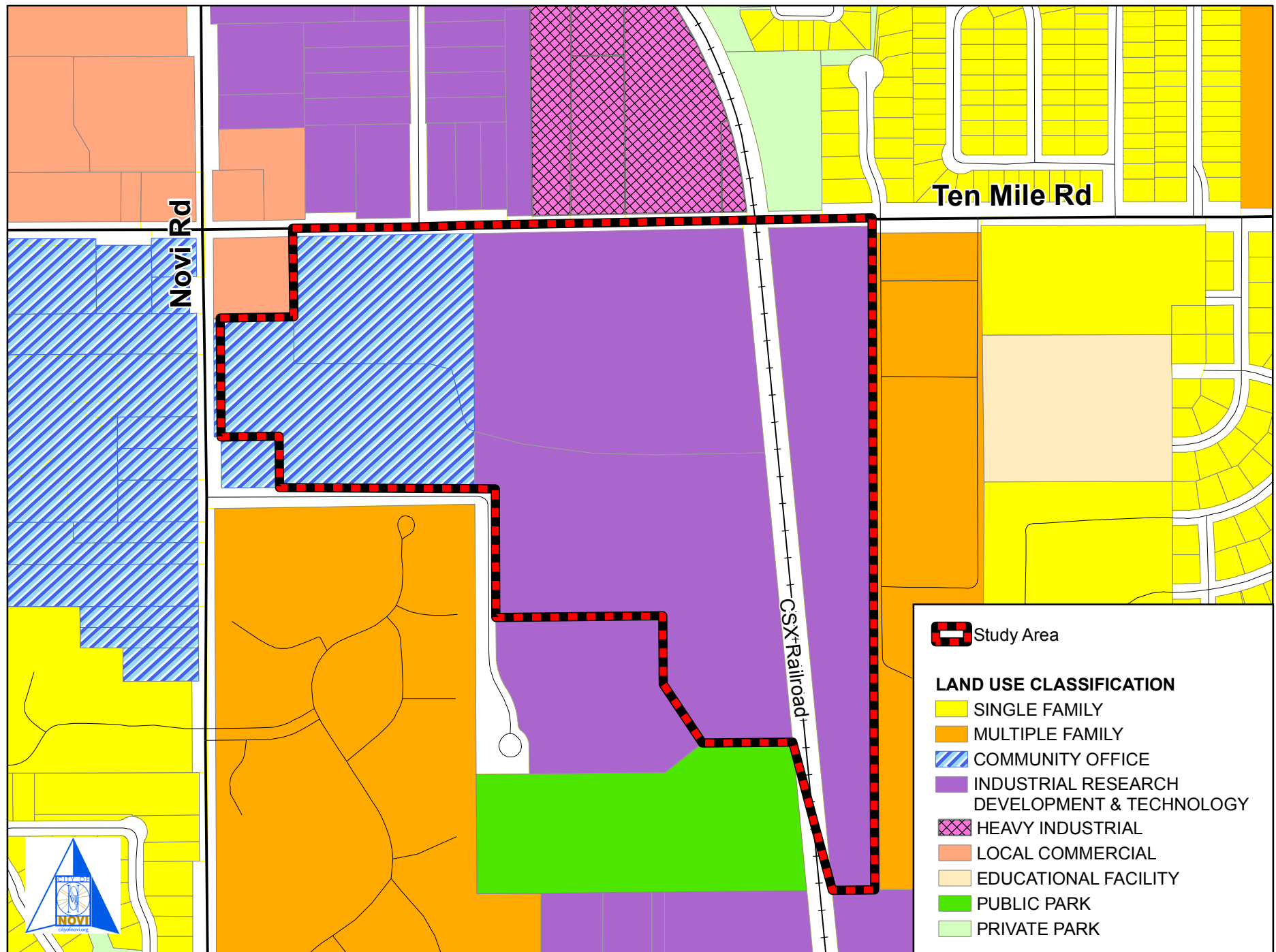
If you have any questions on this material or these findings, please feel free to contact me.


c: Barb McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development

SPECIAL PLANNING PROJECT AREA 1 STUDY AREA RECOMMENDED FUTURE LAND USE












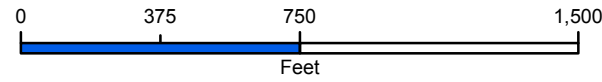
SPECIAL PLANNING PROJECT AREA 1 STUDY AREA RECOMMENDED FUTURE LAND USE



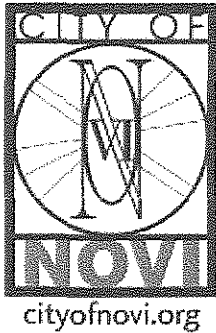
 Study Area

LAND USE CLASSIFICATION

-  SINGLE FAMILY
-  MULTIPLE FAMILY
-  COMMUNITY OFFICE
-  INDUSTRIAL RESEARCH
DEVELOPMENT & TECHNOLOGY
-  HEAVY INDUSTRIAL
-  LOCAL COMMERCIAL
-  EDUCATIONAL FACILITY
-  PUBLIC PARK
-  PRIVATE PARK



MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: SPECIAL PLANNING PROJECT AREA 1 STUDY AREA
DATE: NOVEMBER 18, 2009

At the November 5th Master Plan and Zoning Committee meeting, the Committee reviewed a letter from Matt Quinn, attorney for Dan Weiss who is the property owner of much of the land in the Special Planning Project Area 1 Study Area, located between the railroad tracts and Novi Road. In the letter Mr. Quinn states that "...the Committee's discussion, comments and decision on March 19, 2009 should remain intact. No one, including staff, has presented any facts or other material to the Sub-Committee that would in any way change your minds." This memo is a response to these comments.

Although the Master Plan and Zoning Committee reviewed the Special Planning Project Area 1 Study Area at their March 19, 2009 meeting and indicated a preferred set of future land uses, it has not made a final recommendation to be sent to the Planning Commission. The Committee had discussed at various meetings that staff would not be asking for final recommendations until after the Master Plan Review Open House and closing of the Master Plan Review Survey. At the Committee's August 5th meeting, a Master Plan Review Process memo from staff was distributed which including a discussion of this procedure.

At the Committee's September 16, 2009 meeting, a short discussion occurred on the Master Plan alternatives to be presented at the Open House. A memo to the Community Development Department from the City's Economic Development Director, Ara Topouzian, was distributed at the meeting. This memo indicated that Mr. Topouzian recommended Alternative 1 because he believed that existing business owners would suffer if additional retail was added. During his discussions with many shopping center managers they indicated they were chiefly concerned with finding and keeping tenants. He said that if additional commercial land was available the existing commercial owners and managers would suffer tenant loss and may not be able to make improvements to older shopping centers. Staff told the Committee that the City's Planning and Administrative staff had the same concerns. At the meeting the Committee agreed that the alternatives presented were acceptable for soliciting public comment.

All of these meetings were public meetings, and all of these referenced documents are public documents.

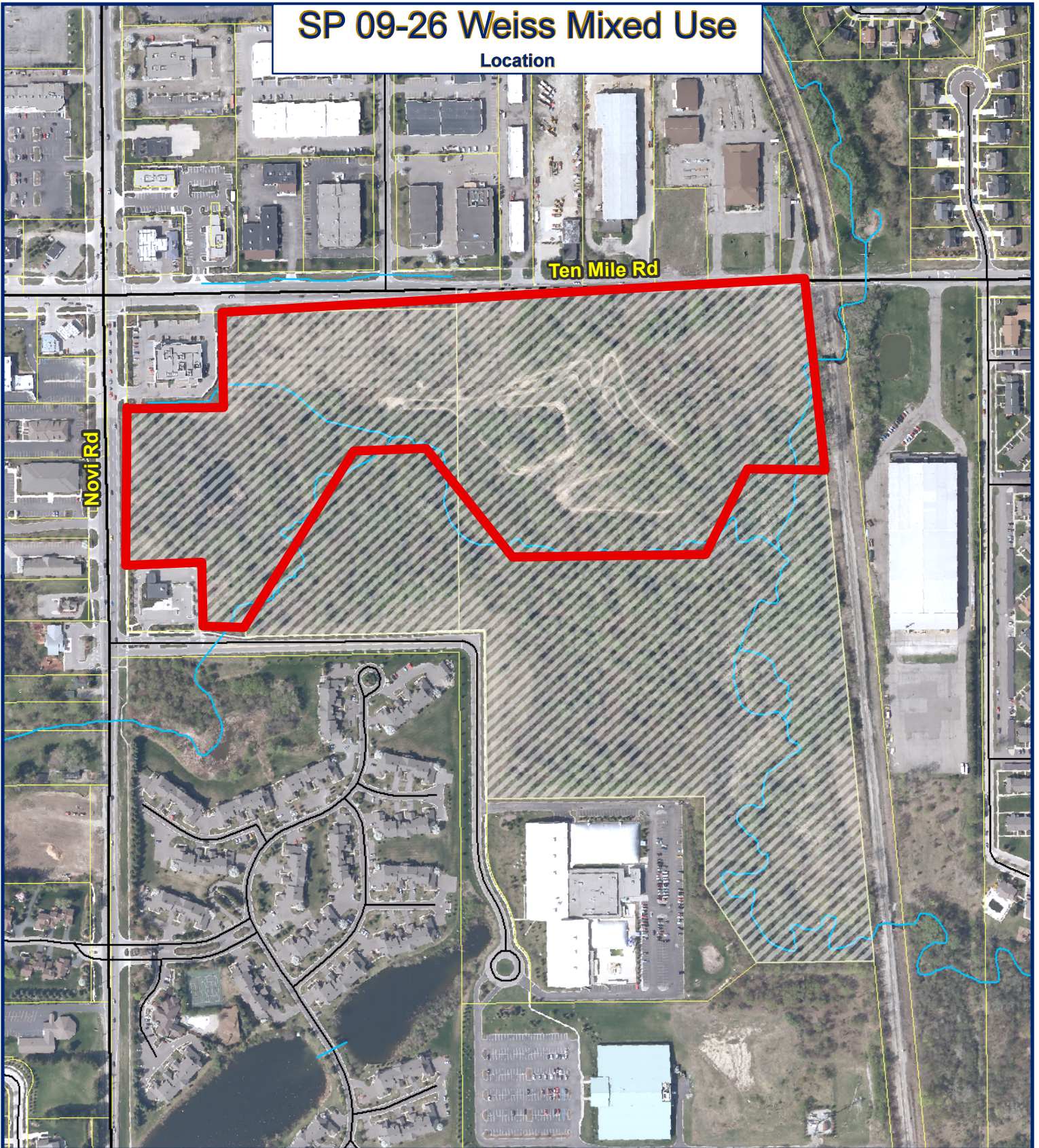
Further, at the November 5th meeting, the Committee asked staff to present each of the three study areas one final time at separate meetings, with findings supporting staff's recommendations on each of the three study areas. As indicated, the Committee's recommendations will be forwarded to the Planning Commission as a whole for further discussion and a public hearing before final adoption of the Plan.

I look forward to working with the Committee on finalizing their recommended amendments in the near future.

c: Barbara McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development
Tom Schultz, City Attorney

SP 09-26 Weiss Mixed Use

Location



Map Author: Kristen Kapelanski
Date: 11/23/09
Project: SP 09-26 Weiss Mixed Use
Version #: 1.0

Map Legend



Subject Properties



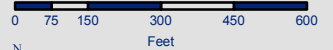
Proposed Area of PRO

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.



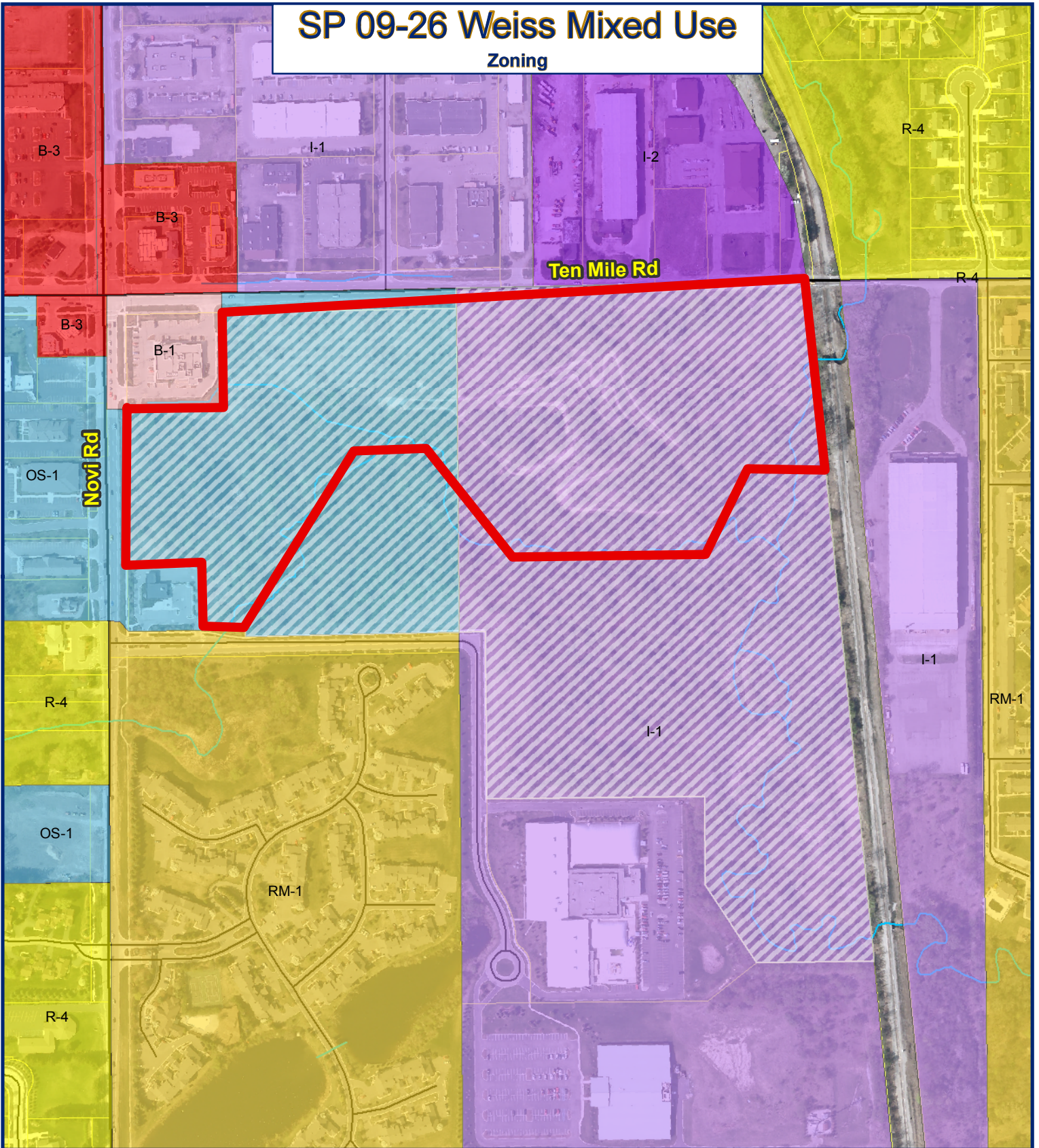
City of Novi
Department Division
Department Name
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 395 feet

SP 09-26 Weiss Mixed Use

Zoning






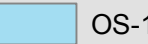





Map Author: Kristen Kapelanski
 Date: 11/23/09
 Project: SP 09-26 Weiss Mixed Use
 Version #: 1.0

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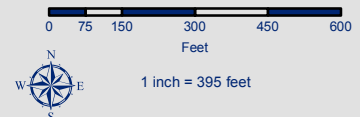
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Map Legend

-  Subject Properties
-  B-1
-  I-2
-  R-4
-  B-3
-  OS-1
-  RM-1
-  I-1
-  Proposed Area of PRO

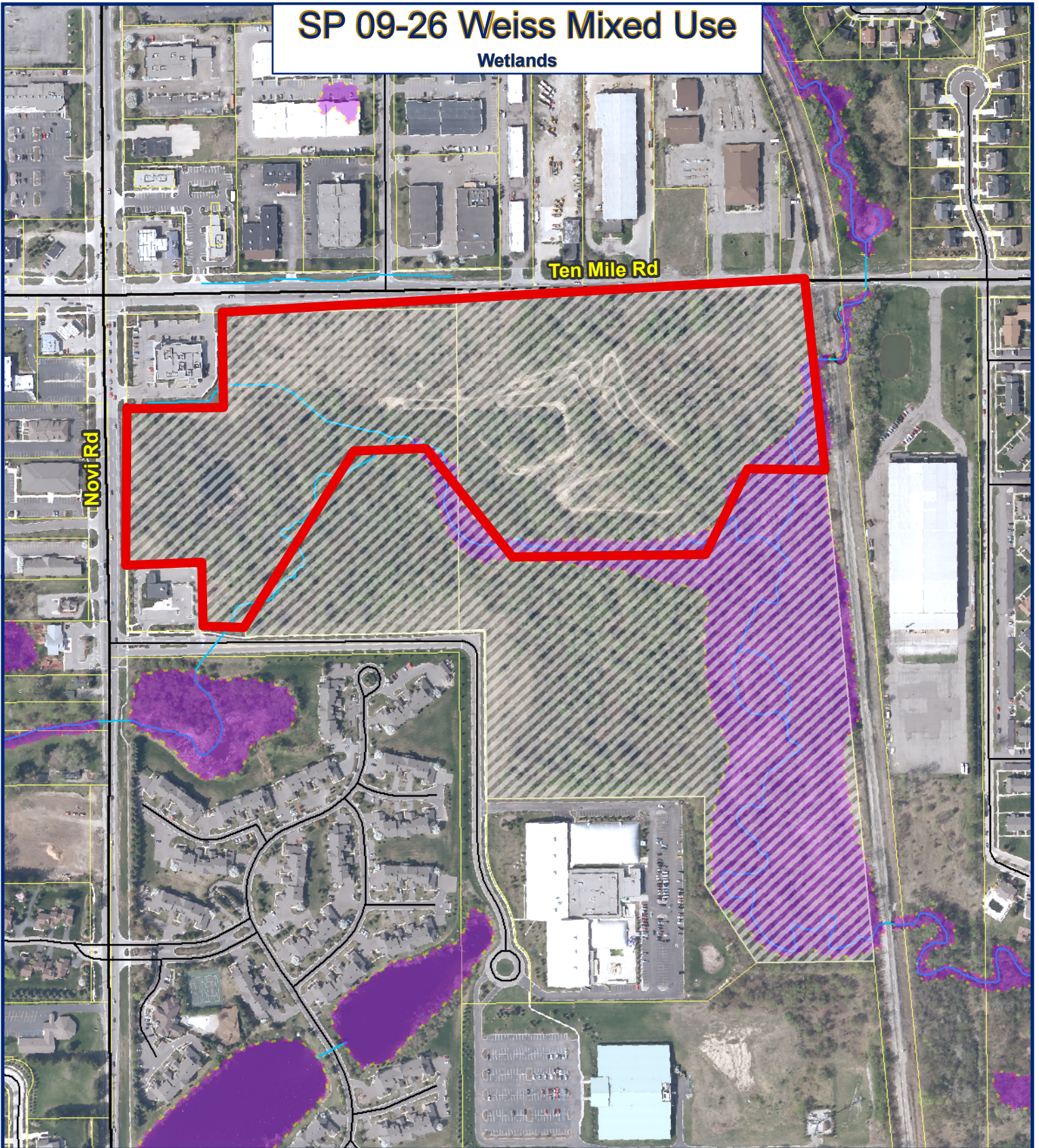


City of Novi
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SP 09-26 Weiss Mixed Use

Wetlands






Map Author: Kristen Kapelanski
Date: 11/23/09
Project: SP 09-26 Weiss Mixed Use
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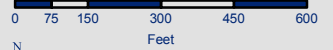
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Map Legend

-  Subject Properties
-  Wetland Areas
-  Proposed Area of PRO



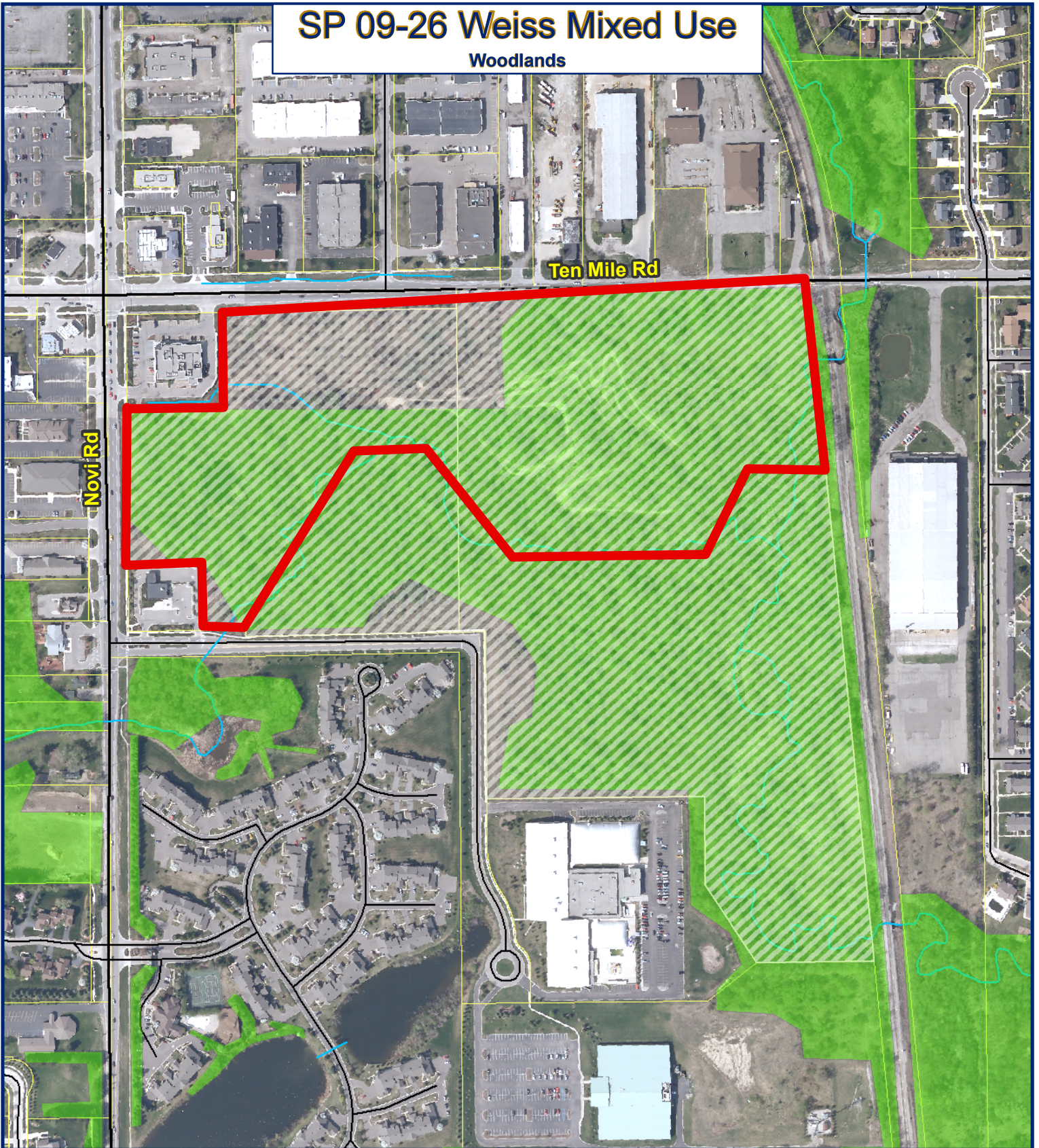
City of Novi
Department Division
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45175 W Ten Mile Rd
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1 inch = 395 feet

SP 09-26 Weiss Mixed Use

Woodlands






Map Author: Kristen Kapelanski
Date: 11/23/09
Project: SP 09-26 Weiss Mixed Use
Version #: 1.0

MAP INTERPRETATION NOTICE

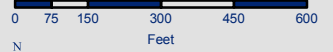
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Map Legend

-  Subject Properties
-  Woodlands
-  Proposed Area of PRO



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1 inch = 395 feet



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
December 2, 2008 at 7:00 p.m.
Novi Civic Center – Council Chambers
45175 W. Ten Mile, Novi, MI 48375
248.347.0475

ROLL CALL

Present: Members Brian Burke, Andy Gutman, Michael Meyer, Wayne Wrobel

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Kristen Kapelanski, Planner; Kristin Kolb, City Attorney

APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Burke:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER BURKE:

MATTERS FOR DISCUSSION

1. Weiss Mixed Use Project

Request for discussion to provide comments, suggestions and questions on rezoning a portion of a parcel from OS-1 and I-1 to B-2 with a PRO with the balance of the property remaining OS-1 and I-1.

Planner Kristen Kapelanski said the Applicant is proposing a 41,000 square-foot retail center, a 64,000 square foot Kroger store and other associated outlots for three medical buildings, two restaurants, a bank and a retail store. The site is the southeast corner of Ten Mile and Novi Road and the proposal is for just a portion of the property. The surrounding zoning includes various Residential, Industrial, Office and Commercial zones. The subject land is mainly along the Ten Mile frontage; the property outside of this development area will remain zoned OS-1 and I-1. The far west property will remain OS-1.

There are regulated woodlands and wetlands. The boundary lines shown on the maps are guidelines, and these boundaries will be adjusted as necessary after field review.

The majority of this property is classified as a Special Planning Project Area, with the balance to the west master planned for Office. Considering the Master Plan offers little guidance in this area, Ms. Kapelanski said it may be wise for the Planning Commission to commence a study similar to those done for other areas of the City earlier this year. This could be done early next year and could be completed hopefully mostly by Staff, and it could be rolled into the Master Plan examination for 2009. The Applicant would have the option of waiting for the study to be complete, or proceed without the benefit of any updated study or additional guidance from the Master Plan.

The Applicant has not identified a public benefit, as required with all PROs. The variances are summarized in the Plan Review Chart. The plan is set up to be a site condo, and many of the variances could be eliminated with a general condo instead.

A similar project was proposed about four years ago. The minutes regarding that project were provided to the Committee in their packet.

Deputy Director of Community Development Barbara McBeth agreed with Ms. Kapelanski's suggestion that the Master Plan and Zoning Committee's recommendation could be to perform a study on the Special Project Planning Area. She preferred that this be accomplished prior to the project going forward. This would be a sound basis for the recommendations that will be made.

Matt Quinn addressed the Committee on behalf of the Applicant. He said that the last proposal came before the Committee twice; once it was unanimously accepted and once the review was a bit mixed. There was a bit more commercial when the plan went before the Planning Commission. The plan then went on hiatus. Kroger is the anchor that will make this project go. Now they are ready to go, and their contracts are in place.

Mr. Quinn said the market study shows the need for this project. He said it made sense to bring this project forward as a PRO. He described the various buildings and their relationship (distance) to the Walgreen's on the corner. The Chapman Creek natural features may be proposed as a nature area for one of the project's public benefits. The Applicant is also considering offering a Ten Mile center turn lane that connects to the improvements made at Novi Road.

This project has been on the table since 2001. The City told them at one point that it couldn't handle the project until the Novi: Ten Mile intersection was improved. Mr. Weiss said he would wait. The improvements have now been made.

Mr. Quinn said that the overall regional detention for the area could also be part of the community benefit offered.

A boardwalk from the south side of the development to Arena Drive is also under consideration. This would allow people from River Oaks Apartments to walk to the commercial center. A bridge of some sort would have to be built across the gorge.

Mr. Weiss and Mr. Quinn have been working with Parks and Recreation on naming the ice arena park after Mr. Weiss. He donated that land in the 1990s. A park design and one or two soccer fields would be a nice fit in the area. Mr. Weiss may donate some fill and seed to facilitate that purpose.

Mr. Weiss has owned this land for over 35 years; he leased it back to Erwin's Apple Orchard when it was in business.

Mr. Leonard Siegel addressed the Committee. He said the easterly section is zoned I-1 and the westerly section is zoned OS-1. The dividing line is about half-way between Novi Road and the CSX railroad – about 1,000 feet in each direction. Chapman Creek seemed like a rational boundary line for a zoning line, and it never occurred to him that the Office zoning should continue along the other side of the creek.

This request is for about twenty acres along Ten Mile. This is 39,000 square feet smaller than the request from 2004. There is a wetland near the credit union that is proposed for mitigation. This is a pond area that collects the runoff from the west side of Novi Road. Many of the outlot features are conceptual only, though there is one bank interested in the project. 8.5 acres of this site will remain zoned OS-1.

Mr. Quinn concluded by acknowledging the irony in ultra-conservative Dan Weiss coming forward in this economy with a proposal for a new development. He said that Mr. Weiss will continue to move forward on this project regardless of whether the City chooses to study this Special Area as designated on the Master Plan. He said that the City has had ample opportunity to review this location, and his client will not wait for the City to complete a study. He expected the plans to be submitted in January.

Member Burke asked about the original submittal's concept plan and parallel plan. Mr. Quinn said that the parallel plan was provided to demonstrate what could be built on the site under its current zoning. The concept plan had another retail building with four units, and the retail attached to the Kroger was larger. Mr. Siegel added that the wetland previously discussed is new and has formed over the last four years.

Member Burke compared the old and new plans and noted that the curb cuts have been reduced by one. He was concerned whether the roads could accommodate the increase in traffic. Ms. Kapelanski said the Traffic Consultant didn't conclusively determine whether an additional Novi Road traffic light would be needed. They did recommend one west of Kroger, and they also recommended that the drives be relocated.

Member Burke felt that the important aspect of this review is to determine how to mitigate the traffic increase. He thought that a longer center lane would help. It is difficult to leave Walgreens via Novi Road with the hopes of turning west onto Ten Mile at the light. Though he felt the traffic has improved since the work on the intersection, he still felt that there were traffic issues in this area. Mr. Quinn felt that the previous traffic study didn't warrant additional traffic lights and he didn't think this new plan would either, though perhaps the County reviewers will have since changed their minds. Mr. Siegel added that the existing zoning would have a more negative impact to the peak morning drive time. Overall, there wouldn't be a big difference.

Member Meyer agreed that the improvement of the intersection allows for the possibility of additional traffic at this corner. Member Meyer did not think that the increase in the taxbase was a significant enough community benefit to move this project through the PRO process, which may have been the sticking point with the 2004 submittal. Mr. Siegel said that with this new proposal they are exploring what roadwork may be proposed as an additional community benefit. They may propose a conservation easement along Chapman Creek. They may improve the park behind the ice arena. Member Meyer thought these were nice amenities. He asked for additional comment on the land itself.

Mr. Siegel said the land slopes from Ten Mile south to the creek. The proposal would provide a landscaped area near Ten Mile with a steep drop down to a parking area that would still slope to the south. The south end of the property would be built up and a retaining wall would be added just north of the creek outside of the wetland area.

Member Meyer asked about the trees from the orchard. Mr. Siegel responded that the trees would be maintained near the creek, but once the site is balanced, a majority of the site's trees would be removed. The trees are junkers. Deputy Director of Community Development Barbara McBeth said the trees were discussed at the pre-application meeting. They discussed whether the woodland extended into the interior of the site, and she noted that the new woodland map would be presented soon to the Planning Commission. Mr. Siegel said there were two landmark trees measuring greater than 36 inches. He did not think that they could be saved. The rest are six-to-eight inch apple trees.

Member Burke recommended that additional information be provided on the orchard trees, soil testing for potential arsenic contamination from the orchard, and the elevation drop near Ten Mile. Mr. Siegel said if the soil is contaminated it would be relocated to a secluded area. Member Wrobel asked if it had to be hauled off site. Ms. McBeth said she thought the standards were different for a commercial development, and that this issue wasn't necessarily the purview of the Planning Commission, unless they wished the Applicant to make the removal of the soil a community benefit.

Member Gutman encouraged the Applicant to give a clear definition of the public benefit when the proposal comes forward. He asked Ms. McBeth how quickly the study of this site could be completed. She responded that the previous Master Plan study covered three study areas. She spoke with her Staff regarding this issue and decided that if this Committee feels that a study is the appropriate thing to do, a resolution could go before the Planning Commission recommending that the subject area be opened for study. If the work was done in-house, it wouldn't have to go out for a bid. That would save a few weeks. The Staff could begin the study, and hold weekly, bi-weekly or monthly meetings with the Master Plan and Zoning Committee to seek input. They could also host public input sessions. This would take a couple of months – perhaps three. The notification process required by State Law to notify the surrounding communities and public utilities would increase the timeframe to about nine or ten months. Mr. Spencer added that the study portion is the short part of it; the Master Plan Amendment process would take the nine months or so to complete. 2009 is the year that marks the five-year increment in the Master Plan Review process.

Member Gutman thought that the City's review of the site was important for the Committee to consider.

Member Wrobel said that food shopping is inconvenient for the east side of Novi. However, he and his neighbors would not be happy with another neighborhood center or strip mall. Residents complain about the existing vacancies and ask why more buildings are being constructed.

Member Wrobel was concerned about the Ten Mile westbound afternoon and evening traffic. He said that it can take thirty minutes to travel this Ten Mile segment on a busy day. A big development will create a mess. A turning lane would not benefit the intersection since the development of the City has gone west. The turning lane would only benefit this Applicant.

Member Wrobel would like the Applicant to explain the public benefit of this proposal. The outlots are speculative and there is no firm timeline.

Member Wrobel noted that a previous planner suggested that the buildings be moved closer to the road to give it a different look – something distinctive other than looking like a shopping center. This is a focal corner. He understood that Kroger had issues with moving the store because of the loading docks, and this is not a major concern to Member Wrobel because the trucks are not parked there all day long.

Member Wrobel asked about the size of the Kroger, which was determined to be slightly larger than the Kroger on Beck Road.

Member Meyer asked whether the Applicant should move forward in light of the current economic indicators. A representative from Kroger said that when he looked for a new home in Novi, he realized that a store should be located in this area of the City for the sake of convenience. Mr. Siegel said that the City's consultant, the Chesapeake Group, indicated that this section of the City does need neighborhood shopping. He said that securing financing for the project may become the issue. He added that there is enough interest in the area to support this amount of retail. Member Wrobel asked the Applicant to provide documentation of residents who say they support the proposal, because the general comments he hears are contrary to that statement.

Mr. Siegel suggested that this project could actually reduce the level of traffic in the area by giving the local residents a nearby shopping venue.

Member Wrobel asked about an additional Ten Mile signal. Mr. Spencer said that the traffic study will shed light on whether a light is warranted. The developer is typically responsible, though sometimes the City or adjoining property owners cooperate in these additions when the light provides services outside of the subject proposal's needs. The turn lanes may be a requirement of the site plan anyway -- this will be determined during the site plan review. Mr. Siegel said their concept may exceed what will be required.

The Committee encouraged the Applicant to provide a façade that is attractive and does not appear to be a standard shopping center design.

The Committee discussed whether a study is necessary. Member Meyer said that he routinely hears that Novi sets up all these hurdles which keep businesses from wanting to develop here. If this study is a necessary hurdle, then so be it; otherwise, the City should forego the effort. Making the City easier to develop in is one of the forces that drives Member Meyer. Member Wrobel added that the Committee just wants to be sure that the City is doing the right thing. Ms. McBeth said that the Staff would perform would hopefully complete the study within a couple of months. It could be started sooner or along with the Master Plan review. She said it comes down to whether it is worthwhile to take a closer look at this proposal and do a study similar to those done on the three areas reviewed earlier this year. This study could be done with smaller detail, less time, probably fewer meetings, less public input opportunities, but still the City could get the value out of it, which would be some public input, more in-depth study of what is in the vicinity, an update to the retail analysis and traffic studies - all of these Master Plan kinds of things that are of benefit when the City needs to make a decision on a zoning issue. For these reasons, Ms. McBeth said they would recommend that the study be conducted – maybe concurrently with the submittal – and it could be done for everyone's benefit. The study would take in the Applicant's perspective and the residents' perspective. The City found that these items were valuable and helpful during the last review. It also makes the public aware of the proposal before it comes before the Planning Commission for a Public Hearing.

Mr. Spencer said that Novi has, over the years, tried to rezone property in accordance with the Master Plan. As a backbone for those rezonings, the Master Plan is a very valuable tool. He agreed with Ms. McBeth that the study could be completed for this purpose long before the Master Plan update is complete.

Member Burke asked how many Staff hours would be needed to complete a survey on this area. Ms. McBeth said she didn't think a survey would be accomplished. She said they found that the open house was effective and stakeholder meetings provided valuable information. She felt with the slowdown in work the Staff would be able to work on this project, and it is less complicated than the other study areas.

Ms. McBeth said the Staff could start the review within a couple of weeks. They could meet with the Committee in early January. She hoped that the Staff could be through with the project by the end of February. Member Burke asked whether previously there was criticism of the City for performing the Master Plan review when there were site plans on the table. Mr. Quinn said that it was he who criticized the timing.

Ms. McBeth agreed with Mr. Spencer that it is good to make zoning changes based on the Master Plan designations. This subject land in this proposal has no Master Plan designation. With this request to rezone, it would be good to have an enhanced planning study. Mr. Spencer added that the study could be beneficial to many, as it may also apply to other sites in the area.

City Attorney Kristin Kolb said it made sense that the study happen concurrently with the review of this proposal.

Moved by Member Burke, seconded by Member Gutman:

VOICE VOTE ON TEN MILE: NOVI ROAD STUDY RESOLUTION MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:

A motion of recommendation to the Planning Commission for a resolution to commence a study of the Special Planning Project Area at Ten Mile and Novi roads that will be completed concurrently with the Applicant's site plan submittal. *Motion carried 4-0.*

Mr. Spencer said that the Applicant might wish to consider a site design with the buildings closer to the road. This is a concept that encourages pedestrian activity. Because this is a PRO, the Committee can also engage in a dialogue with the Applicant to discuss the public benefits associated with aesthetic design elements such as building location. The Applicant responded that the "closer to the road" concept will not happen. He said it is not a practical idea, and it squeezes the small store owners out of parking.



PLAN REVIEW CENTER REPORT

October 19, 2009

Planning Review

Weiss Mixed Use Development
Rezoning with Planned Rezoning Overlay
SP# 09-26/Rezoning 18.690

Petitioner

Siegal Tuomaala Assoc.

Review Type

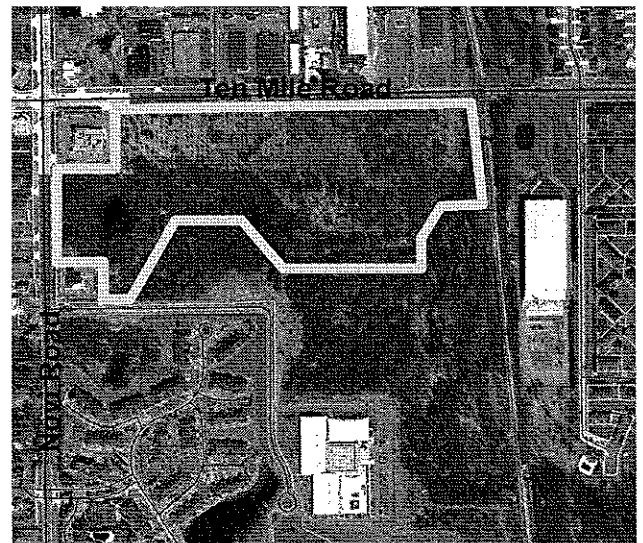
Proposed Rezoning from I-1 Light Industrial and OS-1, Office Service to B-2, Community Business and OS-1, Office Service with a Planned Rezoning Overlay.

Property Characteristics

- Site Location: South of the Novi Road and east of Ten Mile Road
- Site Zoning: I-1, Light Industrial and OS-1, Office Service
- Adjoining Zoning: North: I-1 and I-2, General Industrial (across Ten Mile Road); East: I-1 (across railroad tracks), RM-1, Low Density, Low-Rise Multiple Family Residential (just east of I-1); West: OS-1, (across Novi Road), RM-1, B-1, Local Business; South: I-1, RM-1
- Site Use(s): Vacant
- Adjoining Uses: North: Various industrial; East: Industrial, Novi Ridge Apartments (east of industrial use); West: Medical office/general office (across Novi Road), River Oaks West Multi-Family, Walgreen's; South: Vacant light industrial, Sports Club of Novi and Novi Ice Arena (beyond vacant light industrial), River Oaks West Multi-Family
- Proposed Use: Proposed Kroger store (approx. 64,000 sq. ft.), proposed shopping center (approx. 41,000 sq. ft.), 1 proposed retail outlot (approx. 7,000 sq. ft.), 2 proposed restaurant outlots (11,500 sq. ft.), 1 proposed bank outlot (approx. 4,000 sq. ft.), 3 proposed medical office outlots (approx. 22,000 sq. ft.)
- Site Size: 28.7 acres
- Plan Date: 08-17-09

Project Summary

The petitioner is requesting comment on a proposed rezoning with a Planned Rezoning Overlay. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As a part of the PRO, the underlying zoning is changed, in this case to B-2 with a portion to remain zoned OS-1 as requested by the applicant, and the applicant enters into a PRO Agreement with the City,



whereby the City and applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. PRO requests require a 15-day public hearing notice for the Planning Commission, which offers a recommendation to the City Council, who can grant the final approval of the PRO. After final approval of the PRO plan and agreement the applicant will submit for Preliminary and Final Site Plan under the typical 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 years, the rezoning and PRO concept plan expires and the agreement becomes void.

The parcels in question are located on the south side of Ten Mile Road and east side of Novi Road in Section 26 of the City of Novi. The property to be included in the PRO totals approximately 28.7 acres and is made up of two parcels. The current zoning is split between OS-1, Office Service and I-1, Light Industrial and the applicant is proposing the rezoning of portions of both parcels to B-2 with the some portions of the property to remain zoned OS-1. There is a substantial area that would remain zoned I-1 and not included as part of the PRO. The applicant has indicated that the rezoning is being proposed to facilitate the construction of a retail and office complex that would include the following:

- Neighborhood Shopping Center: 40,978 sq. ft.
- Kroger Store: 64,245 sq. ft.
- Outlot 1 – Medical Office: 10,000 sq. ft.
- Outlot 2 – Medical Office: 7,800 sq. ft.
- Outlot 3 – Bank: 4,150 sq. ft.
- Outlot 4 – Restaurant: 5,000 sq. ft.
- Outlot 5 – Restaurant: 6,500 sq. ft.
- Outlot 6 – Retail: 7,000 sq. ft.
- Outlot 7 – Medical Office: 5,000 sq. ft.

Currently, the subject property is zoned I-1 and OS-1. While the OS-1 district does allow for the development of medical offices and banks, neither the I-1 District nor OS-1 District permits restaurants or retail. Therefore, the applicant is proposing to have the southwestern portion of the site remain zoned OS-1 with the remainder of the subject property to be rezoned to B-2.

Master Plan for Land Use

Presently, the Planning Commission has opened certain sections of the Master Plan for review and possible updates. The project area has been included in this review by the Master Plan and Zoning Committee for recommendation to the Planning Commission concerning the future land use of the site. This review should be completed in the coming months.

The Novi Road Corridor Study was approved by the Planning Commission on August 15, 2001 and became an official amendment to the City of Novi Master Plan. Prior to this document, the subject property was partially master planned for local commercial uses and partially planned for light industrial uses. Given the visibility of any development on the site and the 1998 Citizen's Survey that found very little desire from the community for additional commercial development in Novi, the area was given a designation of "Special Planning Project Area" in the study. When the study was adopted, this designation was then placed on the Master Plan for Land Use to guide future development on the parcel.

There is no discussion throughout the Novi Road Corridor Study that additional commercial development at the southeast corner of Novi and Ten Mile Roads would be beneficial to the community. The plan instead states that the need for additional commercial development on this

property should be reevaluated, due to the amount of commercial development in the City and the corridor.

As part of the Master for Land Use review, the most recent retail study, completed in 2007 by the Chesapeake Group, was updated by staff to determine the future need for retail and other land uses throughout the City in both the immediate future and the long term future. This study update indicated the City currently has a surplus of land zoned or planned for retail activities to meet the highest predicted retail space demand through 2018. In addition, recent studies also indicated the City presently has a retail vacancy rate near 10%. There is also a local commercial development, including a Busch's grocery store, less than one mile to the east on Ten Mile Road, as well as three Meijer's stores located just on the outskirts of the City.

The southwestern portion of the site is designated for office uses and the applicant is proposing that that portion of the site remain zoned OS-1, which would be consistent with the recommendations of the Master Plan.

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**

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Site	I-1, Light Industrial, OS-1, Office Service	Vacant	Office, Special Planning Project Area
North Parcels (across Ten Mile Road)	I-1, Light Industrial, I-2, General Industrial	Various industrial	Light Industrial, Heavy Industrial
Eastern Parcels (across railroad tracks)	I-1, Light Industrial, RM-1, Low-Rise Low Density Multiple-Family Residential (east of I-1)	Industrial, Novi Ridge Apartments (east of industrial)	Light Industrial, Multiple-Family (east of Light Industrial)
Southern Parcels	I-1, Light Industrial, RM-1, Low-Rise Low Density Multiple-Family Residential	Vacant, River Oaks West Multi-Family, Sports Club of Novi and Novi Ice Arena (beyond vacant light industrial)	Light Industrial, Multiple-Family, Public (beyond light industrial)
Western Parcels	RM-1, Low-Rise Low Density Multiple-Family Residential, B-1, Local Business, OS-1, Office Service (across Novi Road)	River Oaks West Multi-Family, Walgreen's, Various medical/general office (across Novi Road)	Multiple-Family, Local Commercial, Office (across Novi Road)

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the proposed development with the zoning and uses on the adjacent properties should be considered when examining the proposed rezoning with PRO.

Directly to the north of the subject property are various industrial uses across Ten Mile Road. The properties to the **north** are zoned I-1 (Light Industrial) and I-2 (Heavy Industrial). Additional traffic would be the most noticeable impact to the existing industrial developments. The proposed development could draw a considerable amount of cars to the area. For additional information regarding traffic concerns, please see the Traffic Study submitted by the applicant and the attached review letters from the City's Traffic Consultant.

Directly **east** of the subject property is a light industrial development with Novi Ridge Apartments directly east of the industrial building. There are railroad tracks separating the subject property and the industrial development. Again, additional traffic would be the most noticeable impact to the existing industrial developments. For additional information regarding traffic concerns, please see the Traffic Study submitted by the applicant and the attached review letters from the City's Traffic Consultant.

The properties to the **south** of the subject property are vacant light industrial land, the River Oaks West Multi-Family development, and the Novi Sports Club and Novi Ice Arena. The parkland and vacant land will be minimally impacted. The proposed development could bring additional noise to the area that could carry over to the parkland, although this is unlikely. Residents to the south may experience increased traffic in the area as well as noise but residents of the proposed development and users of the proposed retail facilities, etc. will mostly be entering off of 10 Mile Road.

The properties to the **west** of the subject property include again the River Oaks West multi-family development, the Walgreens store and various office uses across Novi Road. The nearby drugstore and office uses could experience increased competition due to the proposed medical office and retail facilities included in the project. Additional traffic may also be a concern.

The development would add traffic to the area. A Traffic Impact Study has been submitted by the applicant. However, this study does not adequately quantify the proposed impacts or address all the traffic concerns on the surrounding road network. For additional information, please see the Traffic Impact Study review letter prepared by the City's traffic consultant. The proposed development would add a large amount of new users of the proposed retail uses to the area, much more than would currently be associated with the development of the site under the existing OS-1 and I-1 zoning.

Infrastructure Concerns

An initial engineering review was done to analyze the information that has been provided thus far. The City's engineering staff noted that the concept plan proposed would have a noticeable impact on the public utilities when compared to the existing zoning. Additional information will be required before the detention basin can be adequately evaluated. Further information can be found in the attached review letters. A full scale engineering review will take place during the course of the Site Plan Review process.

A Traffic Impact Study was required for this rezoning with PRO request. The City's traffic consultant reviewed the Traffic Impact Study, concept plan and rezoning request. The traffic consultant noted that the Traffic Impact Study appears to be lacking and noted a number of concerns with the data

evaluation, projected impacts and lack of mitigation strategies. Additional information can be found in the attached traffic review letters.

The City's Fire Marshall also did an initial review of the proposed plan. He noted a number of minor corrections related to the water mains and the location of hydrants. For additional information, please see the Fire Department's review letter.

Natural Features

There are substantial regulated woodlands on the site that have not been included in the woodland boundary. As such, woodland impacts have been drastically underestimated and it is very likely that once the updated woodland boundary is shown on the plan, impacts will increase greatly. Please refer to the woodland review letter for additional information.

There are regulated wetlands on the site and based on the concept plan, it appears there will be wetland impacts. Further detail will be needed at the time of Preliminary Site Plan submittal. Please refer to the wetland review letter for additional information.

Also, it should be noted that it appears some of the regulated wetland and woodland areas have been disturbed and these disturbances are a violation of the Wetland Ordinance and the Woodland Ordinance. The applicant should terminate any activities causing disturbances within the regulated woodlands, wetlands or natural features setback.

Development Potential

As part of their materials, the applicant did submit an alternate development plan showing the facilities that could be developed on the subject property under the current zoning. This plan shows a large industrial building (281,700 sq. ft.) on the I-1 portion of the property (eastern end) and a medium sized office building (85,500 sq. ft.) along with two smaller offices (7,800 sq. ft. and 10,000 sq. ft.) on the OS-1 portion of the property (western end).

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Article 34). 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's conceptual plan has been reviewed and the following are items shown on the plan by the applicant and interpreted by the Plan Review Center as conditions they are willing to attach to the PRO.

- Conservation of natural features areas through the placement of conservation easements over approximately 3 acres of the site along the southerly line of development and along a portion of Chapman Creek at the northeast corner of the property.
- Improvements to park area near Novi Ice Arena: grade multi-purpose field at east side of ice arena, grade and stone 20 acre auxiliary parking southeast of ice arena, park entrance, children's sculpture and sign.
- Pocket park to be located across from the northwest corner of proposed Kroger.

Ordinance Deviations – Planned Rezoning Overlay

Under Section 3402.D.1.c, deviations from the strict application of the Zoning Ordinance may be permitted by the City Council in the PRO agreement. These deviations must be accompanied by a

finding by the 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." For each such deviation, City Council should make the above finding if they choose to include the items in the PRO agreement. The following are areas where the current concept plan does not appear to meet ordinance requirements. The applicant should include a list of ordinance deviations as part of the proposed PRO agreement. The proposed PRO agreement will be considered by City Council after tentative preliminary approval of the proposed concept plan and rezoning.

Master Deed(s)/Condo Plan

The applicant has indicated in their written material that they are proposing a general condo. However, it appears from the plans that a site condo is being proposed based upon the "property/condo lines" indicated on the plan. The applicant should clarify the proposed condo lines and what type of condo is proposed. Building and parking setbacks have been taken from the condo lines indicated on Sheet P.2.

Building Pad 2

Parking Setbacks

Section 2400 of the Zoning Ordinance requires parking in interior side yards to be setback a minimum of 10 feet. Parking along the southern side of Building 2 is setback a minimum of 6 feet. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Number of Parking Spaces

Section 2505 of the Zoning Ordinance requires medical office buildings greater than 5,000 sq. ft. to have one parking space for each 175 sq. ft. Building pad 2 would require 45 spaces for 7,800 sq. ft. The applicant has provided 44 spaces. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Loading Space

Section 2507 of the Zoning Ordinance requires loading space to be provided at a ratio of 5 sq. ft. for each front foot of building up to 360 sq. ft. in the OS-1 District. 360 sq. ft. of loading space is required for Building pad 2 and 272 sq. ft. has been provided. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Building Pad 3

Minimum Lot Size

Section 2400 of the Zoning Ordinance requires all lots in the B-2 District to be a minimum of 2 acres. The proposed lot for Building pad 3 measures approximately 1.3 acres. The applicant should provide exact area calculations for Building pad 3. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Loading Space

Section 2507 of the Zoning Ordinance indicates banks are not required to provide loading space provided documentation is submitted indicating the sensitive nature of their deliveries. The applicant will need to provide such documentation at the time of Preliminary Site Plan submittal.

Width and Centerline Radius of Drive-through Lane

Section 2506 of the Zoning Ordinance requires all drive-through lanes to have a centerline radius of 25'. The applicant should indicate the centerline radius of the proposed drive-through. **If it is less than 25', the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Building Pad 4

Minimum Lot Size

Section 2400 of the Zoning Ordinance requires all lots in the B-2 District to be a minimum of 2 acres. The proposed lot for Building pad 4 measures approximately 1.27 acres. The applicant should provide exact area calculations for Building pad 4. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Parking Setbacks

Section 2400 of the Zoning Ordinance requires parking in interior side yards and rear yards to be setback a minimum of 10 feet. Parking along the eastern and southern sides of Building 4 is setback a minimum of 4 feet. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Accessory Structure (Dumpster) Location

Section 2503 of the Zoning Ordinance requires all accessory structures to be located in the rear yard. The dumpster for Building 4 is located in the interior side yard. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Building Pad 5

Minimum Lot Size

Section 2400 of the Zoning Ordinance requires all lots in the B-2 District to be a minimum of 2 acres. The proposed lot for Building pad 5 measures approximately 1.3 acres. The applicant should provide exact area calculations for Building pad 5. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Parking Setbacks

Section 2400 of the Zoning Ordinance requires parking in rear yards to be setback a minimum of 10 feet. Parking along the southern side of Building 5 is setback a minimum of 6 feet. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Accessory Structure (Dumpster) Location

Section 2503 of the Zoning Ordinance requires all accessory structures to be located in the rear yard. The dumpster for Building 5 is located in the interior side yard. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Building Pad 6

Minimum Lot Size

Section 2400 of the Zoning Ordinance requires all lots in the B-2 District to be a minimum of 2 acres. The proposed lot for Building pad 6 measures approximately 1.16 acres. The applicant should provide exact area calculations for Building pad 6. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Building Setbacks

Section 2400 of the Zoning Ordinance requires buildings in interior side yards to be setback a minimum of 30 feet. The building on the eastern side of the yard is setback a minimum of 18 feet. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Parking Setbacks

Section 2400 of the Zoning Ordinance requires parking in interior side yards to be setback a minimum of 10 feet. Parking along the western side of Building 6 is setback a minimum of 7 feet. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Building Pad 7

Minimum Lot Size

Section 2400 of the Zoning Ordinance requires all lots in the B-2 District to be a minimum of 2 acres. The proposed lot for Building pad 7 measures approximately 1.03 acres. The applicant should provide exact area calculations for Building pad 7. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Building Setbacks

Section 2400 of the Zoning Ordinance requires buildings in front yards to be setback a minimum of 40 feet. The building on the northern side of the yard is setback a minimum of 14 feet. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Section 2400 of the Zoning Ordinance requires buildings in interior side yards to be setback a minimum of 30 feet. The building on the eastern side of the yard is setback a minimum of 22 feet. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Loading Space

Section 2507 of the Zoning Ordinance requires loading space to be provided at a ratio of 10 sq. ft. for each front foot of building in the B-2 District. 750 sq. ft. of loading space is required for

Building pad 7 and 375 sq. ft. has been provided. **The City Council should act on this ordinance deviation in the PRO Agreement.**

Shopping Center

Building Height

Section 2400 of the Zoning Ordinance indicates a maximum building height of 30 feet in the B-2 District. The proposed shopping center measures 35 feet at the midpoint of the roof. **The City Council should act on this ordinance deviation in the PRO Agreement.**

Building Setbacks

Section 2400 of the Zoning Ordinance requires buildings in the rear and interior side yards to be setback a minimum of 30 feet. The building on the eastern side of the yard is setback a minimum of 6 feet; the building on the western side of the yard is setback a minimum of 12 feet; and the building on the southern side of the yard is setback a minimum of 8 feet. **The City Council should act on these ordinance deviations in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Parking Setbacks

Section 2400 of the Zoning Ordinance requires parking in the rear and interior side yards to be setback a minimum of 10 feet. The building on the eastern side of the yard is setback a minimum of 0 feet; the building on the western side of the yard is setback a minimum of 7 feet; and the building on the southern side of the yard is setback a minimum of 0 feet. **The City Council should act on these ordinance deviations in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Loading Space

Section 2507 of the Zoning Ordinance requires loading space to be located in the rear yard. Portions of the loading space for the proposed shopping center are located in the interior side yard. **The City Council should act on these ordinance deviations in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.** Additionally, it appears the proposed condo line bisects the loading zone. The applicant should adjust this line so that the entire loading zone is located on the property for the proposed shopping center.

Accessory Structure (Dumpster) Location and Setbacks

Section 2503 of the Zoning Ordinance requires all accessory structures to be located in the rear yard and setback a minimum of 10 feet from any property line. Some of the dumpsters for the proposed shopping center are located in the interior side yard and setback a minimum of 0 feet from the nearest property line. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Elevations

Section 2520 of the Zoning Ordinance lists the façade material standards for Region 1. The façade review letter indicates the proposed shopping center does not meet the material standards because of an overage of EIFS, Concrete "C" Brick and Split Faced CMU and an underage of Natural Clay Brick. The façade consultant recommends these deviations be included in the PRO agreement since the proposed facades meet the intent of the ordinance. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Kroger

Building Height

Section 2400 of the Zoning Ordinance indicates a maximum building height of 30 feet in the B-2 District. The proposed shopping center measures 38 feet 6 inches at the midpoint of the roof. **The City Council should act on this ordinance deviation in the PRO Agreement.**

Parking Setbacks

Section 2400 of the Zoning Ordinance requires parking in the interior side yards to be setback a minimum of 10 feet. The building on the eastern side of the yard is setback a minimum of 0 feet. **The City Council should act on these ordinance deviations in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Number of Parking Spaces

Section 2505 of the Zoning Ordinance requires general retail to have one parking space for each 200 sq. ft. The proposed Kroger store would require 321 spaces for 64,243 sq. ft. The applicant has provided 310 spaces. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Width and Centerline Radius of Drive-through Lane

Section 2506 of the Zoning Ordinance requires all drive-through lanes to have a centerline radius of 25'. The applicant should indicate the centerline radius of the proposed drive-through. **If it is less than 25', the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Accessory Structure (Dumpster)

No dumpster is currently shown near the proposed Kroger. The applicant should indicate the location of the proposed dumpster or otherwise indicate how trash will be disposed of.

Elevations

Section 2520 of the Zoning Ordinance lists the façade material standards for Region 1. The façade review letter indicates the proposed Kroger does not meet the material standards because of an overage of EIFS, Concrete "C" Brick and Split Faced CMU and an underage of Natural Clay Brick. The façade consultant recommends these deviations be included in the PRO agreement since the proposed facades meet the intent of the ordinance. **The City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Items for Further Review and Discussion

There are a variety of other items inherent in the review of any proposed development. At the time of Preliminary Site Plan, further detail will be provided, allowing for a more detailed review of the proposed development. After this detailed review, added concerns with the site layout may be identified and additional variances may be uncovered, based on the actual product being proposed. This would require amendments to be made to the PRO Agreement, should the PRO be approved. ***The applicant should address these items at this time, in order to avoid delays later in the project.***

Landscaping Requirements

Section 2509 of the Zoning Ordinance addresses landscaping requirements. A landscape review letter listing items the applicant should address and ordinance deviations that should be included in the PRO agreement has been attached. **The City Council should act on the ordinance deviations identified in the landscape review letter in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Driveway Spacing Waivers

The following driveway spacing waivers would be required to be included in the PRO agreement based on the current site design.

- Same-side driveway spacing waiver between the proposed Novi Road driveway and the south Walgreens driveway (116 ft. provided vs. 230 ft. required);
- Same-side driveway spacing waiver between the west driveway on Ten Mile and the east Walgreens driveway (214 ft. provided vs. 230 ft. required);
- Opposite-side driveway spacing waiver between the proposed center driveway on Ten Mile and the low-volume, opposite-side industrial driveway to the east (65 ft. provided vs. 300 ft. required);
- Opposite-side driveway spacing waiver between the proposed truck egress on Ten Mile and the first opposite-side industrial driveway in either direction (4 ft. provided to the west vs. 150 ft. required and 71 ft. provided to the east vs. 200 ft. required).

The City Council should act on these ordinance deviations in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.

Lighting

A photometric plan for all parts of the development is required at the time of Preliminary Site Plan submittal due to the site being adjacent to a residentially zoned property. The applicant has provided photometric plans as reference drawings only and these are not included as the part of the PRO and have not been reviewed.

Loading Space Screening

Section 2302A.1 of the Zoning Ordinance requires all loading zones to be adequately screened with screen walls and landscaping. Screening details for the loading zone have not been provided. **The applicant should be aware that loading zones will need to be adequately screened or revisions to the PRO to include an ordinance deviation for loading zone screening may be required.**

Dumpster Screening

Dumpster screening details should be included with the Preliminary Site Plan submittal and meet the requirements of Chapter 21, Section 21-145 of the City Code.

Phasing Plan

Given the size of the proposed development, the Community Development Department is aware that this may be a phased development. The applicant should indicate whether or not this will be a phased plan. A phasing plan would be required at the time of Preliminary Site Plan submittal.

Elevations

The applicant has submitted limited elevations for each development component. Additional elevations for each proposed façade will be required at the time of Preliminary Site Plan submittal. The lack of a complete elevation package may lead to additional concerns during the site plan review process.

Private Drive

The applicant's public benefits outlined in Document 4 describe the access drive/road leading into the site from Novi Road as a "private road" while the plans, specifically Sheet P.2, describe this as a "drive". The applicant should clarify whether this proposed access drive/road will be a private road or a private drive. If the access is a private road, setbacks may be deficient as each building pad will effectively have two front yards.

Master Deed(s)

The applicant should be advised that all proposed condo documents will need to be submitted to the City for review prior to recordation.

Lot splits/combinations

The applicant should be advised that required lot combinations and splits must be in place prior to Stamping Set submittal.

Changes to the Concept Plan

The applicant has indicated that the layout and location of some features of the plan (particularly the building pads) may change. Any changes would likely require a re-submittal, review and approval and revision of the PRO Plan and Agreement.

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to make certain showings under the PRO ordinance that 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 3402.D.2 states the following:

- 1. 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.*
- 2. 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

At this time, the applicant has identified several items of public benefit. These are called out in Document 4 of the Project Book submitted by the applicant. These items should be weighed against

the proposal to determine if the proposed PRO benefits **clearly outweigh** the detriments of the proposal. The benefits proposed include:

- Conservation of natural features areas through the placement of conservation easements over approximately 3 acres of the site along the southerly line of development and along a portion of Chapman Creek at the northeast corner of the property.
- Improvements to park area near Novi Ice Arena: grade multi-purpose field at east side of ice arena, grade and stone 20 acre auxiliary parking southeast of ice arena, park entrance, children's sculpture and sign.
- Extension of center turn lane beyond ordinance requirements. (While this is not explicitly required by the ordinance, based on the traffic counts it is likely it would be required.)
- Continuous extra lane on 10 Mile Road in lieu of accel/decel lanes. (While this is not explicitly required by the ordinance, based on the traffic counts and in the interest of access management it is likely it would be required.)
- Pocket park to be located across from the northwest corner of proposed Kroger.
- Improved set of architectural elements and materials beyond ordinance requirements. (The elevations included for the Kroger store and the Shopping Center were evaluated by the City's façade consultant and found to not meet the standards listed in the façade ordinance. Although he does recommend approval of the required façade waiver, the materials themselves do not exceed ordinance standards.)
- Permanent naming of the park and recreational facilities after the donor of land and improvements gives public recognition to the fact that Mr. Weiss made a previous donation of an 18 acre parcel of land to the City. (While this generous gift of 18 acres is greatly appreciated by the City, only those additional benefits being offered up by this PRO can be considered as public benefits related to the proposed development.)
- Extensive internal sidewalk systems with pedestrian entry points into the site above ordinance requirements. (Building exits are required to be connected to the sidewalk system and additional points of entry on large sites are always encouraged.)
- Additional interior parking landscaping: 12,168 sq. ft. required and 22,050 sq. ft. provided. (The applicant has double counted some landscape areas; so while a minimal amount of additional interior parking lot landscaping has been provided, the actual count is much closer to the required amount. Please see the landscape review letter for additional information.)

For additional information on the proposed public benefits, please see Document 4 in the Project Book provided by the applicant.

• **Submittal Requirements**

- The applicant has provided a survey, legal description and aerial photograph of the property in accordance with submittal requirements.
- The rezoning sign should be erected on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. This sign should be erected no later than 15 days prior to the scheduled public hearing. The applicant should submit via email a small plan showing the location of the proposed rezoning signs. Two signs should be provided on Ten Mile Road and one sign should be provided on Novi Road.
- A traffic impact study has been submitted.
- A written statement explaining the full intent of the applicant and providing supporting documentation has been submitted.



Report by Planner Kristen Kapelanski (248) 347-0586

Planning Review Summary Chart
 Weiss Mixed Use – Building Pad 1
 Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Office	Yes	
Zoning	OS-1	OS-1	Yes	
Use	Various office uses and personal service establishments	Medical Office	Yes	
Building Height <u>Sec. 2400</u>	Maximum 30 feet	No elevations provided	Yes?	Applicant has indicated elevations will be provided at the time of Preliminary Site Plan submittal. The applicant should be aware that elevations will need to conform to ordinance standards or changes to the PRO agreement and additional approvals of those changes from City Council will be required.
Minimum lot size <u>Sec. 2400</u>	N/A	N/A		
Building Setbacks (Section 2400)				
Front (west)	20 feet	40 feet	Yes	
Interior Side (north)	15 feet	30 feet	Yes	
Interior Side (south)	15 feet	158 feet	Yes	
Rear (east)	20 feet	68 feet	Yes	
Parking Setbacks (Section 2400)				
Front (west)	20 feet	20 feet	Yes	
Interior Side (north)	10 feet	120 feet	Yes	
Interior Side (south)	10 feet	18 feet	Yes	
Rear (east)	10 feet	10 feet	Yes	
Number of Parking Spaces	Medical Office (greater than	57 spaces provided	Yes	Applicant should note that should a

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
(Sec. 2505)	5,000 sq. ft.): 1 space for each 175 sq. ft. GLA = 10,000 sq. ft./175 = 57 spaces required			use other than medical office be proposed, additional parking may be required and any deficiencies would need to be included in the PRO agreement.
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces appear to be sized appropriately	Yes	
Barrier Free Spaces (Barrier Free Code)	3 barrier free spaces required (1 van accessible)	3 barrier free (2 van accessible) provided	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces and access aisles appear to be sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	3 signs provided	Yes	
Loading Spaces (Sec. 2507)	Loading space should be provided in the rear yard at a ratio of 5 sq. ft. for each front foot of building (up to 360 sq. ft.) 82 ft. x 5 = 360 sq. ft required	360 sq. ft. provided in the rear yard	Yes	
Loading Space Screening (Sec. 2302A.1)	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	No screening details provided.	Yes?	Loading zones should be screened with landscaping or screen walls. The applicant should be aware that loading zones relocated after approval of the PRO may require

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
				additional approvals from the City Council.
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.	Proposed dumpster located in the rear yard setback 45 ft. from proposed building and 10 ft. from nearest property line.	Yes	
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	No screening details provided.	Yes?	Applicant should include screening details for all proposed dumpsters on the Preliminary Site Plan.
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Jeanie Niland (248.735.5678).
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with the Preliminary Site Plan submittal.
Sidewalks (City Code Section 276(b))	An 8' wide sidewalk shall be constructed along 10 Mile Road and Novi Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Planning Review Summary Chart
 Weiss Mixed Use – Building Pad 2
 Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Office	Yes	
Zoning	OS-1	OS-1	Yes	
Use	Various office uses and personal service establishments	Medical Office	Yes	
Building Height (Sec. 2400)	Maximum 30 feet	No elevations provided	Yes?	Applicant has indicated elevations will be provided at the time of Preliminary Site Plan submittal. The applicant should be aware that elevations will need to conform to ordinance standards or changes to the PRO agreement and additional approvals of those changes from City Council will be required.
Minimum lot size (Sec. 2400)	N/A	N/A		
Building Setbacks (Section 2400)				
Front (west)	20 feet	150 feet	Yes	
Interior Side (north)	15 feet	15 feet	Yes	
Interior Side (south)	15 feet	15 feet	Yes	
Rear (east)	20 feet	130 feet	Yes	
Parking Setbacks (Section 2400)				
Front (west)	20 feet	38 feet	Yes	
Interior Side (north)	10 feet	10 feet	Yes	
Interior Side (south)	10 feet	6 feet	No	Applicant should adjust the site layout to accommodate the required setback

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
				or this deviation would need to be included in the PRO agreement.
Rear (east)	10 feet	120 feet	Yes	
Number of Parking Spaces (Sec. 2505)	Medical Office (greater than 5,000 sq. ft.): 1 space for each 175 sq. ft. GLA = 7,800 sq. ft./175 = 45 spaces required	44 spaces provided	No	Applicant should provide an additional parking space or this deviation will need to be included in the PRO agreement. Applicant should note that should a use other than medical office be proposed, additional parking may be required and any deficiencies would need to be included in the PRO agreement.
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces appear to be sized appropriately	Yes	
Barrier Free Spaces (Barrier Free Code)	2 barrier free spaces required (1 van accessible)	3 barrier free (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Loading Spaces (Sec. 2507)	Loading space should be provided in rear yard at a ratio of 5 sq. ft. for	272 sq. ft. provided in the rear yard	No	Applicant should adjust the site layout to include additional loading

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	<p>each front foot of building (up to 360 sq. ft.)</p> <p>80 ft. x 5 = 360 sq. ft. required</p>			<p>space or this deviation will need to be included in the PRO agreement.</p>
<p>Loading Space Screening (Sec. 2302A-1)</p>	<p>View of loading and waiting areas must be shielded from rights of way and adjacent properties.</p>	<p>Loading zone partially screened</p>	<p>Yes?</p>	<p>Loading zones should be screened with landscaping or screen walls. The applicant should be aware that loading zones relocated after approval of the PRO may require additional approvals from the City Council.</p>
<p>Accessory Structure Setback- Dumpster (Sec. 2503)</p>	<p>Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.</p>	<p>Proposed dumpster located in the rear yard setback 50 ft. from proposed building and 20 ft. from nearest property line.</p>	<p>Yes</p>	
<p>Dumpster (Chap. 21, Sec. 21-145)</p>	<p>Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>	<p>No screening details provided.</p>	<p>Yes?</p>	<p>Applicant should include screening details for all proposed dumpsters on the Preliminary Site Plan.</p>

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Jeanie Niland (248.735.5678).
Exterior Lighting (Sec. 25.11)	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 117.76(b))	An 8' wide sidewalk shall be constructed along 10 Mile Road and Novi Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart
 Weiss Mixed Use – Building Pad 3
 Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Community Commercial (B-2)	N/A	The proposed B-2 zoning would not be in conformance with the Master Plan for Land Use.
Zoning	OS-1	B-2	N/A	
Use	Retail businesses or service establishments permitted.	Bank	Yes	
Building Height (Sec. 2400)	Maximum 30 feet	No elevations provided	Yes?	Applicant has indicated elevations will be provided at the time of Preliminary Site Plan submittal. The applicant should be aware that elevations will need to conform to ordinance standards or changes to the PRO agreement and additional approvals of those changes from City Council will be required.
Minimum lot size (Sec. 2400)	2 acres	1.3 acres	No	Applicant should adjust the site layout to accommodate the minimum lot size or this deviation will need to be included in the PRO agreement. Please refer to the Planning Review Letter for additional comments regarding the proposed General Condo.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Building Setbacks (Section 2400)				
Front (north)	40 feet	100 feet	Yes	
Interior Side (west)	30 feet	70 feet	Yes	
Interior Side (east)	30 feet	86 feet	Yes	
Rear (south)	30 feet	68 feet	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	20 feet	Yes	
Interior Side (west)	10 feet	14 feet	Yes	
Interior Side (east)	10 feet	10 feet	Yes	
Rear (south)	10 feet	10 feet	Yes	
Number of Parking Spaces (Sec. 2505)	Bank: 1 parking space for each 150 sq. ft. = 4,150 sq. ft. /150 = 28 spaces required	46 spaces provided	Yes	Applicant should note that should a bank be proposed, additional parking may be required and any deficiencies would need to be included in the PRO agreement.
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces appear to be sized appropriately	Yes	
Barrier Free Spaces (Barrier Free Code)	Bank: 2 barrier free spaces required (1 van accessible)	2 van accessible	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Loading Spaces (Sec. 2507)	Bank uses are not required to have a loading zone as long as documentation is	No loading zone provided.	Yes	Applicant will need to provide verification from the bank at the

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	provided to indicate the sensitive nature of their deliveries at the time of Preliminary Site Plan review.			time of Preliminary Site Plan submittal that a loading zone is not needed.
Drive-thru Standards				
Stacking Spaces for Drive-thru (Sec. 2506)	The drive-thru shall store 3 vehicles, including the vehicles at the pick-up window.	Stacking space provided for 6 vehicles in each lane.	Yes	
Drive-thru Lane Delineated (Sec. 2506)	Drive-thru lanes shall be striped, marked, or otherwise delineated.	No pavement markings indicated.	No	Applicant should include pavement markings at the time of Preliminary Site Plan submittal to clearly delineate the drive-thru lane and the drive-thru circulation route.
Bypass Lane for Drive-through (Sec. 2506)	Drive-through facilities shall provide 1 bypass lane. Such bypass lane shall be a minimum of 18' in width, unless otherwise determined by the Fire Marshal.	Bypass lane of approximately 18' provided.	Yes	
Width and Centerline Radius of Drive-through Lanes (Sec. 2506)	Drive-through lanes shall have a minimum 9' width and centerline radius of 25'.	9' drive-thru lane shown. Centerline radius not indicated.	No	Applicant should indicate centerline radius.
Drive-through Lanes Separation (Sec. 2506)	Drive-through lanes shall be separate from the circulation routes and lanes necessary for ingress to, and egress from, the property.	Drive-thru separated from main circulation route.	Yes	

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.	No dumpster indicated.	Yes	Applicant will need to provide verification from the bank at the time of Preliminary Site Plan submittal that a dumpster is not needed.
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Jeanie Niland (248.735.5678).
Exterior Lighting (Sec. 2316)	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 276(b))	An 8' wide sidewalk shall be constructed along 10 Mile Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart
 Weiss Mixed Use – Building Pad 4
 Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Community Commercial (B-2)	N/A	The proposed B-2 zoning would not be in conformance with the Master Plan for Land Use.
Zoning	OS-1	B-2	N/A	
Use	Retail businesses or service establishments permitted.	Restaurant	Yes	Only sit-down restaurants permitted.
Building Height (Sec. 2400)	Maximum 30 feet	No elevations provided	Yes?	Applicant has indicated elevations will be provided at the time of Preliminary Site Plan submittal. The applicant should be aware that elevations will need to conform to ordinance standards or changes to the PRO agreement and additional approvals of those changes from City Council will be required.
Minimum lot size (Sec. 2400)	2 acres	1.27 acres	No	Applicant should adjust the site layout to accommodate the minimum lot size or this deviation will need to be included in the PRO agreement. Please refer to the Planning Review Letter for additional comments regarding the proposed General Condo.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Building Setbacks (Section 2400)				
Front (north)	40 feet	94 feet	Yes	
Interior Side (west)	30 feet	82 feet	Yes	
Interior Side (east)	30 feet	74 feet	Yes	
Rear (south)	30 feet	54 feet	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	22 feet	Yes	
Interior Side (west)	10 feet	10 feet		
Interior Side (east)	10 feet	4 feet	No	Applicant will need to adjust the site layout to accommodate the required setback of this deviation will need to be included in the PRO agreement.
Rear (south)	10 feet	4 feet		
Number of Parking Spaces (Sec. 2505)	<p>Restaurant: 1 space for each 70 sq. ft. GFA or 1 space for each 2 employees, plus 1 space for each 2 customers allowed under maximum capacity, whichever is greater = 5,000 sq. ft./70 = 71 spaces required</p>	85 spaces provided	Yes?	<p>Applicant should provide a restaurant floor plan so that parking calculations can be verified at the time of Preliminary Site Plan submittal. Any deviations from the ordinance would need to be included in the PRO Agreement.</p> <p>Applicant should note that should a use other than a sit down restaurant be proposed, additional parking may be required and any deficiencies would need to be included in the PRO agreement.</p>
Parking Space Dimensions	90-degree spaces should be 9 feet	Spaces appear to be sized appropriately	Yes	

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
(Sec. 2506)	wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area			
Barrier Free Spaces (Barrier Free Code)	4 barrier free spaces required (1 van accessible)	4 barrier free (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Loading Spaces (Sec. 2507)	Loading space should be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building 55 sq. ft. x 10 = 550 sq. ft required	550 sq. ft. provided in the rear yard	Yes	
Loading Space Screening (Sec. 2502A)	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading zone partially screened.	Yes?	Loading zones should be screened with landscaping or screen walls. The applicant should be aware that loading zones relocated after approval of the PRO may require additional approvals from the City Council.
Accessory Structure Setback- Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property	Proposed dumpster located in the interior side yard setback 64 ft. from proposed building and 10 ft. from nearest property line.	No	Applicant should adjust the dumpster location to the rear yard or this deviation will need to be included in the PRO agreement.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	lines; in addition, the structure must be in the rear yard.			
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	No screening details provided.	Yes?	Applicant should include screening details for all proposed dumpsters on the Preliminary Site Plan.
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Jeanie Niland (248.735.5678).
Exterior Lighting (Sec. 25-11)	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 11-276(B))	An 8' wide sidewalk shall be constructed along 10 Mile Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart

Weiss Mixed Use – Building Pad 5

Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Community Commercial (B-2)	N/A	The proposed B-2 zoning would not be in conformance with the Master Plan for Land Use.
Zoning	OS-1	B-2	N/A	
Use	Retail businesses or service establishments permitted.	Restaurant	Yes	Only sit-down restaurants permitted.
Building Height (Sec. 2400)	Maximum 30 feet	No elevations provided	Yes?	Applicant has indicated elevations will be provided at the time of Preliminary Site Plan submittal. The applicant should be aware that elevations will need to conform to ordinance standards or changes to the PRO agreement and additional approvals of those changes from City Council will be required.
Minimum lot size (Sec. 2400)	2 acres	1.3 acres	No	Applicant should adjust the site layout to accommodate the minimum lot size or this deviation will need to be included in the PRO agreement. Please refer to the Planning Review Letter for additional comments regarding the proposed General Condo.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Building Setbacks (Section 2400)				
Front (north)	40 feet	104 feet	Yes	
Interior Side (west)	30 feet	76 feet	Yes	
Interior Side (east)	30 feet	84 feet	Yes	
Rear (south)	30 feet	60 feet	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	22 feet	Yes	
Interior Side (west)	10 feet	10 feet	Yes	
Interior Side (east)	10 feet	10 feet	Yes	
Rear (south)	10 feet	6 feet	No	Applicant will need to adjust the site layout to accommodate the required setback of this deviation will need to be included in the PRO agreement.
Number of Parking Spaces (Sec 2505)	Restaurant: 1 space for each 70 sq. ft. GFA or 1 space for each 2 employees, plus 1 space for each 2 customers allowed under maximum capacity, whichever is greater = 5,000 sq. ft./70 = 93 spaces required	99 spaces provided	Yes?	Applicant should provide a restaurant floor plan so that parking calculations can be verified at the time of Preliminary Site Plan submittal. Any deviations from the ordinance would need to be included in the PRO Agreement. Applicant should note that should a use other than a sit down restaurant be proposed, additional parking may be required and any deficiencies would need to be included in the PRO agreement.
Parking Space	90-degree spaces	Spaces appear to be	Yes	

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Dimensions (Sec. 2506)	should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	sized appropriately		
Barrier Free Spaces (Barrier Free Code)	4 barrier free spaces required (1 van accessible)	4 barrier free (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Loading Spaces (Sec. 2507)	Loading space should be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building 65 sq. ft. x 10 = 650 sq. ft required	650. ft. provided in the rear yard	Yes	
Loading Space Screening (Sec. 2502A.1)	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading zone appropriately screened.	Yes	
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear yard.	Proposed dumpster located in the interior side yard setback 20 ft. from proposed building and 50 ft. from nearest property line.	No	Dumpster should be located to the rear yard or this deviation will need to be included in the PRO agreement.
Dumpster (Chap. 21, Sec. 21.045)	Screening of not less than 5 feet on 3 sides of dumpster required, interior	No screening details provided.	Yes?	Applicant should include screening details for all proposed

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.			dumpsters on the Preliminary Site Plan.
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			<u>Please contact Jeanie Niland (248.735.5678).</u>
Exterior Lighting Sec. 2-11-1	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 11-276(b))	An 8' wide sidewalk shall be constructed along 10 Mile Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart

Weiss Mixed Use – Building Pad 6

Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Community Commercial (B-2)	N/A	The proposed B-2 zoning would not be in conformance with the Master Plan for Land Use.
Zoning	OS-1, I-1	B-2	N/A	
Use	Retail businesses or service establishments permitted.	Retail	Yes	
Building Height (Sec. 2400)	Maximum 30 feet	No elevations provided	Yes?	Applicant has indicated elevations will be provided at the time of Preliminary Site Plan submittal. The applicant should be aware that elevations will need to conform to ordinance standards or changes to the PRO agreement and additional approvals of those changes from City Council will be required.
Minimum lot size (Sec. 2400)	2 acres	1.16 acres	No	Applicant should adjust the site layout to accommodate the minimum lot size or this deviation will need to be included in the PRO agreement. Please refer to the Planning Review Letter for additional comments regarding the proposed General Condo.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Building Setbacks (Section 2400)				
Front (north)	40 feet	106 feet	Yes	
Interior Side (west)	30 feet	88 feet	Yes	
Interior Side (east)	30 feet	18 feet	No	Applicant should adjust the site layout to accommodate the required setback or this deviation would need to be included in the PRO agreement.
Rear (south)	30 feet	108 feet	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	20 feet	Yes	
Interior Side (west)	10 feet	7 feet	No	Applicant should adjust the site layout to accommodate the required setback or this deviation would need to be included in the PRO agreement.
Interior Side (east)	10 feet	10 feet	Yes	
Rear (south)	10 feet	24 feet	Yes	
Number of Parking Spaces (Sec. 2505)	General Retail: 1 space for each 200 sq. ft. GLA = 7,000 sq. ft./200 = 35 spaces required	44 spaces provided	Yes	Applicant should note that should a use other than general retail be proposed, additional parking may be required and any deficiencies would need to be included in the PRO agreement.
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces appear to be sized appropriately	Yes	

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Barrier Free Spaces (Barrier Free Code)	2 barrier free spaces required (1 van accessible)	3 barrier free (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Loading Spaces (Sec. 2507)	<p>Loading space should be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building</p> <p>70 sq. ft. x 10 = 700 sq. ft required</p>	936 sq. ft. provided in the rear yard	Yes	
Loading Space Screening (Sec. 2302A-1)	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading zone partially screened.	Yes?	Loading zones should be screened with landscaping or screen walls. The applicant should be aware that loading zones relocated after approval of the PRO may require additional approvals from the City Council.
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear yard.	Proposed dumpster located in the rear yard setback 28 ft. from proposed building and 78 ft. from nearest property line.	Yes	
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts	No screening details provided.	Yes?	Applicant should include screening details for all proposed dumpsters on the

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.			Preliminary Site Plan.
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Jeanie Niland (248.735.5678).
Exterior Lighting Sec. 227.11	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 227.11 227.11)	An 8' wide sidewalk shall be constructed along 10 Mile Road and Novi Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart
 Weiss Mixed Use – Building Pad 7
 Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Community Commercial (B-2)	N/A	The proposed B-2 zoning would not be in conformance with the Master Plan for Land Use.
Zoning	I-1	B-2	N/A	
Use	Retail businesses or service establishments, medical offices permitted.	Medical Office	Yes	
Building Height (Sec. 2400)	Maximum 30 feet	No elevations provided	Yes?	Applicant has indicated elevations will be provided at the time of Preliminary Site Plan submittal. The applicant should be aware that elevations will need to conform to ordinance standards or changes to the PRO agreement and additional approvals of those changes from City Council will be required.
Minimum lot size (Sec. 2400)	2 acres	1.03 acres	No	Applicant should adjust the site layout to accommodate the minimum lot size or this deviation will need to be included in the PRO agreement. Please refer to the Planning Review Letter for additional comments regarding the proposed General

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
				Condo.
Building Setbacks (Section 2400)				
Front (north)	40 feet	14 feet	No	Applicant should adjust the site layout to accommodate the required setback or this deviation will need to be included in the PRO agreement.
Interior Side (west)	30 feet	68 feet	Yes	
Interior Side (east)	30 feet	22 feet	No	Applicant should adjust the site layout to accommodate the required setback or this deviation will need to be included in the PRO agreement.
Rear (south)	30 feet	210 feet	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	66 feet	Yes	
Interior Side (west)	10 feet	12 feet	Yes	
Interior Side (east)	10 feet	90 feet	Yes	
Rear (south)	10 feet	78 feet	Yes	
Number of Parking Spaces <u>Sec. 2505</u>	Medical Office (up to 5,000 sq. ft.): 1 space for each 167 sq. ft. GLA = 3,000 sq. ft./167 = 18 spaces required	18 spaces provided	Yes	Applicant should note that should a use other than medical office be proposed, additional parking may be required and any deficiencies would need to be included in the PRO agreement.
Parking Space Dimensions <u>Sec. 2506</u>	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces appear to be sized appropriately	Yes	

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Barrier Free Spaces (Barrier Free Code)	1 barrier free spaces required (1 van accessible)	2 barrier free (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Loading Spaces (Sec. 250.7)	<p>Loading space should be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building</p> <p>75 sq. ft. x 10 = 750 sq. ft required</p>	375 sq. ft. provided in the rear yard	No	Applicant would like this deviation to be included in the PRO agreement.
Loading Space Screening (Sec. 230.2A.1)	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading zone partially screened.	Yes?	Loading zones should be screened with landscaping or screen walls. The applicant should be aware that loading zones relocated after approval of the PRO may require additional approvals from the City Council.
Accessory Structure Setback-Dumpster (Sec. 250.3)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear yard.	Proposed dumpster located in the rear yard setback 140 ft. from proposed building and 50 ft. from nearest property line.	Yes	
Dumpster (Chap. 21, Sec. 21.145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts	No screening details provided.	Yes?	Applicant should include screening details for all proposed dumpsters on the

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.			Preliminary Site Plan.
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			<u>Please contact Jeanie Niland (248.735.5678).</u>
Exterior Lighting (Sec. 253.1)	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 11-276(b))	An 8' wide sidewalk shall be constructed along 10 Mile Road and Novi Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart
 Weiss Mixed Use – Shopping Center
 Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Community Commercial (B-2)	N/A	The proposed B-2 zoning would not be in conformance with the Master Plan for Land Use.
Zoning	I-1	B-2	N/A	
Use	Retail businesses or service establishments permitted.	Retail	Yes	
Building Height (Sec. 2400)	Maximum 30 feet	35 ft. (to midpoint of roof)	No	Applicant would like this deviation to be included in the PRO agreement.
Minimum lot size (Sec. 2400)	2 acres	3.67 acres	Yes	
Building Setbacks (Section 2400)				
Front (north)	40 feet	140 feet	Yes	
Interior Side (west)	30 feet	12 feet	No	Applicant should adjust the site layout to accommodate the required setback or this deviation will need to be included in the PRO agreement.
Interior Side (east)	30 feet	6 feet		
Rear (south)	30 feet	8 feet		
Parking Setbacks (Section 2400)				
Front (north)	20 feet	20 feet	Yes	
Interior Side (west)	10 feet	7 feet	No	Applicant should adjust the site layout to accommodate the required setback or this deviation would need to be included in the PRO agreement.
Interior Side (east)	10 feet	0 feet		
Rear (south)	10 feet	0 feet		
Number of Parking Spaces (Sec. 2505)	Shopping Center (less than 400,000 sq. ft.): 1 space for each 250 sq. ft. GLA = 40,978 sq. ft./250 = 164 spaces required	237 spaces provided	Yes	Applicant should note that should a use other than a shopping center be proposed, additional parking may be required and any deficiencies would

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
				need to be included in the PRO agreement.
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces appear to be sized appropriately	Yes	
Barrier Free Spaces (Barrier Free Code)	7 barrier free spaces required (1 van accessible)	8 barrier free (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Loading Spaces (Sec. 2507)	Loading space should be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building 467 sq. ft. x 10 = 4,670 sq. ft required	6,040 sq. ft. provided in the rear and interior side yard	No	The entire loading zone should be relocated to the rear yard or this deviation will need to be included in the PRO agreement. The entire loading zone should also be located on the property it is to serve. It appears the proposed condo line bisects the loading zone. Please refer to the Planning Review Letter for additional comments regarding the proposed General Condo.
Loading Space Screening	View of loading and waiting areas must	Loading zone partially screened.	Yes?	Loading zones should be screened

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
(Sec. 2302A.1)	be shielded from rights of way and adjacent properties.			with landscaping or screen walls. The applicant should be aware that loading zones relocated after approval of the PRO may require additional approvals from the City Council.
Accessory Structure Setback-Dumpster (Sec. 2303)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear yard.	Proposed dumpster located in the rear yard and interior side yard setback a minimum of 12 ft. from proposed building and 0 ft. from nearest property line.	No	All dumpsters should be relocated to the rear yard and setback at least 10 ft. from the property line or these deviations will need to be included in the PRO agreement. In addition, all dumpsters intended to serve the property should be located within the property boundaries. It appears the dumpsters located in the interior side yard are not on the property boundaries. Please refer to the Planning Review Letter for additional comments regarding the proposed General Condo.
Dumpster (Chap. 21, Sec. 21.145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials	No screening details provided.	Yes?	Applicant should include screening details for all proposed dumpsters on the Preliminary Site Plan.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	and be at least one foot taller than height of refuse bin.			
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Jeanie Niland (248.735.5678).
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at preliminary site plan.		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 11-276(b))	An 8' wide sidewalk shall be constructed along 10 Mile Road and Novi Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart

Weiss Mixed Use – Kroger

Plan Dated: August 17, 2009

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Local Commercial, Office, Special Planning Project Area 1	Community Commercial (B-2)	N/A	The proposed B-2 zoning would not be in conformance with the Master Plan for Land Use.
Zoning	I-1	B-2	N/A	
Use	Retail businesses or service establishments permitted.	Retail	Yes	
Building Height (Sec. 2400)	Maximum 30 feet	38' 6"	No	The applicant would like this ordinance deviation to be included in the PRO agreement.
Minimum lot size (Sec. 2400)	2 acres	9.8 acres	Yes	
Building Setbacks (Section 2400)				
Front (north)	40 feet	366 feet	Yes	
Interior Side (west)	30 feet	52 feet	Yes	
Interior Side (east)	30 feet	54 feet	Yes	
Rear (south)	30 feet	92 feet	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	20 feet	Yes	
Interior Side (west)	10 feet	14 feet	Yes	
Interior Side (east)	10 feet	0 feet	No	Applicant should adjust the site layout to accommodate the required setback or this deviation would need to be included in the PRO agreement.
Rear (south)	10 feet	50 feet	Yes	
Number of Parking Spaces (Sec. 2505)	General Retail: 1 space for each 200 sq. ft. GLA = 64,243 sq. ft./200 = 321 spaces required	310 spaces provided	No	Applicant should provide additional parking spaces or this deviation would need to be included in the PRO agreement.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
				Applicant should check and confirm parking counts.
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces appear to be sized appropriately	Yes	
Barrier Free Spaces (Barrier Free Code)	8 barrier free spaces required (2 van accessible)	8 barrier free (4 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown	Yes	
Stacking Spaces for Drive-thru (Sec. 2506)	The drive-thru shall store 3 vehicles, including the vehicles at the pick-up window.	6 stacking spaces proposed.	Yes	Applicant should include a note indicating the drive-thru will be used for a proposed pharmacy within the Kroger's store.
Drive-thru Lane Delineated (Sec. 2506)	Drive-thru lanes shall be striped, marked, or otherwise delineated.	No pavement markings proposed.	No	Applicant should include pavement markings at the time of Preliminary Site Plan submittal to clearly delineate the drive-thru lane and the drive-thru circulation route.
Bypass Lane for Drive-through (Sec. 2506)	Drive-through facilities shall provide 1 bypass lane. Such bypass lane shall be a minimum of 18' in width, unless otherwise determined by the	Bypass lane of 20' + proposed.	Yes	

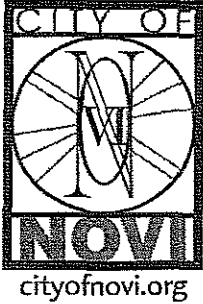
Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	Fire Marshal.			
Width and Centerline Radius of Drive-through Lanes (Sec. 2506)	Drive-through lanes shall have a minimum 9' width and centerline radius of 25'.	12' drive-thru lane shown. Centerline radius not indicated.	No	Applicant should indicate centerline radius.
Drive-through Lanes Separation (Sec. 2506)	Drive-through lanes shall be separate from the circulation routes and lanes necessary for ingress to, and egress from, the property.	Drive-thru separated from main circulation route.	Yes	
Loading Spaces (Sec. 2507)	Loading space should be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building 318 sq. ft. x 10 = 3,180 sq. ft required	8,672 sq. ft. provided in the rear yard	Yes	
Loading Space Screening (Sec. 2302A-1)	View of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading zone partially screened	Yes?	Loading zones should be screened with landscaping or screen walls. The applicant should be aware that loading zones relocated after approval of the PRO may require additional approvals from the City Council.
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.	Proposed dumpster location not indicated.	No	Applicant should clearly indicate proposed dumpster location.

Weiss Commercial – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
<p>Dumpster (Chap. 215 Sec. 215-45)</p>	<p>Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>	<p>No screening details provided.</p>	<p>Yes?</p>	<p>Applicant should include screening details for all proposed dumpsters on the Preliminary Site Plan.</p>
<p>Exterior Signs</p>	<p>Exterior Signage is not regulated by the Planning Department or Planning Commission.</p>			<p><u>Please contact Jeanie Niland (248.735.5678).</u></p>
<p>Exterior Lighting (Sec. 2511)</p>	<p>Photometric plan and exterior lighting details needed at final site plan.</p>		<p>N/A</p>	<p>Photometric plan should be submitted with Preliminary Site Plan submittal.</p>
<p>Sidewalks (City Code Sec. 11-276(b))</p>	<p>An 8' wide sidewalk shall be constructed along 10 Mile Road and Novi Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.</p>	<p>An 8' sidewalk has been provided along 10 Mile Road and Novi Road. The building is connected to the sidewalk system.</p>	<p>Yes</p>	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org



PLAN REVIEW CENTER REPORT

October 22, 2009

Engineering Review

Weiss Mixed Use Development PRO/Conceptual
SP #09-26

Petitioner

Siegal/Tuomaala Associates

Review Type

Concept Plan/ PRO

Property Characteristics

- Site Location: Southeast corner of Novi Road and 10 Mile Road
- Site Size: 28.7 acres
- Date Received: 8/20/2009

Project Summary

- The applicant is proposing a rezoning overlay of 15.83 acres from I-1 to B-2 and 4.33 acres from OS-1 to B-2. The plan consists of constructing at 64,243 sf grocery store in Phase 1 and a 40,978 sf shopping center in Phase 2. Future phases include a 4,150 sf bank, a 5,000 and a 6,500 sf restaurant, 3,000 sf medical building, a 7,000 sf retail building in the rezoned districts as well as two additional medical office buildings in the existing OS-1 district. Water main is proposed to be looped through the development from Novi Road up to Ten Mile Road. Sanitary sewer shall be discharged to an existing manhole on the west side of Novi Road as well as a connection to a stub coming off the Oakland County interceptor along the east side of the property, both within the Simmons Sanitary District. Storm water detention is being proposed onsite adjacent to an existing floodplain.

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

General

1. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review.
2. This review was based on preliminary information provided for Conceptual Plan/PRO review. As such, we have provided some basic comments below to assist in the preparation of a concept plan. Once the information below is provided, we will conduct a more thorough review.
3. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
4. The site plan shall be designed in accordance with the Design and Construction Standards (Chapter 11).
5. Provide a traffic control plan for the proposed road work activity on Novi and Ten 10 Mile Roads.
6. A right-of-way permit will be required from the City of Novi and the Road Commission for Oakland County.
7. Please refer to our traffic review for additional traffic comments.

Utilities

8. Confirm there is an existing 12-inch sanitary stub coming off the Oakland County interceptor on the east side of the site. If the stub does not exist, written permission from OCWRC is required to tap into a County interceptor.
9. Maintain 90-degree utility crossings throughout the site. There are several instances where utilities do not cross at a 90-degree angle.

Storm Water Management Plan

10. The plan provided does not include storm water detention capacity calculations therefore the detention basin sizes shown on the plan may need to be sized differently. The current plan shows a portion of the storm water being discharged directly into wetland areas. All storm water onsite shall be pretreated and detained onsite prior to discharging into an adjacent water course. Please verify that only offsite drainage will be conveyed through the site and discharged directly into the wetland.
11. The storm water management facilities must be constructed as part of Phase I.
12. Provide a sheet or sheets entitled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
13. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.

14. Access to each storm water facility shall be provided for maintenance purposes in accordance with Section 11-123 (c)(8) of the Design and Construction Standards.

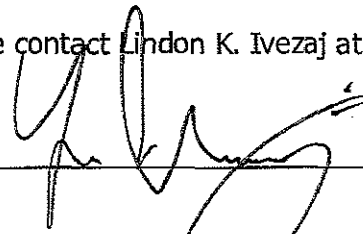
Paving & Grading

15. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
16. Provide existing topography and 2-foot contours extending at least 100 feet past the site boundary. Any off-site drainage entering this site shall be identified.
17. Label all proposed sidewalk on the plan.
18. An 8-foot wide concrete pathway shall be required along the complete frontages of the property in accordance with the City of Novi Master Plan. All pathways shall continue through drive approaches.
19. Guard rails may be required along drives adjacent to retaining walls. Show wall heights and details on the plan.
20. All end islands shall meet the City of Novi design standards. The City required that all end islands end 3-feet short of the adjacent parking stall length for 19-foot stalls and 2-feet short adjacent to 17-foot stalls. The proposed islands on the plan show end island lengths equal to the stall lengths.
21. Proposed 17-foot stall accommodate a 2-foot overhang and must be adjacent to 4-inch curb.

Off-Site Easements

22. Any off-site easements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal.

Please contact Lindon K. Ivezaj at (248) 735-5694 with any questions or concerns.



cc: Brian T. Coburn, P.E., Senior Civil Engineer
Ben Croy, P.E., Civil Engineer
Kristen Kapelanski, Planner

MEMORANDUM



TO: BRIAN COBURN, P.E.; SR. CIVIL ENGINEER
BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.

FROM: LINDON K. IVEZAJ, STAFF ENGINEER *LKI*
BEN CROY, P.E.; CIVIL ENGINEER

SUBJECT: REVIEW OF PRO IMPACT ON PUBLIC UTILITIES
WEISS MIXED USE DEVELOPMENT

DATE: OCTOBER 23, 2009

The Engineering Division has reviewed the Planned Rezoning Overlay (PRO) proposed for the Weiss Mixed Use Development located at the southeast corner of Ten Mile Road and Novi Road. The applicant is requesting to rezone approximately 15.83 acres from I-1 to B-2 and approximately 4.33 acres from OS-1 to B-2. The remaining 8.57 acres of the site are proposed to remain OS-1. The proposed concept plan consists of constructing a 64,243 square-foot grocery store in Phase 1 and a 40,978 square-foot shopping center in Phase 2. Future phases include a 4,150 square-foot bank, a 5,000 and a 6,500 square-foot restaurant, a 3,000 square-foot medical building, a 7,000 square-foot retail building in the rezoned districts as well as two additional medical office buildings in the existing OS-1 district.

Utility Demands

Because this is a PRO request, the analysis will be based on the concept plan that has been provided and not the proposed zoning. A residential equivalent unit (REU) equates to the utility demand from one single family home. The current zoning for this property would yield approximately 57 REUs. Based on the concept plan provided with the application, we estimate the proposed development would yield approximately 108 REUs, an increase of 51 REUs over the current zoning.

Water System

Water service is currently available along the south side of Ten Mile Road and the west side of Novi Road. The applicant is proposing to construct a water main loop through the site with a connection at both Novi Road and Ten Mile Road which will help maintain water pressure throughout the development. There was no decrease in water pressure after modeling the additional demand. Both connections would be within the Intermediate Pressure District and no further upgrades to the water system would be required.

Sanitary Sewer

The project is located within the Simmons Sanitary Sewer District. The applicant is proposing to discharge at two locations within the Simmons District, one along the west side of Novi Road and a second into the Oakland County interceptor along the east side of the site. The proposed PRO rezoning would increase the required capacity by approximately 0.1 cfs.

Summary

The concept plan included in the PRO application would have an impact on the public utilities when compared to the current zoning. The concept plan yields a 47% increase in the number of REUs to be served with utilities on the site, and would cause a 0.5% increase in the peak sanitary discharge from the City.

The increase in the peak discharge is notable because the City is currently seeking opportunities to resolve the limit on its contractual sanitary sewer capacity at its outlet to Wayne County. Additional contractual capacity (estimated to be 0.1 cfs based on the concept plan) will be needed to serve the increased density proposed by this PRO.

October 2, 2009

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Weiss Mixed-Use Development/PRO (Conceptual) and Rezoning,
SP#09-26 and Rezoning 18.690
Traffic Review**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We can not recommend approval until the various issues shown below in **bold** have been satisfactorily addressed.

Project Description

What is the applicant proposing?

1. The applicant, Novi Ten Associates, proposes rezoning action to facilitate the construction of a 148,671-s.f. community shopping center, featuring a Kroger store (Phase One), smaller adjacent shops (Phase Two), and seven free-standing buildings on outlots (mostly along Ten Mile and Novi Roads). The conceptual plan shows the outlots accommodating medical offices (three buildings totaling 20,800 s.f.), a drive-through bank, two sit-down restaurants, and one specialty retail building.
2. The conceptual development plan calls for one new access drive on Novi Road and four new access drives on Ten Mile Road (with the easternmost one being only for trucks exiting to the east). The driveway on Novi Road would be roughly 400 ft south of Ten Mile and have only a single exiting lane. Each of the three general-purpose driveways on Ten Mile would have two exiting lanes extending only about one car length into the site, after which they would narrow to a single approach lane. No new traffic signals are proposed, and none of the driveways are designed to be signal-ready (in terms of lanes).

Traffic Study

Was a study submitted and was it acceptable?

3. We have several significant concerns with the traffic impact study of 2-11-09, as follows:

- a. Although a new marketing study was prepared for the now-proposed development, an obsolete (five-year-old) marketing study was retained as the basis for the traffic study's assumed trip distribution. **Differences between the marketing studies should be explained, and the decision to retain the original trip model justified.**
- b. **The traffic assignment process is inadequately documented.** How the overall trip model was applied at individual driveways for new (primary) trips, and how pass-by trips were modeled and assigned, should be detailed in the report to facilitate a review of their reasonableness.
- c. **It appears unreasonable to assume that no site-generated traffic would turn left from Ten Mile Road onto Novi Road.** At least a few trips from the east would likely use the Novi Road driveway, particularly those travelling to the proposed medical buildings. Also, at least a few outbound trips from the shopping center to the south would likely use driveways on Ten Mile, due to the difficulty of turning left out of the Novi Road driveway or simply because drivers do not plan in advance to use the shortest possible route in or out of the shopping center.
- d. **No mitigation of clearly unacceptable delays, levels of service, and queuing was evaluated. The key objective of the traffic study should have been to show how future area traffic conditions with site development could be made to operate satisfactorily for the businesses locating within the development as well as the general public, rather than simply to predict the impact of the new traffic, per se.**
- e. **The following study findings, in particular, show serious access challenges related to the proposed Novi Road driveway.**
 1. **The northbound left turn from Novi Road onto westbound Ten Mile Road, in the PM peak hour, is predicted to incur an average delay of 500 sec and a 95th- percentile queue of at least 413 ft.** Since there would be only about 370 ft between the northbound stop bar and the north edge of the proposed driveway, exiting right turns would occasionally find it difficult to reach the road's left-turn lane, exiting left turns would have their view of southbound through traffic impaired by standing traffic, and entering left turns would have to compete for the use of Novi Road's center lane with vehicles intending to turn left at the Ten Mile signal.
 2. **The assumed amount of exiting traffic in the PM peak hour may incur even longer delays and queuing than predicted (70.6 sec and 183 ft), since the analysis may not reflect the fact that the outer (westerly) southbound lane on Novi Road converts to a right-turn-only lane only about 260 ft south of the proposed driveway location, resulting in most of the through traffic using the inner lane as it passes the driveway (thus affording fewer gaps).**
- f. The study comments on the problem described in item e.1 (above) by stating that observations during "a 15 minute stretch" of a recent PM peak hour indicated

substantially less northbound queuing than predicted by the study's capacity analysis (some 150 ft versus over 400 ft predicted by Synchro). **A random 15-minute observation period is not an acceptable substitute for standard traffic modeling. The consultant should reexamine the way in which the Novi-Ten Mile intersection was modeled in this study.**

- g. **Although the study alludes to the predicted congestion on northbound Novi Road as a reason for more site traffic to divert to Ten Mile Road driveways than initially assumed, no additional analysis of the latter drives was provided. Even without such traffic diversion, the exiting delays predicted along Ten Mile in the PM peak hour were found to be excessive – 402 sec (with a 95th-percentile queue of 234 ft) turning left from the center driveway, and 194 sec (with a 95th-percentile queue of 128 ft) turning left from the east (non-truck) driveway. It should be noted that in our pre-application comments, we specifically asked that a potential new traffic signal be evaluated, but this was not done (the center drive would be 1,250 ft east of Novi Road, a minimum acceptable signal spacing).**
4. **The above concerns should be addressed via a revised traffic study submitted for our review and comment. Also, in the event that Phases One and Two are approved, a fully updated traffic study should be prepared and submitted once proposed site plans for subsequent phases have been refined. Given the age of the “current” traffic counts (about two years), the updated study should be based on new traffic counts (including at the new driveways if the Kroger store is operational at that time).**

Trip Generation

How much traffic would the proposed development generate?

5. The following table summarizes trip generation forecasts found in the site's 2004 and 2009 traffic studies. Numbers in shaded rows are total driveway trips; for a shopping center, these consist of both new and pass-by trips. The 2009 forecasts were made using the 7th Edition of ITE's *Trip Generation* publication, not the 8th (and latest) Edition as required.

Land Use	ITE Use #	Size / Trip Type	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Current Conceptual Plan with Rezoning									
Shopping Center	820	148,643 s.f.	8,787	94	59	153	390	423	813
		25% Pass-By	-	-	-	-	97	106	203
		New Trips	-	-	-	-	293	317	610
Hypothetical Development under Existing Zoning									
Light Industrial	110	281,700 s.f.	2,002	214	29	243	29	211	240
2009: Medical Office	720	93,300 s.f.	2,600	182	49	231	80	216	296
2004: General Office	710	125,000 s.f.	1,584	197	27	224	37	182	219
Light Industrial + Medical Office			4,602	396	78	474	109	427	535
Light Industrial + General Office			3,586	411	56	467	66	393	459

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

6. Applicable minimum same-side driveway spacings are 185 ft on (40-mph) Novi Road and 230 ft on (45-mph) Ten Mile Road (Design and Construction Standards, Section 11-216 (d)(1)d). Minimum opposite-side driveway spacings are 150 ft to the left and 200-400 ft to the right, depending on the forecasted peak-hour driveway volumes (DCS Figure IX.12).
7. **Based on the proposed plan, February 2009 traffic study, and above standards, the following driveway spacing waivers would be required by the Planning Commission for concept approval:**
 - a. Same-side spacing between the proposed Novi Road driveway and the south Walgreens driveway (only 116 ft as the drive is now designed, versus 230 ft required).
 - b. Same-side spacing between the proposed west driveway on Ten Mile and the east Walgreens driveway (214 ft proposed versus 230 ft required).
 - c. Opposite-side spacing between the proposed center driveway on Ten Mile and the low-volume, opposite-side industrial driveway 65 ft to the east (versus 300 ft required).
 - d. Opposite-side spacing between the proposed truck egress on Ten Mile and the first opposite-side industrial drive in either direction (4 ft to west versus 150 ft required, and 71 ft to east versus 200 ft required).
8. **Future access for the subsequent phases should include, if possible, cross access with the existing Walgreens store. The applicant should make a good-faith effort to arrange a driving connection in line with the north parking aisle, accompanied by a general-purpose cross-access agreement.** This connection would benefit Walgreens and the general public as well as customers visiting the subject site.

Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

9. The intent of the proposed plan along Ten Mile Road is to extend the existing south curb east from the site's west property line to the west side of the proposed truck egress drive, effectively establishing the south side of a standard five-lane road section. **The location for this curb should be carefully checked by the Road Commission for Oakland County (RCOC), since the plans do not show its back a consistent 32.5 ft south of the section line.** This new curb and some match paving will provide two continuous eastbound lanes, with the outside lane satisfying the warrant for right-turn lanes at site driveways.
10. The applicant's traffic study has concluded that a left-turn lane is required on Ten Mile for the west, center, and east driveways. Per DCS Figure IX.7, this left-turn lane must extend at least 150 ft east of the east driveway. **To accommodate a continuous center turn**

lane and one westbound through lane, additional widening will be required along the north side of the road that is not currently shown on the concept plan. This widening could be uncurbed with an appropriate shoulder, as determined by RCOC.

11. **The new curbing proposed near the site driveway on Novi Road is shown inexplicably veering west. The back of this curb should be a consistent 32.5 ft east of the section line and extend to at least 10 ft south of the point of tangency (per DCS Figure IX.11). The City Engineer should decide whether or not the curb and gutter should be extended any further south past that point.**
12. **For the record, the orientation of the Kroger truck well, along with the exit-right-only nature of the proposed truck egress, will route all exiting trucks east on Ten Mile rather than north on Novi Road. Only designated truck routes to the east will be available.**

Driveway Design and Control

Are the driveways acceptably designed and signed?

13. **The proposed driveway on Novi Road should provide two exiting lanes so that exiting left turns do not unnecessarily delay exiting right turns. The additional width can and should be provided along the south side of the presently proposed driveway alignment, so that the overall driveway throat better aligns with the existing opposite-side drive. Additional analysis by the applicant's traffic consultant should be done to determine how far the two exiting lanes should extend into the site to provide suitable stacking.**
14. **To mitigate the excessive delays predicted by the applicant's traffic study for exiting to the left from the center driveway on Ten Mile (402 sec in the PM peak hour) – and to accommodate more exiting traffic from that driveway in light of the above-discussed issues involved with exiting onto northbound Novi Road – we continue to believe that a new traffic signal will be needed at the center drive prior to build-out of the site. We note that even with the conservatively low exiting volume already forecasted at this drive, the peak-hour signal installation warrant would be met. Accordingly, the City should discuss with the applicant two related requirements: (a) funding the eventual signal installation, and (b) ensuring that the driveway is designed to be signal-ready.**
15. **Once the traffic study has been revised to assign more traffic to the center drive on Ten Mile and less traffic to the drive on Novi Road, the stacking requirement for the center drive should be reevaluated and the driveway design modified accordingly. As currently proposed, an exiting left-turn queue as small as two cars would block exiting right turns by all other traffic. Two exiting lanes should be extended significantly further into the site, whether a signal is ever installed at this location or not.**
16. **The proposed east driveway should provide two exiting lanes south to at least the first two (opposing) parking lot connections (about the predicted length of the 95th-percentile exiting left-turn queue). Alternatively, an exit-only**

connection between the north parking aisle and the truck-only egress drive could be provided to provide another route for exiting right turns, subject to there not being a significant concern that such a connection could induce illegal entering left turns by customers at that driveway.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

17. **City-standard 8-ft-wide concrete safety paths are proposed along both site frontages, per the City's Bicycle and Pedestrian Master Plan. The short missing section of this path, between the east Walgreens driveway and the site's west property line, should be added at the time the site's paths are constructed. The applicant may want to provide this missing section as a contribution to the benefits test in the PRO requirements.**
18. **Appropriate 5-ft wide sidewalks are proposed along the north side of the driveway to Novi Road and the west side of the center and east driveways on Ten Mile. There should also be a sidewalk connection between the parking lot and the Ten Mile Road safety path at the east end of the site, to serve pedestrians and bicycles traveling between the retail center and points east.**

Parking and Circulation

Can vehicles safely and conveniently maneuver through the site?

19. **The proposed access aisles between ends of the barrier-free parking spaces in front of Kroger would effectively shorten the adjacent parking stalls to an unacceptable length of 17.5 ft. These aisles would also not function as intended, given the need to place posts for the barrier-free signage in the middle of the access aisle between the two spaces closest to the building. To implement this concept appropriately, the two banks of parking stalls should be spread at least 6.5 ft apart so as to provide a clear width of crosshatching at least 3 ft east and west of the sign posts (typically concrete-filled steel posts). North of the barrier-free spaces, this divider should be raised and landscaped, potentially narrowing to a zero width as necessary to accommodate the widening of the center drive (to provide two exiting lanes) and a reasonable width of landscape strip between the driveway and the parking lot.**
20. **To comply with the intent of the Novi-standard end island (per Section 2506.13 of the Zoning Ordinance), the radius of all curbs about which traffic will closely circulate should desirably be at least 15 ft and minimally be at least 12 ft (the inside turning radius of a design passenger car is 14.4 ft). The following locations on the plan show smaller radii which should be increased or otherwise addressed (as indicated):**
 - a. **Near the northwest corner of the Kroger store, the southeast corner of the adjacent intersection and the nearest parking egress (10-ft and 9.5-ft radii now proposed).**

- b. Near the northeast corner of the Kroger store, the parking lot ingress (undimensioned but clearly too small a radius).
 - c. All end islands in front of the neighborhood shopping center (9.5-ft radii proposed, even though the islands are amply wide to meet City standards for larger radii).
 - d. Two large landscape islands, near Kroger's northeast parking lot access and near the middle of the neighborhood shopping center building (4.5-ft radius and 5.5-ft radius proposed). These hard corners would result in any vehicles circulating clockwise around the island severely encroaching on the wrong side of the aisle into which they are turning. To mitigate this safety concern, consideration should be given to placing No Right Turn (R3-1) signs facing south and west in the two respective approach aisles.
21. **The proposed egress from the Kroger pharmacy drive-through lane is too close to the nearest intersection and would result in drive-through vehicles approaching that intersection at a very awkward angle. The drive-through window should be moved south and the associated lane redesigned to exit into the adjacent driveway at least one car length south of the stop bar shown.**
22. **The six barrier-free parking sign posts proposed along the frontage of the neighborhood shopping center should be set at least 2 ft behind the nearest curb to avoid impact damage from overhanging vehicles.**

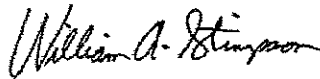
Miscellaneous

23. Other than the two access issues discussed in comments 7b and 8 above, this review does not cover potential issues involved with the future phase (outlot) design concepts.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering



David R. Campbell
Senior Associate



PLAN REVIEW CENTER REPORT

October 21, 2009

Preliminary Landscape Review

Pinebrook Professional Plaza

ZCM#09-26

Petitioner

Siegal Tuomaala Assoc.

Review Type

Proposed Rezoning from I-1 Light Industrial and OS-1, Office Service to B-2, Community Business and OS-1, Office Service with a Planned Rezoning Overlay.

Property Characteristics

- Site Location: South of the Novi Road and east of Ten Mile Road
- Site Zoning: I-1, Light Industrial and OS-1, Office Service
- Adjoining Zoning: North: I-1 and I-2, General Industrial (across Ten Mile Road); East: I-1 (across railroad tracks), RM-1, Low Density, Low-Rise Multiple Family Residential (just east of I-1); West: OS-1, (across Novi Road), RM-1, B-1, Local Business; South: I-1, RM-1
- Site Use(s): Vacant
- Adjoining Uses: North: Various industrial; East: Industrial, Novi Ridge Apartments (east of industrial use); West: Medical office/general office (across Novi Road), River Oaks West Multi-Family, Walgreen's; South: Vacant light industrial, Sports Club of Novi and Novi Ice Arena (beyond vacant light industrial), River Oaks West Multi-Family
- Proposed Use: Proposed Kroger store (approx. 64,000 sq. ft.), proposed shopping center (approx. 41,000 sq. ft.), 1 proposed retail outlot (approx. 7,000 sq. ft.), 2 proposed restaurant outlots (11,500 sq. ft.), 1 proposed bank outlot (approx. 4,000 sq. ft.), 3 proposed medical office outlots (approx. 22,000 sq. ft.)
- Site Size: 28.7 acres
- Plan Date: 08-17-09

Ordinance Considerations

Residential Adjacent to Non-Residential (Sec. 2509.3.a)

1. The project property is not directly adjacent to residentially zoned property.

Adjacent to Rights-of-Way (Sec. 2509.3.b)

1. Both OS-1 and B-2 zoning classifications require a minimum 3' high berm with a 2' crest is required along public and private road frontages adjacent to parking or vehicular access areas. Undulations in the berm are preferred. The current grading plans show no proposed berms on any road frontage. **A PRO deviation would be required to eliminate the required berms from the project. Staff does not support the deviation.**

2. Any frontage berm must include a mixed planting of shrubs and perennials along with the required trees to assure adequate buffering and to meet opacity requirements. It appears that additional vegetation will be required in areas where gaps appear along the road frontages.
3. A 20' wide greenbelt is required adjacent to parking and outside the right of way. This has been shown on the plans, but should be labeled as such.
4. Greenbelt Canopy Trees/ Large Evergreens are required at one per 40 LF of road frontage adjacent to parking. These have been provided.
5. Sub-canopy Trees are required at one per 25 LF of road frontage. The Applicant must provide 2 additional sub-canopy trees to meet this requirement.
6. Canopy Street Trees are required at one per 45 LF along the roadways. These have been provided.

Parking Area Landscape Requirements (Sec. 2509.3.c)

1. Calculations for Parking Lot Landscape Area have been adequately provided.
2. A total of 163 Parking Lot Canopy Trees are required, and 127 have been provided. Please provide the remaining 36 Parking Lot Canopy Trees.
3. Perimeter Canopy Trees are required at an average of 1 per 35 LF around parking and vehicular access areas. The Applicant has stated that no Perimeter Canopy Trees have been provided. Please note that Parking Lot Canopy Trees can be counted toward this requirement. The Applicant must provide additional Perimeter Canopy Trees per the requirements of the Ordinance, including adjacent to pavement at the rear of the buildings. **Alternately, the Applicant could seek a PRO deviation for the Perimeter Canopy Trees. Staff does not support the deviation.**
4. No more than 15 contiguous parking spaces may be proposed without an interior landscape island. There are 7 locations proposed where 16 contiguous parking spaces have been shown. These should be adjusted to meet the requirement. **Alternately, the Applicant could seek a PRO deviation for the 15 parking space limit. Staff does not support the deviation.**
5. Interior Landscape Islands must be a minimum of 10' wide and 300 SF in area. This requirement appears to have been met. Adequate square footage for interior islands has been provided.

Building Perimeter Landscaping (Sec. 2509.3.d. & LDM)

1. Per Section 2509.3.d.(2)(b), "For the front and any other facades visible from a public street, a minimum of sixty (60) percent of the exterior building perimeter will be green space planted with trees, shrubs and groundcovers, perennials, grasses annuals and bulbs." The Kroger store would require 192 LF of front façade landscape and 70 LF are provided. The Applicant must provide an additional 122 LF of front façade landscape. **Alternately, the Applicant could seek a PRO deviation for the shortage of 122 LF of front façade landscape. Staff does not support the deviation.** Please note that the Applicant lists alternate figures for the amount of front façade landscape provided on the plans that can not be duplicated by Staff.

2. The retail store would require 327 LF of front façade landscape and none is provided. The Applicant must provide the required front façade landscape. **Alternately, the Applicant could seek a PRO deviation to eliminate the entire front façade landscape from the retail store. Staff does not support the deviation.** Please note that the Applicant lists alternate figures for the amount of front façade landscape provided on the plans that can not be duplicated by Staff.
3. A 4' wide landscape bed is required around entire building perimeters with the exception of access points. Only portions of both buildings have been proposed with the required 4' wide landscape beds. The remaining areas are all shown as access areas. **The Planning Commission should discuss the level of foundation beds provided and determine if a PRO deviation is warranted.**
4. A total Building Foundation Landscape Area is required at 8' x building perimeter. The Kroger store requires 9,392 SF of building foundation landscape area, and 1,733 SF of qualifying area is provided. Please note that the Applicant does have additional areas that could be considered toward the area requirement, but has chosen to allot this area to the requirements for Interior Parking Lot Islands. **The Planning Commission should discuss the square footage of foundation beds provided and determine if a PRO deviation is warranted.**
5. The retail store requires 10,008 SF of building foundation landscape area, and 1,076 SF of qualifying area is provided. Please note that the Applicant does have additional areas that could be considered toward the area requirement, but has chosen to allot this area to the requirements for Interior Parking Lot Islands. **The Planning Commission should discuss the square footage of foundation beds provided and determine if a PRO deviation is warranted.**

Loading/ Unloading Area (Sec. 2507)

1. Loading zones are required to be placed in the rear of the proposed building. In each case they must be aesthetically and effectively screened from view from adjoining properties or streets. The Applicant has met this requirement.

Plant List (LDM)

1. Please provide a Plant List meeting the requirements of the Ordinance and Landscape Design Manual to include costs for all materials in accordance with the standard City of Novi cost figures.
2. A diversity of tree species is required. Not more than 20% of the tree population may be of one genus and not more than 10% may be of a specific species. The Applicant has met this requirement.

Plan Notes & Details (Sec. 2509. 4. 5. 6. & 7.)

1. Plant Notations and Details meet the requirements of the Ordinance and Landscape Design Manual. Please alter the planting details to call for cloth staking material.

Novi Road Corridor Plan

1. The 2001 Novi Road Corridor Plan included visioning programming that called for the creation of a more pedestrian friendly environment along the roadway. Pedestrian nodes and the inclusion of amenities such as benches and lighting

were envisioned. The Applicant has stated in the materials accompanying the site plans that 5 pedestrian node points have been located along Novi Road and Ten Mile. These are to be located adjacent to all entry drives. The node appears to only include a single bench in each location. **Additional detail should be provided for these nodes highlighting features that are in keeping with the intent of the Novi Road Corridor Plan.**

2. A pocket park and gazebo are proposed interior to the site. No details as to landscape treatment, seating, trash receptacles, pavement, etc. have been provided on the landscape plan. **Please provide additional information on this feature.**
3. Staff recommends that the Applicant consider the inclusion of bicycle racks at key points on the site.

General Requirements

1. Please provide an Irrigation Plan and Cost Estimate with the Final Site Plan Submittal.
2. Please specifically list all waivers being requested on the plan.
3. Please note that there is a 25' no disturbance buffer required from all wetlands and high water of storm basins. Storm basins must be seeded with native plant mix and a minimum of 70% to 75% of the rim must be landscaped with large shrubs. The Applicant has met the landscape requirement.
4. All transformers and similar utility installations must be adequately screened. The Applicant has met the landscape requirement.

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

Reviewed by: David R. Beschke, RLA



Environmental Consulting & Technology, Inc.

2200 Commonwealth Blvd.
Suite 300
Ann Arbor, MI 48105
(734) 769-3004
FAX (734) 769-3164

MEMORANDUM

TO: Barbara McBeth, Deputy Director of Community Development

FROM: Martha Holzheuer, ISA Certified Arborist, ESA Certified Ecologist *MRH*

DATE: October 22, 2009

RE: Weiss Mixed Use Development (SP 09-26) Conceptual & PRO Woodland Review

Environmental Consulting & Technology, Inc. (ECT) has reviewed the PRO Conceptual Plans (Plan) prepared by Siegal/Tuomaala Architects dated August 17, 2009. The proposed development is located on the southeast corner of Ten Mile and Novi Roads in Section 26. The Plan includes a Kroger store, neighborhood shopping center, number of additional buildings, and associated parking and stormwater detention basins.

Site Plan Comments:

Having compared the regulated woodland boundary shown on Plan sheets SP C-100 and SP C-607 to the boundary provided in the City's updated Regulated Woodland Map (approved in March 2009), ECT believes the regulated woodland boundary has not been accurately depicted on the Plan. As a result, quantification of regulated woodland acreage and proposed project impacts have been greatly underestimated. In light of the update Regulated Woodland Map and updated Woodland Protection Ordinance, ECT has the following comments:

1. Within the property boundaries noted, regulated woodland acreage is approximately 4 times greater than the 5.1 acres reported by the Applicant. The Applicant should refer to the City's website for the most current woodland map and ordinance information (<http://www.cityofnovi.org/Services/CommDev/RegulatedWoodlands.asp>) and provide the most recent regulated woodland boundary on the Preliminary Site Plan (see attached graphic).
2. Based on our previous review of Novi aerial photos, Novi GIS, and Novi Official Woodlands Map, as well as a previously conducted onsite wetland verification, this site contains extensive regulated woodland areas. Additional regulated woodland may occur beyond the generalized boundaries provided in the City of Novi Official Woodlands Map, as indicated by the Novi aerial photos. Section 37-4 of the Novi Woodland Ordinance states that "where physical or natural features existing on the ground are at variance with those shown on the regulated woodland map, or in other circumstances where uncertainty exists, the Community Development Director or his or her designee shall interpret the woodland area boundaries." The boundaries of the regulated woodland will require field verification during Preliminary Site Plan review.
3. The Applicant should note that there are forested wetlands onsite within the regulated woodland boundary that appear to be both City and State (Michigan Department of Environmental Quality; MDEQ) regulated wetlands.

4. The proposed project would have significant impacts to regulated woodlands, above and beyond what is quantified in the Plan. Within the property boundaries noted on the Plan, 82% (771 of 939) of all surveyed trees are proposed for removal. The Plan indicates that only 80 regulation-sized woodland trees are proposed for removal, requiring 825 tree replacement credits. ECT believes that these numbers are underestimates and will be significantly larger when the most current regulated woodland boundary is applied to the Plan.
5. Based on historical aerial photographs, the woodland onsite adjacent to Chapman Creek, a tributary to the Walled Lake Branch of the Rouge River, appears to have been the least disturbed. This area is likely the highest quality woodland habitat within the project boundaries. The mosaic of connected lowland and wetland forest likely provides for excellent ecological functioning and diverse wildlife habitat. Preservation of this woodland area along the southern project boundary should be a priority. Section 37-29 of the Novi Woodland Ordinance states that "the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are no location alternatives. The integrity of woodland areas shall be maintained irrespective of whether such woodlands cross property lines."
6. The Plan indicates several areas of possible wetland and floodplain mitigation to compensate for proposed wetland and floodplain impacts and areas designated for stormwater detention basins for control of stormwater runoff resulting from the development. The conversion of regulated woodland areas for these purposes is generally not accepted. It has been ECT's experience that the MDEQ rarely considers upland or lowland woodland habitats as acceptable places for construction of wetland or floodplain mitigation.
7. Numerous items must be provided in the Preliminary Site Plan to comply with site plan standards outlined in ordinance Chapter 37 Woodland Protection. Currently, the Plan does not provide an accurate depiction of the regulated woodland boundary and number of regulated woodland trees, the complete scientific and common names of the surveyed trees, how many replacement credits will be provided for each tree proposed for removal, method and cost estimate for the provision of these replacement credits, composition and condition of woodland understory and groundcover, topographic elevations of the trunk base for all regulated trees proposed to remain, location of utilities and associated easements, and a description of proposed changes to drainage within regulated woodlands. Diameter measurements for multi-stemmed trees should be clarified, and the diameter of each stem provided to aid in replacement credit calculation. The Applicant is encouraged to consider planting a variety of native woodland plants for woodland replacement credits (refer to Section 37-8 of the updated Woodland Protection Ordinance).
8. The onsite disturbances relating to soil borings noted by ECT on October 20, 2009 (refer to ECT's Conceptual & PRO Wetland Review dated October 21, 2009) are a violation of the City's Woodland Ordinance, as well, per Section 37-26. The applicant should be advised of the violation and cease such impacts unless and until applicable permit authorizations are issued.

Required Permits:

Based on information provided on the Plan, ECT believes the propose project would require a City of Novi Woodlands Permit.

Conclusion:

ECT is concerned about the magnitude of impacts to regulated woodland on the proposed project site, especially along the southern project boundary adjacent to Chapman Creek. As depicted in the current Plan, woodland impacts are underestimated and will be significantly greater once the most current regulated woodland boundary is applied to the Plan. Numerous issues must be addressed in the Preliminary Site Plan to meet site plan standards outlined in ordinance Chapter 37 Woodland Protection.

ECT is also concerned about the conversion of regulated woodland habitat for use as wetland and floodplain mitigation and stormwater detention.

If you have questions, please contact us.

cc: Kristen Kapelanski
David Beschke
Angela Pawlowski

Weiss Mixed-Use Development (SP-09-26)

City of Novi Regulated Woodlands



- City Boundary
- Landmarks
- City Center
- Court
- DPW
- Fire Station
- Historic Site
- Hospital
- Ice Arena
- Library
- Parking Area
- Police & Reg Field Office
- Police Station
- Post Office
- Recycling
- Religious Center
- Ride Share
- Rock Financial Showplace
- School
- Senior Center
- Address Grid
- Address Points
- Railroad
- Roads
- Freeway
- Arterials
- Collectors
- Scenic Drive Road
- Local Roads
- Water - Lakes
- Water - Rivers
- Parks
- Lots
- Woodlands
- Parks
- Existing Parkland
- Undeveloped Parkland
- Potential Parkland
- 2008 Aerial Photos

DISCLAIMER: The information provided hereon has been compiled from recorded deeds, plats, tax maps, surveys, and other public records. The information presented is not a legally recorded map or survey and is not intended as a substitute for original or official source information. The City of Novi makes no warranty, express or implied, as to the accuracy, completeness, or usefulness of the information presented.

SOURCES: City of Novi; Oakland County, Plansight LLC, October 2006 for County Data; October 2006 for City Data; Aerial Imagery as specified



Environmental Consulting & Technology, Inc.

2200 Commonwealth Blvd.
Suite 300
Ann Arbor, MI 48105
(734) 769-3004
FAX (734) 769-3164

MEMORANDUM

TO: Barbara McBeth, Deputy Director of Community Development
FROM: John Freeland, Ph.D., PWS *JF*
DATE: October 21, 2009
RE: Weiss Mixed Use Development (SP 09-26) Conceptual & PRO Wetland Review

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept/PRO plans (Plan) prepared by Siegal/Tuomaala Architects dated August 17, 2009. We conducted an onsite wetland boundary verification on October 20, 2009 to verify the boundaries graphically depicted on the Plan accurately depict conditions on the ground.

According to the Plan sheets SP C-100 through SP C-106, and onsite verification, ECT believes the boundaries on the Plan are accurate.

Site Plan Comments: Proposed Impacts:

1. The proposed project would have multiple impacts to wetlands regulated by both the City and the MDEQ.
2. Some of the wetland onsite is associated with Chapman Creek, a tributary to the Walled Lake Branch of the Rouge River.
3. The Plan indicates areas of "potential wetland mitigation" to compensate for proposed impacts.
4. The Plan appears to avoid the highest quality wetland located near the east side and southeast corner of the property.
5. Exact areas and quantities of proposed wetland impact are not shown on the Plan and will be required for any eventual Preliminary Site Plan submittal. It is not yet clear as to whether or not the Plan dedicates ample area to build compensatory wetland mitigation.
6. Woodland is generally not acceptable habitat in which to build wetland mitigation.
7. The applicant should provide the City with any MDEQ correspondence related to the onsite wetland, including MDEQ File #07-63-16WA Wetland Assessment letter.

Field Observations

I visited the Weiss property at the southeast intersection of Novi Road and 10-Mile Road on Tuesday October 20, 2009. Many of the wetland boundary flags from a past wetland delineation were still in place. I believe the wetland boundaries as depicted on Plan sheets SP C-100 to SP C-106 accurately portray the boundaries observed in the field.

During the boundary review it soon became apparent that some clearing had begun onsite, evidently associated with bringing in equipment to do soil borings. Small spoils piles and some white PVC pipes marked places where the borings were made. I saw four areas where brush had been cut and pushed into the wetland buffer adjacent to wetlands. In one case, a high-quality wetland had shrubs, trees, and some soil pushed into the wetland. **These disturbances are a violation of the City Wetland Ordinance, likely a violation of MDEQ wetland regulations, and the 25-Foot Natural Features setback protection language contained in the City Zoning Ordinance. The applicant should be advised of the violation and cease such impacts unless and until applicable permit authorizations are issued.**

Required Permits:

Based on information provided on the Plan, ECT believes the propose project would require an MDEQ Wetland Use Permit, a City of Novi Non-Minor Use Wetland Permit, and an Authorization to Encroach into the 25-foot Natural Features Setback. The applicant should provide the City with any MDEQ correspondence related to the onsite wetland, including MDEQ File #07-63-16WA Wetland Assessment letter.

Conclusion:

The applicant is encouraged to avoid wetland impacts as much as practicable and, ideally, keep impacts to less than 0.25-acre, the threshold for required wetland mitigation.

ECT is concerned about the potential lack of suitable location for wetland mitigation, especially in view of the fact that impacts to emergent and scrub-shrub wetlands are mitigated at an area ratio of 1.5 to 1, and impacts to forested wetlands are mitigated at an area ratio of 2 to 1.

ECT is also concerned about the potential impacts to remaining wetlands under proposed conditions. We believe the stormwater plan needs to developed to preserve the high-quality wetlands located on and near the property. Quality and quantity of water entering wetlands from the proposed site under proposed conditions need to be adequately addressed in the stormwater and wetland mitigation plans.

If you have questions, please contact us.



Phone: (248) 830-6523
 E-Mail: drn@drnarchitects.com
 Web: drnarchitects.com



DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167

October 20, 2009

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

Re: **FACADE ORDINANCE**
Weiss Mixed Use Dev. / PRO and Rezoning 16.690, SP 09-26
 Façade Region: 1
 Zoning District: OS-1 (Proposed, I-1 & B-2)

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan for the above referenced project based on the drawings prepared by Siegal / Tuomaala Associates, Architects, Inc, of Southfield, Michigan dated August 17, 2009. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule are highlighted in bold.

Kroger Building (64,245 S.F.)	North (Front)	West	South	East	Ordinance Maximum (Minimum)
Brick (Clay) (2.7" x 8" units)	13.0%	5.0%	0.0%	4.0%	100% (30%)
Stone (Field Cobble)	8.0%	0.0%	0.0%	0.0%	50%
EIFS	27.0%	8.0%	0.0%	9.0%	25%
Split Faced CMU (Base) (8" x 16" units)	16.0%	17.0%	20.0%	7.0%	10%
Concrete "C" Brick (4" x 16" units)	81.0%	64.0%	79.0%	74.0%	25%
Metal (Awnings & Trim)	6.0%	6.0%	1.0%	6.0%	50%

Kroger Building - The Façade Ordinance requires a minimum of 30% brick on buildings located in Region 1. The proposed percentage of Brick is below 30% on all facades. The proposed percentage of Concrete "C" Brick exceeds the maximum amount allowed by the ordinance on all facades. The percentage of EIFS exceeds the maximum amounts allowed by the ordinance on the front façade. The percentage of Split Faced CMU exceeds the maximum amount allowed by the Ordinance on the north, west and south facades.

Shopping Center (40,978 S.F.)	North-West (Front)	West	South- East (Rear)	North	Ordinance Maximum (Minimum)
Brick (Clay) (2.7" x 8" units)	9.0%	0.0%	0.0%	0.0%	100% (30%)
Stone (Field, Cobbe)	8.0%	0.0%	0.0%	0.0%	50%
EIFS	38.0%	14.0%	9.0%	15.0%	25%
Limestone (Base & Accents)	13.0%	12.0%	1.0%	12.0%	50%
Concrete "C" Brick (4" x 16" units)	18.0%	66.0%	78.0%	63.0%	25%
Metal (Trim)	14.0%	8.0%	0.0%	10.0%	50%
Smooth Faced CMU (Base) (8" x 16" units)	0.0%	0.0%	12.0%	0.0%	0%

Shopping Center - The Facade Ordinance requires a minimum of 30% Brick on buildings located in Region 1. The proposed percentage of Brick is below 30% on all facades. The percentage of Concrete "C" Brick on the west, rear, and north facades exceeds the maximum amount allowed by the Ordinance. The percentage of EIFS on the front facade and the percentage of Smooth Faced CMU on the rear facade exceed the maximum amounts allowed by the ordinance.

Comments:

Split Faced and Smooth Faced CMU - A limestone base approximately 2'-4" in height is used on the primary facades of the Shopping Center that are directly adjacent to pedestrian walks. Smooth Faced CMU is used to form a continuation of this base on secondary facades located away from pedestrian walks. Split faced CMU is used to form the base on the Kroger Building. The sample board indicates the color and texture of the Smooth Faced CMU to be substantially similar to the limestone. Likewise the color of the Split Faced CMU is similar to the limestone. The transition between the base material and the Concrete "C" Brick above is ordinarily made using a chamfered sill unit however this has not been clearly indicated on the drawings. The use of split faced CMU in this manner is therefore consistent with the intent and purpose of the Ordinance, contingent upon the chamfered sill unit being used.

Concrete "C" Brick - While not technically being considered brick, this material has the unique characteristic of appearing substantially similar to brick when used in certain applications and with careful attention to detail. The Ordinance states that when Concrete "C" Brick is used the "color shall be rich dark earthtone hues consistent with brown or red bodied fired clay brick." The proposed "C" brick color is consistent with this requirement as evidenced by the applicant's sample board. The "C" brick is utilized in concert with a wide variety of other masonry materials including limestone, field stone, and split faced CMU. The proposed colors and textures of these materials have been carefully coordinated and harmonize well with the "C" brick. It is noted that the masonry material taken together represent over 50% of all facades. The extensive use of nicely designed and well coordinated masonry materials is consistent with the Ordinance requirement for 30% brick in Facade region 1.

Metal (Roofs, Awnings and Trim) - Metal accents of various colors are used on awnings, canopies, and most significantly on the roofs of the towers elements. The design employs significant articulation of the roof lines punctuated with vertical tower elements at corners and ends of buildings. The tower elements serve to "anchor" the buildings on the site and provide visual reference points for the overall project. The proposed "patina green" color of the tower roofs is consistent with and will enhance this effect.

Exterior Insulation Finish System (EIFS) - EIFS is utilized as cornices and brackets, as a simulated clear story on the towers, and on selected storefronts. In all cases the EIFS is articulated using interesting joint patterns, molded profiles, and reveals. The use of EIFS in this manner is consistent with the intent and purpose of the Ordinance.

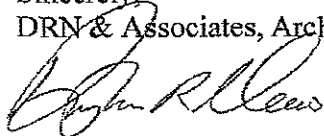
Recommendation: It is recommended that the proposed design is consistent with the intent and purpose of the Façade Ordinance Section 2520. For the reasons stated above a Section 9 Waiver is recommended for the overages of EIFS, Concrete "C" Brick and Split Faced CMU, and the underage of Natural Clay Brick (< 30%), on both the Shopping Center and Kroger buildings. This recommendation is contingent upon the applicant clarifying that a chamfered sill unit will be used to make the transition between the approximately 2'-4" high base and material above on all facades of both the Kroger and Shopping Center buildings.

Notes to the Applicant:

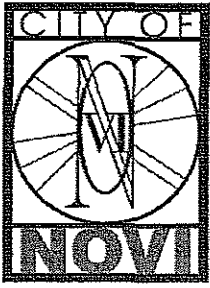
1. Inspections - The City of Novi requires Façade Inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department's Automated Inspection Hotline at (248) 347-0480 to request the Façade inspection.

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

Sincerely
DRN & Associates, Architects PC



Douglas R. Necci, AIA



October 22, 2009

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: Weiss Mixed Use Development, Ten Mile & Novi Rd.

SP#: 09-26, Conceptual / P.R.O.

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Brian Burke

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

Project Description:

Multi-Phased, multiple buildings project of Mercantile and Business uses.

This submittal contains:

- Access drives (four access points, three from Ten Mile and one from Novi Rd.)
- Parking areas for the Mercantile buildings,
- Phase One building, 64,243 S.F. Kroger Supermarket
- Phase Two building, 40,978 S.F. "Neighborhood Shopping Center", multi-tenant Mercantile building.

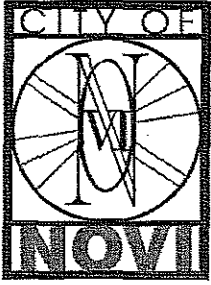
This submittal also refers to seven other smaller buildings as "Future Phase" projects. These buildings are not being reviewed and commented on at this time.

Comments:

1. On the Utility plans, the size of the water mains shall be indicated. The water mains shall be 8" minimum and of adequate size to provide a minimum of 4,000 gallons per minute.
2. Hydrant spacing around the buildings that are protected with automatic sprinklers is 500' maximum and is 300' around buildings that do not have sprinklers. An additional hydrant shall be added in the parking island between the Kroger building and Shopping Center building on the north side.
3. The 500' hydrant spacing also pertains to the 16" water main along Ten Mile Rd. There are additional hydrants on Ten Mile that are not shown on the plans. In order to properly assess their locations, they need to be shown. The applicant should contact our Engineering Department to confirm the locations.
4. Each building protected with an automatic sprinkler system shall have a lead-in water supply that is separate from the domestic water supply. The fire protection lead-in shall have a control valve in a well.
5. All weather access roads capable of supporting 35 tons shall be provided for fire apparatus access prior to construction above the foundation. This shall be noted on the plans.
6. All water mains and fire hydrants are to be installed and be in service prior to construction above the foundation. This shall be noted on the plans.
7. The building address is to be posted facing the street throughout construction. The address is to be at least 3 inches high on a contrasting background. This shall be noted on the plans.

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org



October 22, 2009
Weiss Mixed Use Development

Recommendation:

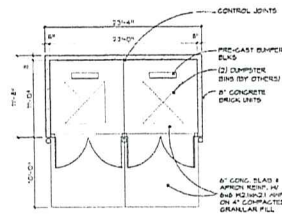
The above plan is **Recommended for Approval** with the above items being corrected on the next plan submittal.

Sincerely,

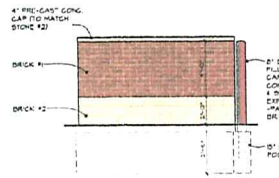
A handwritten signature in black ink, appearing to read "Michael W. Evans".

Michael W. Evans
Fire Marshal

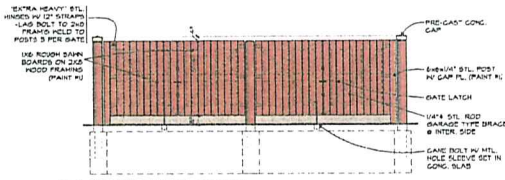
cc: file



601 DUMPSTER ENCLOSURE FLOOR PLAN
SCALE: 1/8" = 1'-0"



602 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



603 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL/FINISH NOTES:

CALLOUT	DESCRIPTION	MANUFACTURER	COLOR
BRICK #1	CONCRETE BRICK UNIT 4" x 8" FACE	DESI BLOCK	COLOR 1-1
BRICK #2	CONCRETE BRICK UNIT 8" x 8" FACE	DESI BLOCK	SANDSTONE
BRICK #3	STANDARD CLAYBRICK UNIT	ELEON	WEATFIELD VELOUR
STONE #1	CULTURED STONE	OHMS-GORING	SIENA ANCIENT VILLA LIDGESTONE
STONE #2	CAST LIMESTONE	GARTLO STONEWORKS	INDIANA LIMESTONE
E.I.F.S. #1	E.I.F.S.	STO-EK	SMOKED PUTTY (R240)
E.I.F.S. #2	E.I.F.S.	STO-EK	SL433
METAL #1	FLAT AWNING	BERRIDGE	MATNA GREEN
METAL #2	SLOPED SHS ROOF	BERRIDGE	FATNA GREEN
METAL #3	SLOPED SHS AWNING	BERRIDGE	COZY RED
METAL #4	SLOPED SHS AWNING	BERRIDGE	ROYAL BLUE
STOREFRONT #1	ALUMINUM	VISTAKALL	CLEAR ANODIZED
GLASS #1	GLASS		
PAINT #1	H-M DOORS & FRAMES	SHERIN WILLIAMS	FAIRFAX DROWN (2256)

ELEVATION MATERIAL PERCENTAGES:

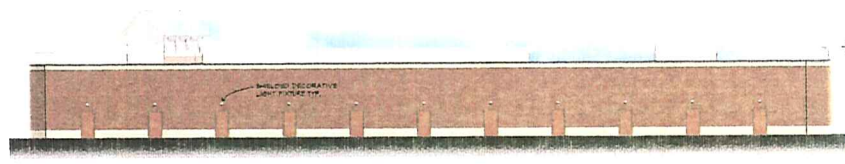
	NORTH	NORTH-EAST	WEST	SOUTH	SOUTH-EAST	EAST	ALLOWED
BRICK #1	25.0	15.5	31.0	42	32.5	42.0	25 MAX
BRICK #2	7.1	0	0.5	0	0	0	30 MIN
STONE #1	0	12.2	6.2	0	0	0	50 MAX
STONE #2	12.1	14.4	13.1	0.5	0	0.5	50 MAX
E.I.F.S. #1	26.5	48.4	21.4	7.1	7.1	7.1	25 MAX
E.I.F.S. #2							
METAL #1	7.1	8.5	5.2	0	0	0	50 MAX
METAL #2							
METAL #3	8.8	3.4	8.8	0	0	0	25 MAX
METAL #4							
STOREFRONT #1							
GLASS #1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PAINT #1							



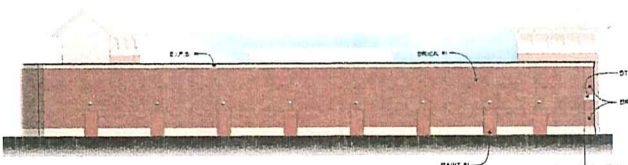
SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS & PLANNERS INC.
20200 northwestern Hwy suite 100 southfield, mi 48034
p + 248-293-0009 f + 248-293-0008 www.sta-architects.com



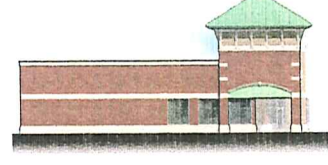
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



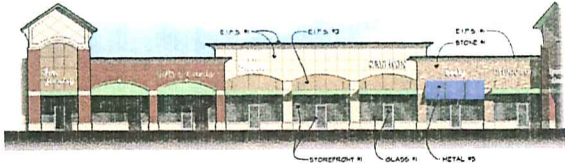
EAST ELEVATION
SCALE: 1/8" = 1'-0"



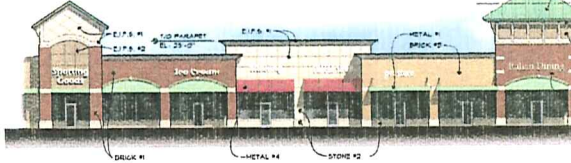
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



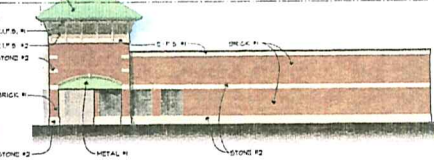
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

project name:
WEISS MIXED-USE DEVELOPMENT SP-04-41
project location:
NOVI, MI SECTION 26

date/revision:
July 20, 2004 P.R.O.
Oct 17, 2008 Pre-App. Mfg.
Feb. 2, 2009 Revised
Aug. 17, 2009 PRG Resubmittal

sheet title:
PRELIMINARY NEIGHBORHOOD SHOPPING CENTER ELEVATIONS

project number:
1537
sheet number:

P.6

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MATERIAL/FINISH NOTES:

GALLIE#	DESCRIPTION	MANUFACTURER	COLOR	NORTH	NORTH	SOUTH	EAST	S. BALANCE
BRICK #1	CONCRETE BRICK UNIT 4" x 8" FACE	BEST BLOCK	E-1					
BRICK #2	CONCRETE BRICK UNIT 8" x 16" FACE	BEST BLOCK	SANDSTONE	21%	14.0	100	76.0	25 MAX
BRICK #3	STANDARD GLAZED BRICK UNIT	BELDEN	HEATHFIELD VENDOR	4.5	4.8	0	5.6	30 MIN
CMU #1	SPLITFACE CONC. MASONRY UNIT 8" x 16" FACE	BEST BLOCK	SANDSTONE	11.4	6.4	0	6.4	10 MAX
STONE #1	CULTURED STONE	OVING-CORING	SIENA ANCIENT VILLA LEDGESTONE	4.4	0	0	0	50 MAX
EIFS #1	EIFS	STO-EX	SHKRED PUTTY (R2242)					
EIFS #2	EIFS	STO-EX	SHK33	21.8	4.0	0	4.0	25 MAX
METAL #1	FLAT FINISH	BERKEDGE	PATINA GREEN	12.2	0.2	0	1.5	50 MAX
METAL #2	VERTICAL PANEL	BERKEDGE	CHARCOAL GRAY					
METAL #3	SLOPED SHS ROOF	BERKEDGE	PATINA GREEN	0.8	0.8	0	1.0	25 MAX
STOREFRONT #1	ALUMINUM	VISTAWALL	CLEAR ANODIZED	N/A	N/A	N/A	N/A	N/A
GLASS #1	CLEAR							
GLASS #2	SPANDREL		CHARCOAL GRAY	2.0	0	0	0	50 MAX
PAINT #1	HX DOORS & FRAMES	SHOWR WILLIAMS	FAIR TAN DROWN (2561)	N/A	N/A	N/A	N/A	N/A

MATERIAL ELEVATION PERCENTAGES:



SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS & PLANNERS INC.

29200 northwestern hwy
suite 100
southfield, mi 48034

p: 248-352-0090
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www.sta-architects.com



project name:
WEISS MIXED-USE DEVELOPMENT SP-04-41
project location:
NOVI, MICHIGAN SECTION 26

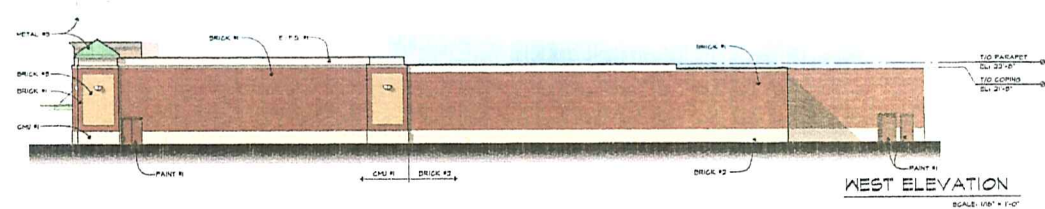
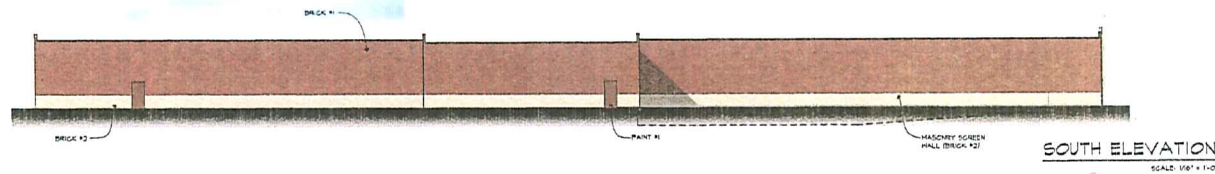
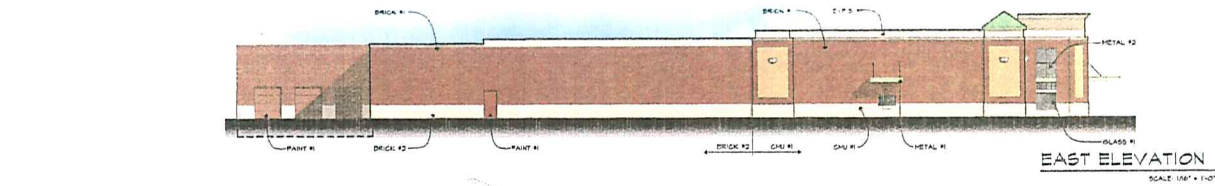
date/revision:
July 23, 2004 P.F.I.D.
Oct 17, 2008 Pre-App. Mtg
Feb. 2, 2009 Revised
Aug. 17, 2009 PHD Resubmittal

sheet title:
KROGER PRELIMINARY EXTERIOR ELEVATIONS

project number:
1537
sheet number:

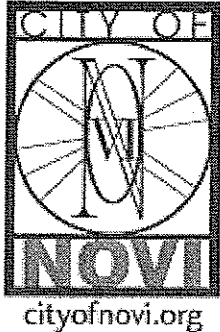
P.4

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KROGER STOREFRONT AND SIGNAGE © 2004 KROGER CO. ALL RIGHTS RESERVED. PHOTOGRAPHY BY JEFFREY M. HARRIS

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE
FROM: KRISTEN KAPELANSKI, AICP, PLANNER *Kristen*
THRU: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
SUBJECT: THE LANDINGS PROPERTY POTENTIAL REZONING AND
MASTER PLAN UPDATES
DATE: DECEMBER 10, 2009

At the December 7th, 2009 City Council meeting, Birchler Arroyo Associates presented "The Landings Land Use Study" and following the presentation, the Council discussed the alternatives presented in the study and directed the administration to take the necessary steps to begin the process of creating a potential park on all or a portion of the site. Although there was no official vote taken, Council did seem to reach a consensus on park and single-family uses for the site. This study was commissioned by Council earlier in the year to evaluate potential land use options for the Landings Property located on Walled Lake near the intersections of South Lake Drive and Old Novi Road and East Lake Drive and Old Novi Road. Attached you will find both the land use study and the presentation slides shown at the City Council meeting along with relevant draft meeting minutes.

One of the first steps involved in creating a potential park is to ensure that the site is properly zoned and the appropriate future land uses are designated. The Master Plan and Zoning Committee has been asked to review the proposed rezoning of the property from B-3, General Business to a residential district compatible with the surrounding neighborhood prior to the matter appearing before the Planning Commission as a whole. In addition, the Committee has also been asked to review the future land use designations for the subject property and update the Future Land Use map as necessary.

Additional information, including a rezoning review letter from staff will follow this memo and the attached materials early next week. Please do not hesitate to contact the Planning Division if you have any questions.

DRAFT

**REGULAR MEETING OF THE COUNCIL OF CITY OF NOVI
MONDAY, DECEMBER 7, 2009 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Landry called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE: Webelos I from Cub Scout Pack 50, Deerfield Elementary 4th Graders
Den Leader: David Verellen
Kevin Blossfeld, Connor Bradley, Sean Cornellier, Nick Forkey, Jonathan Lee, Ethan Liu, Dylan Murray, Kiran Rushton, Clay Simmon, Buddy Verellen, Maxwell Weng, Saud Zahoor

ROLL CALL: Mayor Landry, Mayor Pro Tem Gatt, Council Members Crawford, Fischer, Margolis, Mutch, Staudt

ALSO PRESENT: Clay Pearson, City Manager
Tom Schultz, City Attorney
Rob Hayes, Public Services Director
Barbara McBeth, Planning Director

APPROVAL OF AGENDA

CM-09-12-147 Moved by Margolis, seconded by Gatt; **CARRIED UNANIMOUSLY: To approve the Agenda as presented.**

Roll call vote on CM-09-12-147	Yeas:	Landry, Gatt, Crawford, Fischer, Margolis, Mutch, Staudt
	Nays:	None
	Absent:	None

4. City's Landings Property (13 Mile Road and Old Novi Road) Land Use Study and Options – Birchler Arroyo Associates, Inc.

Rod Arroyo, Vice President from Birchler Arroyo, was commissioned by the Council to prepare the analysis of the Landings property and provided an overview of alternatives for land use. They explored advantages and disadvantages of various options and offered a concept plan for public use of the property. The history dated back to the early 1900's and included the Walled Lake Bath House, the casino and the Walled Lake Amusement Park. The Landings was put up for consideration in the 1980's but never constructed.

Mr. Arroyo said the property was currently master planned for public park and open space, with a small portion for single-family residential. The history showed it was primarily planned for non-center commercial, in direct correlation with the Landings project. The Zoning reflected a B-3 general business classification for the majority of the property, with a small portion designated as R-4 for single-family residential.

Birchler-Arroyo did a site analysis documenting the existing conditions which included the views and property sloping towards the lake, existing platted streets, rights-of-ways, flood plains, nearby land uses and traffic conditions. Public input was taken through and internet survey and two public workshops. The consistent theme in options was to retain the lakefront as being public waterfront.

Option A was single-family residential with a public waterfront component. Option B was a mixed use with a public waterfront including commercial development with residential of office above. Option C was a commercial development. Option D was a public park. Option E was a public park with the option of single-family residential on a two acre piece of land. Option F was a public park with the option of single-family residential and a restaurant. Option G was to do nothing and maintain the land as open space.

Mr. Arroyo stated the concept plan was in two phases. The plan was based on ideas from the public. Phase 1 of the public park concept plan included a number of improvements, including a waterfront promenade, fishing pier, tree-lined promenade through the site, picnic pavilion, restrooms, historical marker to symbolize the past history of the site and a turf paver parking lot along 13 Mile Road. Phase 2 added an amphitheater with a view of the lake, a splash pad, two volleyball courts and additional trees for shading.

Member Margolis noted that it appeared to extend along South Lake Drive on the concept plan. Mr. Arroyo stated that the section functioned as a buffer from the single family residential to South Lake Drive. No significant changes were proposed to that area and it would be maintained as park land. Member Margolis asked if there would be grant money available for the project. Mr. Arroyo said the grant application period for DNR money was April 1, 2010 and the information just needed to be put into place.

Member Margolis wanted to know what the City needed to do in order to apply for the grant. Rebecca Bessey said the City would have to complete the grant application, provide justification for and a description of the proposed project and how it would meet the DNR's funding priorities and scoring criteria. The City would also have to provide a detailed concept plan with additional detail and finalize exactly what the City planned to do on the property as well as provide cost estimates.

Member Margolis stated she thought the best use of the property would be to leave it as open and park-like as possible even though she liked the concept plan overall and the idea of having a section of residential. She had no interest in leasing or owning a restaurant. She did not see the need for an amphitheater, but thought the splash pad was a great idea. She wanted to know if the parking would suffice. Mr. Arroyo said it would depend on the types of uses that would occur and mentioned that it could be tweaked when the final plan was prepared. He said it was a good estimate according to the concept plan but it didn't factor in the potential programs.

Member Margolis said the concept plan made sense overall but would prefer not to do heavy programming because the parking becomes part of the park due to its low impact on the park itself. It would open it up to people who don't live there but wouldn't become a huge draw to people. She thought the park would be a great plan if the City could get a grant for the funding.

Mayor Pro Tem Gatt agreed with Member Margolis. He asked what the property would be worth if it were sold. Mr. Pearson suggested \$20,000 to \$30,000 per lot.

Mr. Arroyo said the piece east of East Lake Drive, assuming the current density is 3.3 dwelling units per acre, would be roughly 6 lots on the property. He said based on his information, the land would be worth \$40,000 per lot if it were sold to a builder. He said there were many factors that would contribute to the cost of the property, but that was a ballpark estimate based on comparable properties nearby. Mayor Pro Tem Gatt wanted to know how much improvement to the park area \$240,000 would buy if the property were sold for that amount. Mr. Arroyo said according to the cost estimates prepared, both phases would cost \$2.27 million. He said anywhere from 10% to 15% potentially would help fund that. Mayor Pro Tem Gatt wanted to know what type of grants would be available through the DNR. Mr. Arroyo said it would depend on how the community is ranked according to the DNR criteria and point system. Ms. Bessey said the criteria could change each grant cycle but the maximum grant amount is \$500,000 and minimum local match is 25%. Mayor Pro Tem Gatt stated he would like to see the property left as passive park land for the residents to use, but there should be parking available.

Member Crawford stated she liked the options made available, especially the option of the fishing pier. Historically, the property has had a fishing pier and there is not another elsewhere on the lake. She would prefer to see this as a passive park; however the splash pad would be a popular amenity. She was concerned about the parking and the access available for people with mobility issues. She asked if there could be a paved path for direct access to the lake. Mr. Arroyo said there were a couple possibilities with the concept. There would be potential for on-street parking along East Lake Drive that would have a pathway directly to the lake, which would be the shortest route. There could also be barrier free spaces closer to the lakeshore if necessary. He said there was a lot of potential to accommodate those requests. Member Crawford said the amphitheater wasn't necessary since there was one at Fuerst Park. She said she was in favor of a lot of seating, the pavilion and a peaceful atmosphere where people could go and be near the water. Member Crawford liked the idea of selling the residential piece and using the money to help support to cost for the improvements to the park. She was in favor of phase 2.

Member Mutch asked about the parking needed for Option F. Mr. Arroyo said he would have to look at the requirements for restaurants but said typically it consumes 15-20% of the land area. He said it would be larger than retail lots because retail requires less parking area. Member Mutch asked when the traffic from the new development would impact the area. Mr. Arroyo said most of the traffic would be in the early evening,

weekends and possibly at lunch times. He said it would depend on the market and goal of the restaurant. Member Mutch pointed out that the traffic volumes on South Lake at 13 Mile and Novi Road were low volume. Mr. Arroyo verified that they were in the 2,000 to 4,000 vehicle per day range, which has since been lowered from 10,000 vehicles per day.

Member Mutch asked how they came to the size of the parking lot and the amount of parking spaces. Mr. Arroyo stated they planned around 40-50 spaces in the off street lot off of 13 Mile and there would be on street parking on both sides of East Lake Drive. He said there may have been another 35-40 in that area. He said Randy Metz developed those numbers based on the proposed use under the concept plan.

Member Mutch asked how Birchler Arroyo would logically see phasing out this project over several years and what types of improvements would be seen in Phase 1 versus Phase 2 and Phase 3. Mr. Metz said it would start with the infrastructure and move up from there. He also stated that the promenade was an integral part of the park as it would bring the community close to the water so it should be considered for the first phase.

Member Mutch asked how much would have to be designed up front in order to plan for infrastructure and final build out. He wanted to know if there would be flexibility in the plan. Mr. Metz stated it would primarily affect the infrastructure. He said once the program is together that everyone is satisfied with, then they could put the infrastructure in to accommodate it.

Member Mutch asked what kinds of benefits and impacts would there be if the Council decided to move forward with a public park to the surrounding properties being developed or re-developed. Mr. Arroyo said that by developing a quality park with amenities that people find desirable, it would make it a more attractive neighborhood. He said there are currently no homes overlooking the park and providing the residential area would provide a positive aspect.

Member Mutch asked what types of uses would go into the B-3 properties that would be complimentary to the park use. Mr. Arroyo stated that a park of that size would not be strong enough to drive a particular land use nearby. Member Mutch stated he believed that the City had a diamond in the rough with that large of a piece of public property on a lake. He thought it was important to maintain the public access to the lake and the public view of the lake. He said in regards to the residents, although they turned down the Signature Park proposal, his viewpoint is that the process is a long-term view and won't necessarily lead to immediate improvements or development. It would be a long-term process and as funds became available, the vision would be fulfilled. Member Mutch stated he had never been in favor of selling any portion of the property. He thought selling the land would cause more problems than it would be worth. He said it could be detrimental to the efforts in obtaining grants for the property. The Trust Fund of Michigan criteria valued the waterfront access, access to Walled Lake in terms of a boardwalk and a fishing pier as well as developing the public open space. He felt this

was the long term vision for the property. He was in support of this project moving forward.

David Staudt stated he was in support of the area being a public park with a historical element. He noted there are 40-50 years of history at the site, including the amusement park and the casino. Member Staudt has been approached by residents over the past couple years who have expressed interest in naming the park after a family member or wanting to make significant investment in it. He said the park should never be sold by anyone for any purpose. He stated the value of the property would not justify selling it. He said the timing is appropriate because it is something that needs to be done and it was time to move forward with it.

Member Fischer asked if access to the lake for residents to swim would be part of the concept. Mr. Arroyo said no because it was available at Lakeshore Park just down the street and they did not want to replicate that. Mr. Fischer said the planned amenities including the volleyball courts, splash park and amphitheater seemed like relatively active amenities and wanted to know if there would be less active areas. Mr. Arroyo stated some residents wanted very little additional improvement on the property while some residents wanted it to have very active sports activities. The plan reflected the majority of what the residents were asking for. Member Fischer asked about the \$60,000 annual cost stated in the budget. Mr. Arroyo said the splash pad would be something that would require a higher level of ongoing maintenance than some of the other facilities. Member Fischer said the area should remain for the residents to enjoy.

Mayor Landry commended Birchler Arroyo for the thoroughness of the plan and the involvement of the public opinion. He thought it was good to explore the options available and important to make a thorough analysis. He believed everyone was in favor of maintaining it as a public use but not to leave the property alone. Mayor Landry said in order to solicit dollars, there would need to be a plan. There should be a plan with some options so that if the City obtained a grant, portions would be completed as the money was obtained. Mayor Landry was not opposed to selling off the land on the east part of East Lake Drive, but he would like to see it rezoned. He was concerned about the safety of pedestrians walking across East Lake Drive.

Mayor Landry asked if the splash park could be used in the winter as an ice skating rink. Mr. Arroyo said that is could be. Mayor Landry said he was in favor of having an all year use. He said it should be referred to the Planning Commission for a public hearing and to receive their recommendation.

Mr. Pearson noted the unanimity was there to develop a grant application for phase 1A to get the waterfront features so that the grant opportunity is not missed.

CM-09-12-148 Moved by Margolis, seconded by Gatt; CARRIED UNANIMOUSLY: To ask administration to come back with a phasing plan to allow the City to move forward on a grant

**application and refer to the Planning Commission for
recommendation on zoning and schedule a public hearing.**

Roll call vote on CM-09-12-148

Yeas:	Crawford, Fischer, Margolis, Mutch, Staudt, Landry, Gatt
Nays:	None
Absent:	None

Member Mutch wanted clarification on what information the Council would be asking the Planning Commission for in terms of the zoning, specifically if it was regarding the whole property or a portion. He asked if the B-3 zoning regarding public parks and recreation facilities were principal permitted use. Barb McBeth answered that parks were principally permitted. Member Schultz asked where parks fell in the residential zoning district. Ms. McBeth said parks were permitted in the residential zoning district and could possibly be a special land use. Member Mutch asked if the City could develop the property regardless of the zoning. Mr. Schultz stated the City could develop the park even if the zoning doesn't permit such a use. Member Mutch said as long as it came back in a timely manner and the Planning Commission was clear on what the Council was asking for, he didn't have a problem sending it to the Planning Commission but he didn't believe it was necessary.

Mr. Pearson said the property suffered from lack of use, lack of awareness, lack of plan and confusion about what the City intended to do with the property. He said the business zoning has added to the confusion. He said the intention was to leave the property as open space and signaled what the Council is trying to get at with the core of the piece of the property.

Member Margolis stated the property should be cleaned up in order to have it go concurrently with the grant application. Member Staudt stated he wanted to see the plan move forward quickly. He would like to make it as difficult as possible to sell off the property as a commercial piece of property. He wanted that to be very clear. He was happy to hear that the administration would be willing to work concurrently to gather a grant application for the very basics of the site so that they can provide public access as soon as possible.

Member Mutch wanted to be clear that the rezoning would be strictly for city owned property.

MEMORANDUM



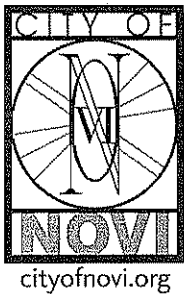
TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER
SUBJECT: LANDINGS PROPERTY
MASTER PLAN RECOMMENDATIONS
DATE: DECEMBER 16, 2009

As part of the Master Plan Review process, the Master Plan and Zoning Committee previously reviewed "Public and Private Parks and Open Space" land use designations on the Future Land Use Map. The Committee agreed with Staff's recommendations to change the land use designation of several areas of the City to "Private Park and Open Space" and "Public Park and Open Space" to reflect land now developed or designated private and public park land and to adjust boundaries of some of the use areas that were not correct.

Since that time, it has come to Staff's attention that the "Public Park and Open Space" use area boundaries in the vicinity of the Landings property do not match the boundaries of the land owned by the City. The property is primarily designated for "Public Park and Open Space" uses. Therefore, Staff recommends changing the area outlined in the map below from "Single Family" and those areas without a designation to "Public Park and Open Space" to reflect City ownership. The areas that currently do not have a designation are unimproved platted right-of-ways that have not been officially abandoned at this time.

If you have any questions on this recommendation, please feel free to contact me.





CITY of NOVI CITY COUNCIL

**Agenda Item Presentation
December 7, 2009**

SUBJECT: Presentation of the Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake commonly known as “the Landings Property”.

SUBMITTING DEPARTMENT: Parks, Recreation and Cultural Services

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

In June 2009, the City contracted with Birchler Arroyo Associates, Inc. (BA) in association with Grissim Metz Andriese and The Chesapeake Group for the preparation of a Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake commonly known as “the Landings Property”. The purpose of the study was to complete a comprehensive land use study to evaluate the City’s full range of options at the site, along with a conceptual plan for a public use option and a cost / feasibility study for this alternative.

A critical part of the process was receiving input from the public. BA and City staff facilitated community input utilizing two public input sessions, an online survey, as well as individualized meetings with pertinent stakeholders. This information, along with a historical review and site analysis were key factors in the development of the report.

Individuals that participated in the public input sessions were notified of the presentation to City Council via email during the week of November 30, 2009. In addition, the report and summary will be available for Community Review on Thursday, December 3, 2009.

The report and findings will be presented by BA and staff at the meeting. The FY 2009/10 budget includes \$50,000 for planning or development purposes of the property once City Council determines the use of the property.

RECOMMENDED ACTION: Presentation of the Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake commonly known as “the Landings Property”.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				



landings property



Land Use Study
2009

Project Team

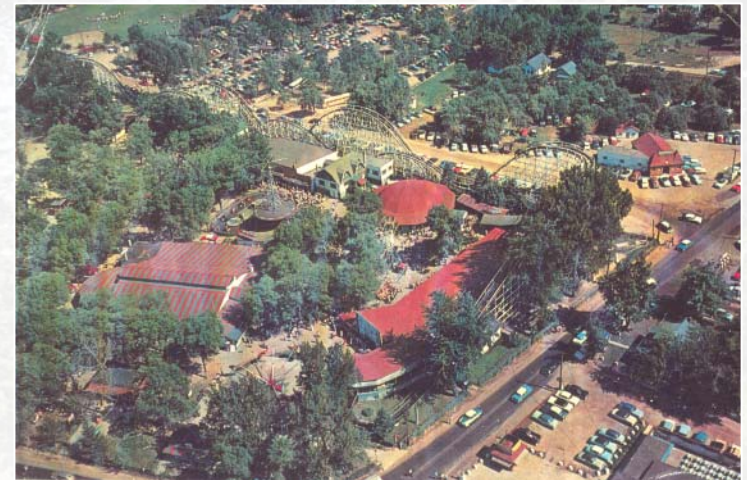
- Birchler Arroyo Associates, Inc.
Land use and transportation planning
- Grissim Metz Andriese Associates
Landscape architecture and park design
- The Chesapeake Group
Market analysis and economic development

Purpose of Study

- Provide Council with an overview of **land use alternatives** for the site
- Explore the **advantages** and **disadvantages** of each option
- Offer a **concept plan** for the public use option

History

- 1919 Walled Lake Bath House
- 1925-1965 “New Casino” dance hall
- 1929-1968 Walled Lake Amusement Park
- 1980s “Landings” Project



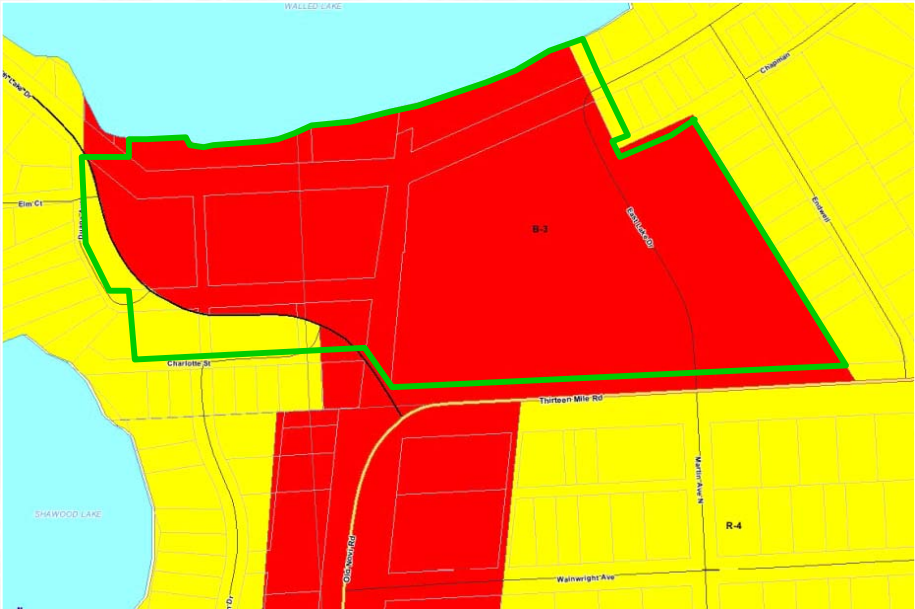
Master Plan for Land Use

- Small portion - Single Family Residential
- Majority - Public Park & Open Space (2004, 2008)
- Previously planned for Public (1999) and Non-Center Commercial (1990, 1993)



Zoning

- B-3 General Business
- R-4 One Family Residential



Site Analysis



Other Considerations

- Rights-of-way
- Floodplain
- Nearby land uses
- Traffic



Public Input

- Internet survey
(270+ responses)
- 2 public workshops
(60+ participants)



Option A Single family residential with public waterfront



Option B Mixed use with public waterfront



Option C Commercial with public waterfront



Option D Public park



Option E Public park with single family residential



Option F Public park with single family residential & restaurant



Option G Do nothing



Concept Plan Phase 1

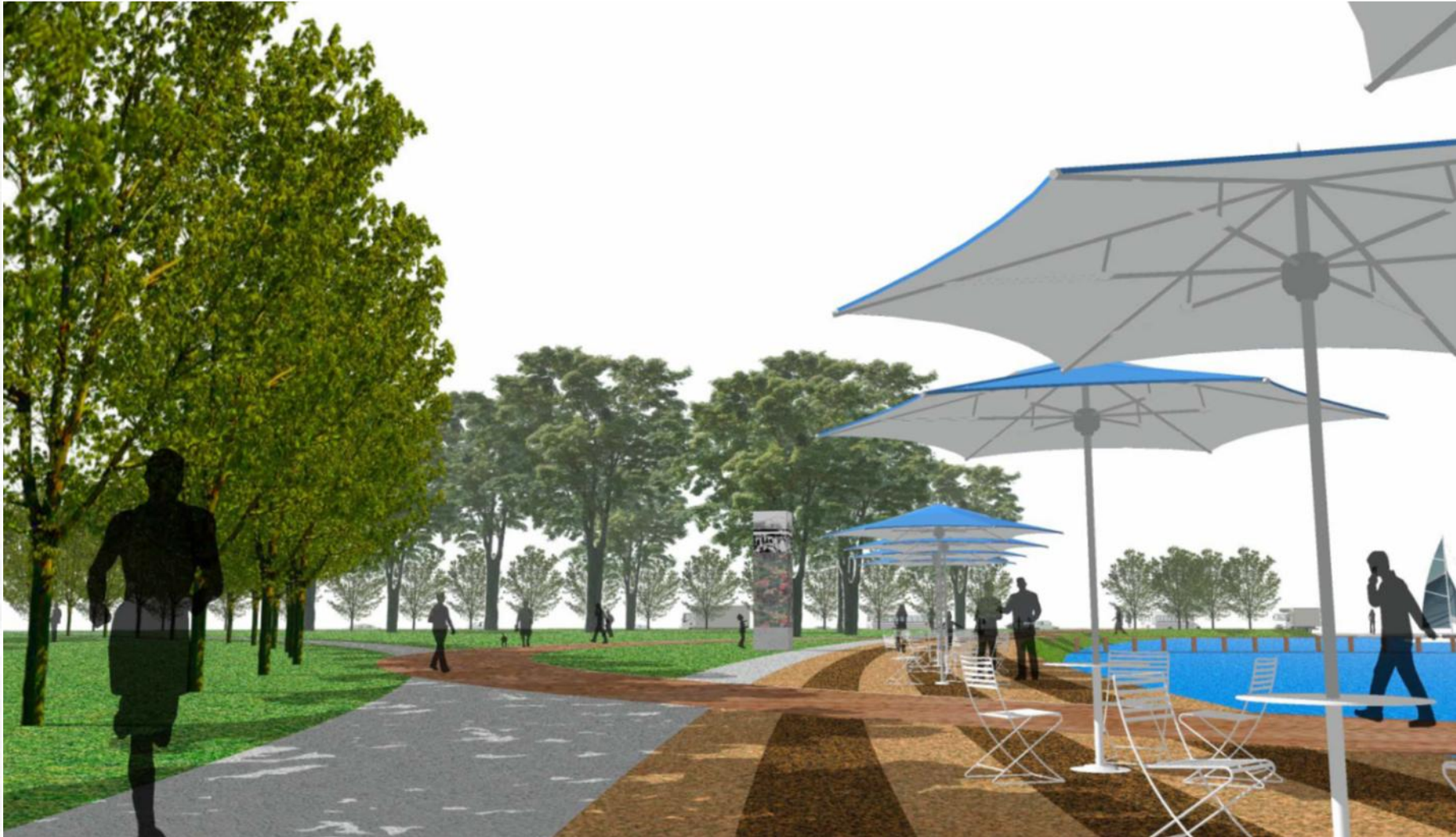
Public Use



Concept Plan Phase 2

Public Use







LANDINGS PROPERTY LAND USE STUDY

Prepared for
City of Novi, Michigan

August 2009

INTRODUCTION

1



SITE ANALYSIS

3



PUBLIC INPUT

17



ALTERNATIVES

23



CONCEPT PLAN

41





Introduction

The Landings Property Land Use Study is intended to provide the Novi City Council with an overview of several land use alternatives for the site. These alternatives range from “do nothing” to extensive commercial development. The goal is to explore the advantages and disadvantages of each option so that the City Council can have an informed discussion about the future of this unique piece of lakefront property.

The Study process included collecting data from a variety of sources including, but not limited to, historic aerial photography, natural features resources, floodplains, past development history, traffic, and the like. The project team also visited the site and walked the surrounding area.

As part of this process, there was an extensive public input process that ranged from an internet survey to stakeholder workshops. The project

team, which included Birchler Arroyo Associates, Inc., Grissim Metz Andriese, and the Chesapeake Group, also discussed the future of the Landings Property with City staff and officials.

The Land Use Study also includes a Conceptual Design and Feasibility Study for a possible public use of the property. Included are construction cost data and operational and maintenance costs.

For the purpose of this report, the subject property is referred to as “The Landings Property.” The Landings name is a carry over from a development proposal from the 1980s, and it has become the commonly recognized reference for the property by local residents and City officials. The use of the Landings name in this report is for reference purposes only and is in no way intended to promote any past or future development of the subject property. Attachments are available in a separate bound report.

INTRODUCTION

1



SITE ANALYSIS

3



PUBLIC INPUT

17



ALTERNATIVES

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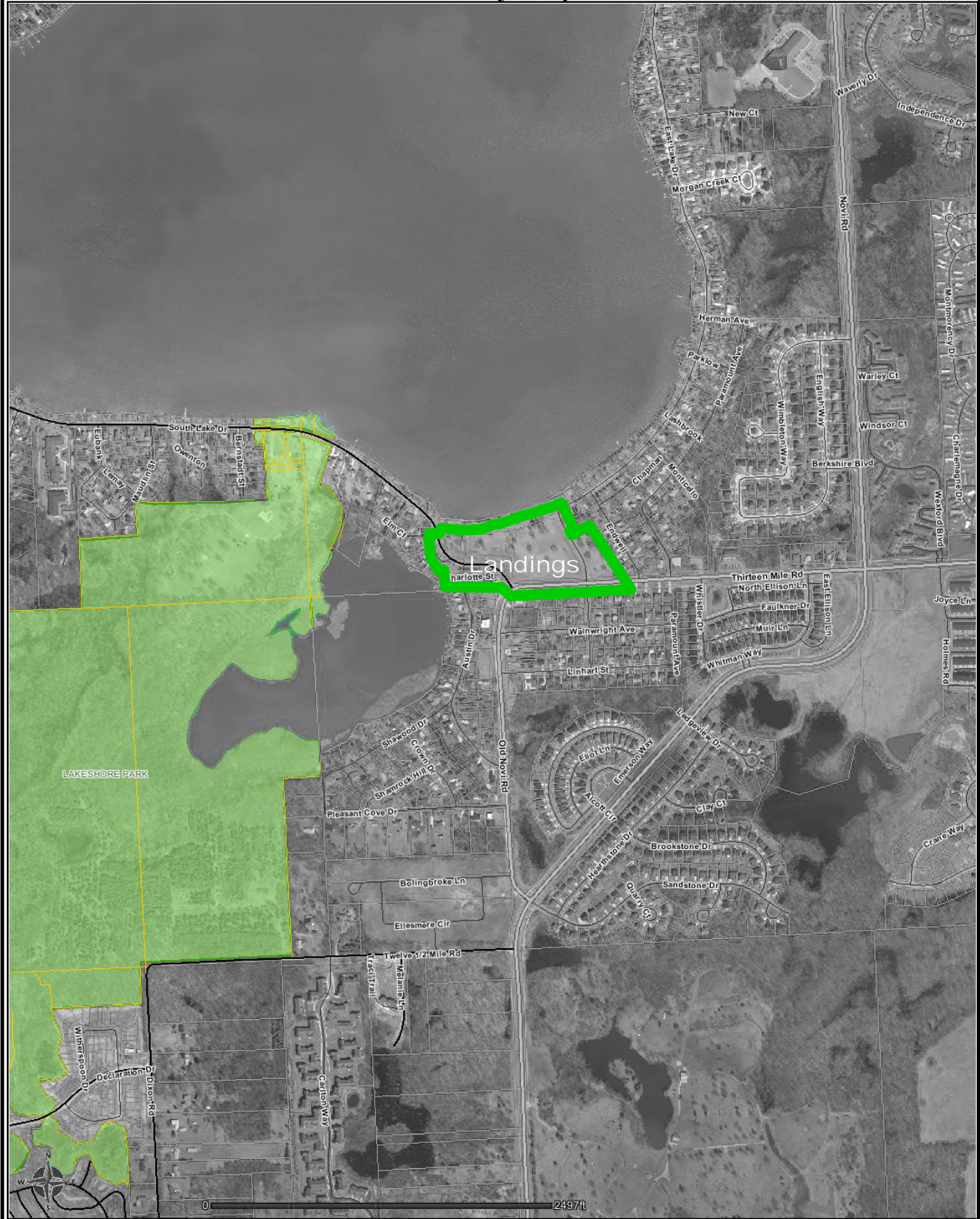


CONCEPT PLAN

41



Vicinity Map



DISCLAIMER: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys, and other public records. The information not intended as a substitute for original or official source information. The City of Novi makes no warranty, express or implied, as to the accuracy, completeness, or SOURCES: City of Novi, Oakland County, Plansight LLC; October 2006 for County Data; October 2006 for City Data; Aerial Imagery as specified



Looking west from South Lake Drive at drain connecting Walled Lake and Shawood Lake (*above*).
Walled Lake Beach at Lakeshore Park (*below*).



Vicinity

The Landings Property is located in Sections 2 and 3 of the City, north of the intersection of Old Novi Road, Thirteen Mile Road, and South Lake Drive. The property has direct frontage on Walled Lake. The City's Lakeshore Park, which fronts on Walled Lake and Shawood Lake, is located nearby within easy walking distance along South Lake Drive.



Existing Land Use

The Landings Property is approximately thirteen (13) acres of undeveloped City-owned open space. Nearby land uses include single family homes, commercial uses, and vacant properties.

The property is generally bordered on the west by single family homes along South Lake Drive and Duana Avenue.

To the south, the property is bordered by single family homes along Charlotte Street, an unoccupied commercial building and the Lakeview Bar and Grill at the intersection of South Lake Drive and Thirteen Mile Road, and vacant land and single family homes along Thirteen Mile Road.

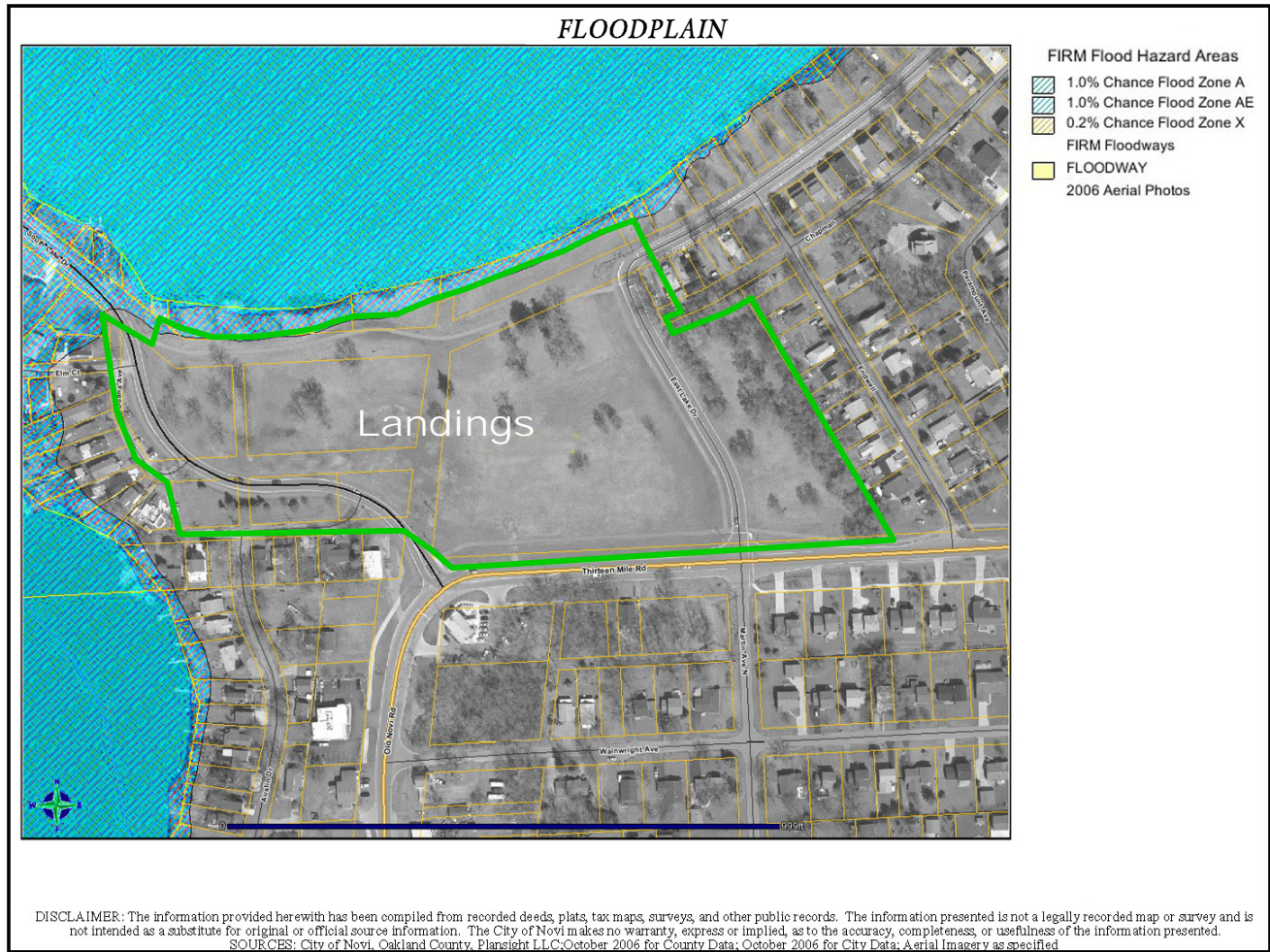
To the east, the property is bordered by single family homes.

Site Conditions

The Landings Property is largely open space with a few stands of mature trees spread throughout the property and over 850 feet of lakefront.

South Lake Drive and East Lake Drive both cut through the property and physically separate portions of it from the approximately eleven (11) acre contiguous portion of the site. The resulting property between South Lake Drive and Duana Avenue and Charlotte Street is primarily comprised of bermed green space which serves as a buffer for the single family homes to the west. The resulting property east of East Lake Drive is approximately two (2) acres of open space. A significant stand of mature trees lines the eastern property line and serves as a buffer between the subject property and the abutting residential neighborhood.

The property slopes from its high point along Thirteen Mile Road toward Walled Lake. This



sloping grade results in tremendous views of the lake from the entire property and from Thirteen Mile and Old Novi Roads.

The shoreline of Walled Lake is within the 100-year floodplain. According to the City's maps, there are no wetlands or woodlands located within the study area.



View of Walled Lake from the water's edge (*above*). Looking west of South Lake Drive toward homes fronting on Duana Avenue (*below*).



Looking west across the property from the midpoint of the lakefront (*above*). Looking north across the property from Thirteen Mile Road (*below*).



Looking south toward Thirteen Mile Road along East Lake Drive (*above*). View of existing trees along eastern site boundary (*below*).



Looking southeast from the lake toward the intersection of Thirteen Mile Road and East Lake Drive (*above*). Lakeview Bar and Grill at the intersection of Thirteen Mile Road, Old Novi Road, and South Lake Drive (*below*).







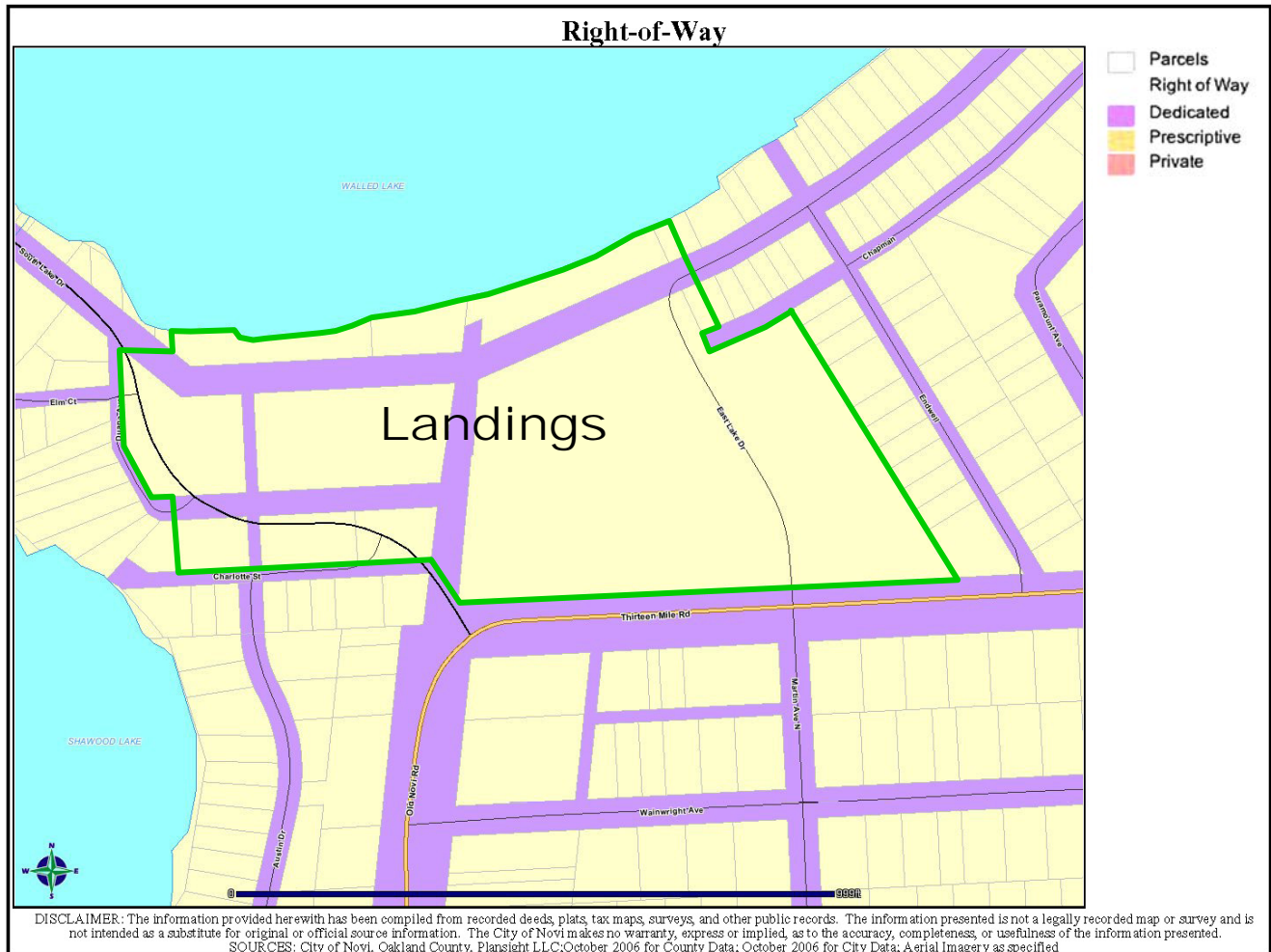
Parcels and Ownership

The Landings Property is made up of unplatted land and lots from three (3) platted subdivisions: Chapman’s Walled Lake Subdivision platted in 1913, Pratt Subdivision platted in 1915, and Walled Lake Shores Subdivision platted in 1922.

The property is now described by twelve (12) separate parcel identification numbers and totals approximately thirteen (13) acres (including right-of-way).

- The City of Novi acquired the properties within the study area between 1983 and 1987. Preliminary research indicates that, other than the dedicated rights-of-way, there does not appear to be any deed restrictions on the use of the property within the Landings Property study area. The City of Novi Charter contains several provisions that either restrict or have the potential to restrict the future use of the

property, which should be reviewed in consultation with the City Attorney prior to taking action on any proposed sale or lease of the property.



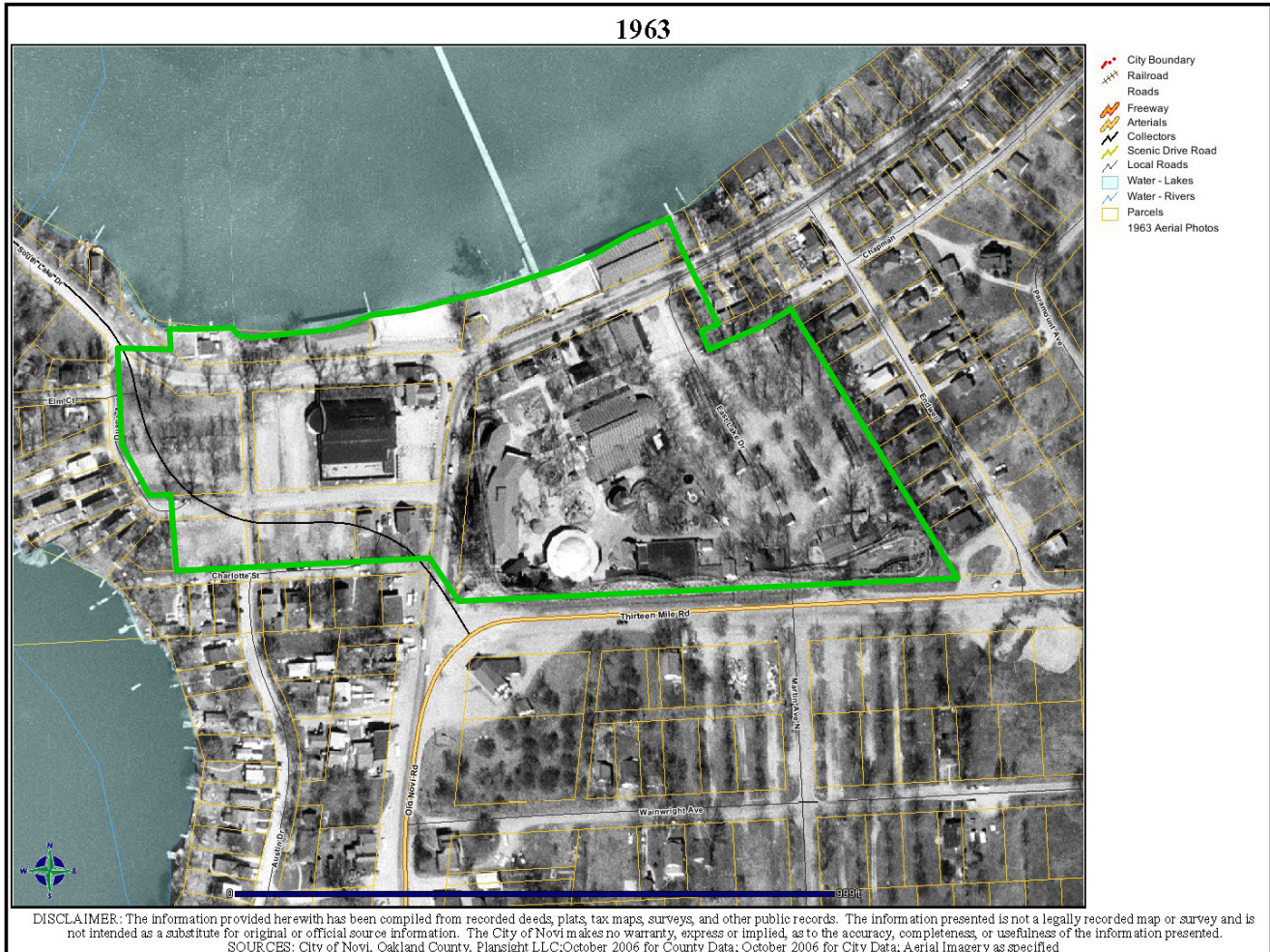
Rights-of-Way

The Landings Property study area includes approximately two (2) acres of dedicated road right-of-way, however, no streets currently exist within the right-of-way. Both South Lake Drive and East Lake Drive were realigned and are not located in the dedicated right-of-way within the Landings Property.

If the property were to be sold or used for anything other than a public park, the City would likely need to initiate Circuit Court proceedings to vacate the right-of-way. It should be noted that the City may choose to undergo this process under any future use scenario including a public park. Doing so would enable the City to create one single legal description for the property.

Traffic Volumes

A January 2009 traffic study by Birchler Arroyo Associates, Inc. showed that traffic volumes on Old Novi Road have decreased by over 20 percent since 2004. Traffic has been declining throughout the Metro Detroit region. As of December 2008, it is estimated that Old Novi Road was carrying 2,200 vehicles per day. During the same period, South Lake Drive was carrying 4,000 vehicles per day, and Thirteen Mile Road was carrying 3,400 vehicles per day.



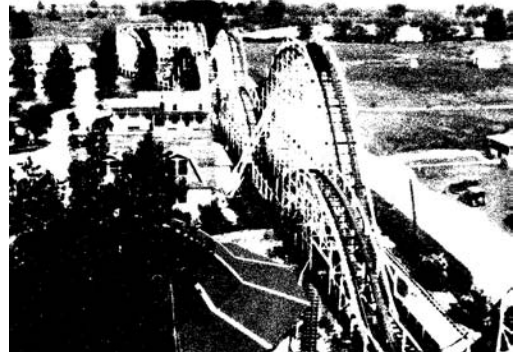
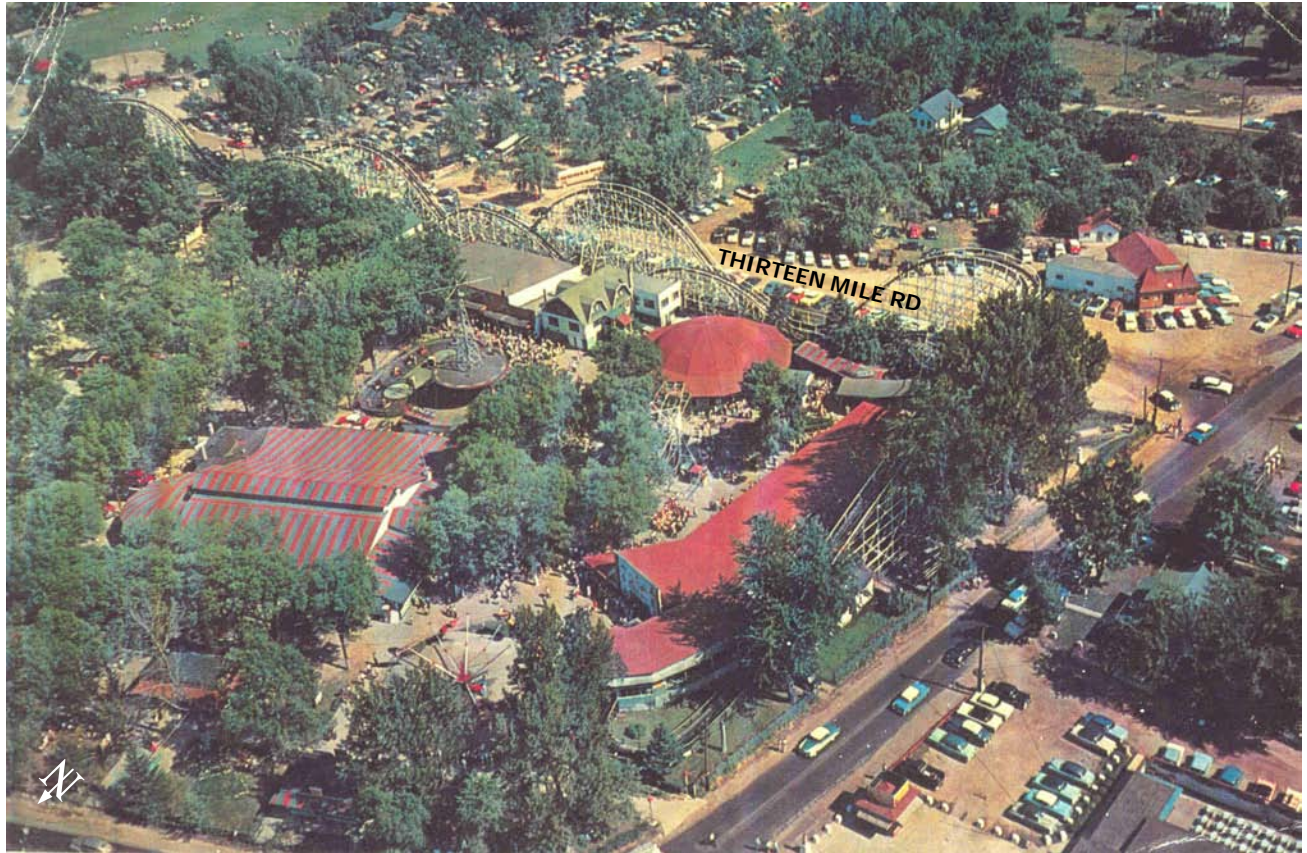
History

The Landings Property has a rich history that included music, dance and entertainment that began in 1919 with the construction of the Walled Lake Bath House. Shortly after, a second bath house and two dance halls were constructed on the property. In 1925, one of the dance halls was replaced by a larger, steel-framed building known as the “New Casino” which hosted musicians such as Lawrence Welk, Tommy Dorsey, and Louis Armstrong, and later, Stevie Wonder and Chuck Berry. The smaller dance hall was later converted into a roller rink. The Casino was destroyed by a fire in 1965.

The property was also the site of the Walled Lake Amusement Park which was constructed in 1929. The park included a rollercoaster built by Fred W. Pearce, The Flying Dragon, which ran along Thirteen Mile Road. Other rides included the

Pretzel and the Tilt-a-Whirl. The Walled Lake Amusement Park closed in 1968.

In the late 1980’s, the City entered into a Memorandum of Understanding with a prospective developer. At that time, potential uses for the site included a restaurant/banquet facility, hotel, boardwalk, public meeting room, and marina. Development of the project never came to fruition, however, it was during this process that the Michigan Department of State’s Bureau of History issued a letter to the developer dated February 12, 1988 that stated, “There appears to be little doubt that a Historic period Indian cemetery was located on or very near to the property proposed for your project... The bulk of the evidence appears to indicate that the area around the common corner of Sections 2, 3, 10 and 11 was an important focus of Historic period Indian settlement and burial activities.” (*Refer to Attachment A.*) No official records or documentation of a burial ground exist.



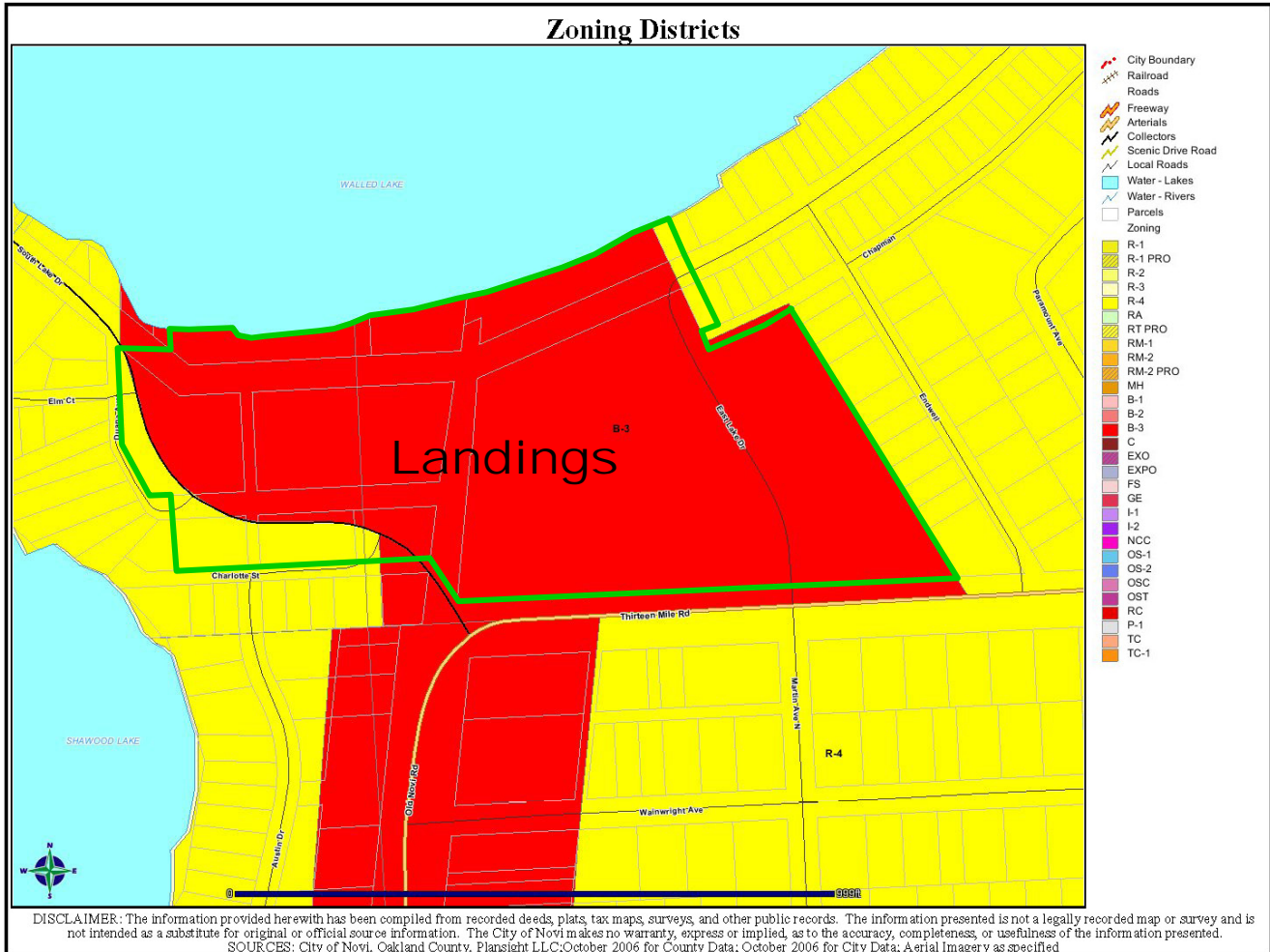
Images of the Walled Lake Amusement Park and the Flying Dragon roller coaster.

Image sources:

www.walledlakelibrary.org (top)

Images of America Novi by Barbara G. Louie and Samuel D. Popkin (middle)

www.lorimarshick.com (bottom)



Zoning

The majority of the Landings Property is zoned B-3 General Business and has been since at least 1970. A small portion of the property is zoned R-4 One Family Residential. Per the City of Novi Zoning Ordinance, the following uses are permitted in the B-3 district:

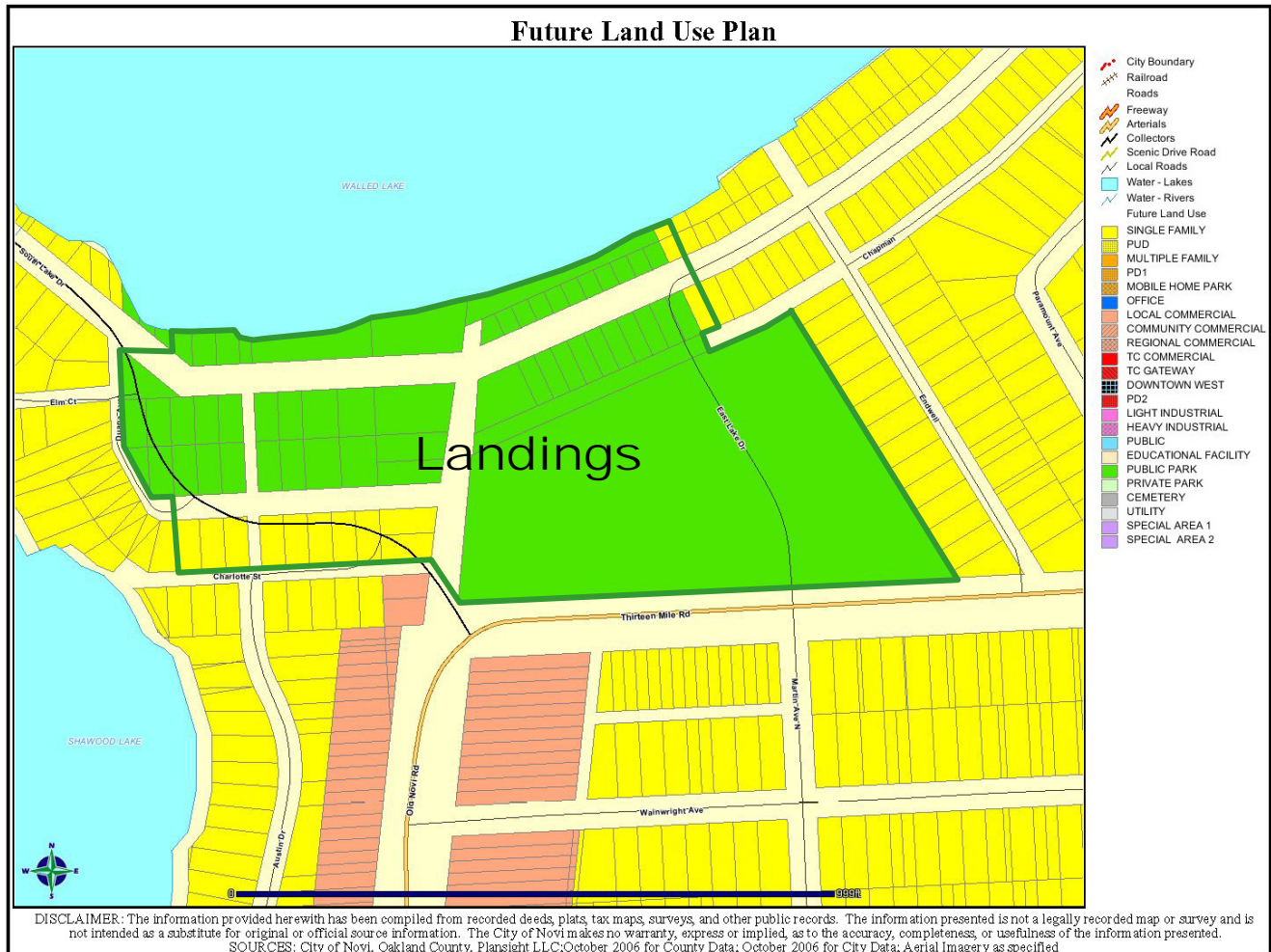
Principal Permitted Uses

- Retail businesses and personal service establishments
- Dry cleaning establishments
- Post offices and government buildings
- Restaurants (sit-down) and banquet facilities
- Theaters, concert halls, museums, etc.
- Business schools and colleges
- Instructional centers for music, art, dance, etc.
- Day care centers
- Private clubs and lodge halls
- Professional and medical offices
- Gasoline service stations
- Mortuary establishments
- Parking lots
- Auto washes (completely enclosed)
- Bus passenger stations

- Car salesroom and office (new and used)
- Tattoo parlors
- Public parks and recreation facilities
- Health and fitness facilities (public and private)

Special Land Uses

- Outdoor sales and rental of autos, campers, boats, etc.
- Hotels and motels
- Businesses in the character of a drive-in or open front stores
- Veterinary hospitals and clinics
- Plant materials nursery (retail)
- Indoor recreation facilities (public and private)
- Mini-lube or quick oil change establishments
- Outdoor sales of produce and seasonal plant materials (accessory)



Master Plan for Land Use

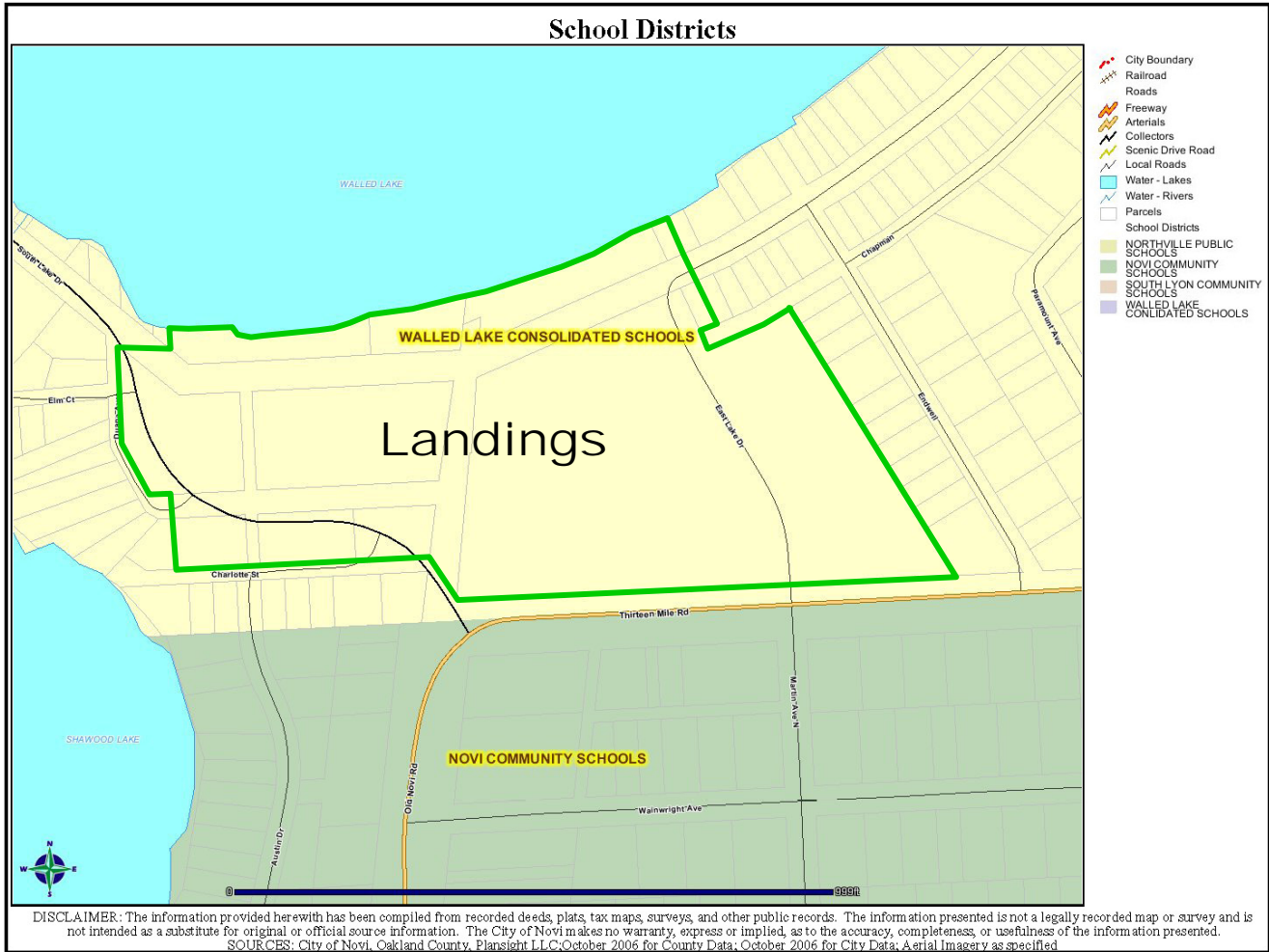
The City of Novi Master Plan for Land Use, adopted in 2004 and amended in 2008, designates the majority of the Landings Property as Public Park and Open Space. A small portion of the property is planned for Single Family Residential. (*Master Plan page 117.*)

Prior to the current Plan, the majority of the property was designated as Public by the City's 1999 Master Plan for Land Use. Both the 1990 and 1993 Master Plans designated the property as Non-Center Commercial.

The current Master Plan specifies that if land planned for park and open space ceases to be considered for park and open space uses, residential uses would be appropriate if the area is assigned a density on the Master Plan's Residential Density Patterns Map. (*Master Plan page 114.*)

The Residential Density Patterns Map indicates that the Landings Property is assigned a density of 3.3 dwelling units per acre. (*Master Plan page 116.*)

Although the Master Plan specifies that residential use of the subject property could be appropriate, the City would likely need to amend the Master Plan in order to sell all or a portion of the property for any non-park use due to restrictions of the Home Rule City Act (Act 279 of 1909, as amended). Specifically, Section 117.5(e) of the Act states that a city does not have the power "to sell a park, cemetery, or any part of a park or cemetery, except where the park is not required under an official master plan of the city."



School Districts

The Landings Property is located within the Walled Lake Consolidated Schools District. Thirteen Mile Road serves as the district boundary between the Novi and Walled Lake school districts.

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Community Input Workshops

The City and project team hosted two (2) public workshops to obtain input from residents, property owners, homeowners associations, Walled Lake Schools, and the City of Walled Lake. The first workshop was held on July 14, 2009 at City Hall and 25 participants attended. The second workshop was held on July 15, 2009 at Lakeshore Park and 38 participants attended.

At both workshops, participants were broken into small work groups and asked to discuss a set of questions. Each group recorded their ideas and comments on worksheets (attached to report).

At the end of the workshop, a spokesperson from each group presented a summary of their group's discussion regarding the following questions:

1. The current B-3 General Business zoning classification permits a variety of retail, restaurant and service uses. Is this appropriate for the entire property, a portion of the property, or none of the property?
2. The City's Master Plan classification is currently calling for Public Park & Open Space uses. Is this appropriate for the entire property, a portion of the property, or none of the property?
3. What uses are appropriate for all or a portion of the property?
4. If all or a portion of the property were developed as a public park, what amenities should be included?

The following is the project team's general overview of the public input obtained at the two workshops:

Regarding the zoning of the property, a majority of participants indicated that the current B -3 zoning was inappropriate for the property. Their concerns with commercial development include:

- Parking
- Blocking the view of the lake
- Loss of open space / parkland on the lake
- Enough commercial development elsewhere in the City
- Possible Native American burial ground

Regarding the Master Plan designation of the property, a majority of participants indicated that the current designation of public park and open space was appropriate for the property. Their concerns with a public park use include:

- Public boat launch (most participants were opposed)
- Parking (keep to a minimum)
- Preserving view of the lake
- Use by non-Novi residents
- Duplication of facilities and amenities at other existing City parks

A couple of groups suggested that the property east of East Lake Drive could be used for parking or offered for sale to adjacent property owners.

Regarding appropriate uses for the property, a majority of participants indicated that the property should remain public open space/park. Additional comments included:

- Minimal (or even no) parking
- Maintain the view of the lake
- No public boat launch
- Add amenities to encourage greater use and enjoyment of the property
- Acknowledge history of the property (Native Americans, casino, amusement park)
- Keep it a passive park, don't overdevelop
- Limited retail/services could support the park needs

Regarding the type of preferred amenities for a public park, the majority of participants indicated that the following amenities may be acceptable:

- Fishing pier
- Boardwalk
- Picnic tables, benches
- Walking/biking/fitness paths
- Small pavilions/gazebos
- Garden areas
- Historical marker or memorial
- Shuffleboard courts, bocce courts

Amenities that were favored by some groups but opposed by others include:

- Swimming beach
- Entertainment pavilion
- Dog park
- Parking
- Playground
- Restrooms
- Kayak/paddleboat/canoe rental
- Spray park/splash pad
- Basketball courts
- Beach volleyball

Their concerns with developing the property for a park include:

- Maintenance
- Environmental conditions of site
- Parking
- Public boat launch (opposed)
- Maintaining view of the lake

Internet Survey

The City hosted an online survey open to all to solicit additional input into the Landings Property Land Use Study. The following tables and graphics summarize the final survey results. Responses to open ended questions and all additional comments that were received via the survey are attached to this report.

Do you feel a variety of retail, restaurant and service uses on this property are appropriate for:				
Answer Options	Agree	Disagree	No Opinion	Response Count
the entire property	16	199	6	221
a portion of the property	88	146	5	239
none of the property	149	59	12	220
Other (please specify)				42
<i>answered question</i>				272
<i>skipped question</i>				4

Do you feel a public park or open space is appropriate for:				
Answer Options	Agree	Disagree	No Opinion	Response Count
the entire property	188	35	7	230
a portion of the property	150	48	6	204
none of the property	13	141	12	166
Other (please specify)				36
<i>answered question</i>				274
<i>skipped question</i>				2

In your opinion, future use and the development of the property should include:				
Answer Options	Agree	Disagree	No Opinion	Response Count
undeveloped open space	147	56	27	230
public park	240	14	2	256
single-family detached residential	5	219	7	231
two-family attached residential	3	222	5	230
townhouse residential	10	216	5	231
multiple-family residential	4	219	7	230
retail and service	33	198	5	236
office space	4	218	5	227
restaurant	81	150	6	237
outdoor entertainment	152	76	11	239
indoor entertainment	59	168	12	239
Other (please specify)				37

If all or a portion of the property were developed as a public park, the amenities you would like to see included are:

Answer Options	Agree	Disagree	No Opinion	Response Count
boardwalk	212	30	5	247
pier	150	65	12	227
boat dock and launch	101	121	12	234
kayak / paddleboat / wind surfer rental	118	99	16	233
picnic areas	211	28	4	243
picnic pavilion	160	64	5	229
gazebo	176	42	11	229
entertainment pavilion	142	74	15	231
playground / tot lot	140	69	23	232
spray / splash pad	85	115	24	224
outdoor skating area	104	104	23	231
walking / jogging paths	203	27	6	236
fitness stations	96	100	27	223
shuffleboard courts	60	130	29	219
bocce courts	91	99	32	222
sand volleyball courts	106	102	23	231
basketball courts	50	152	25	227
flower gardens	190	32	18	240
chess garden	93	94	35	222
maze garden	64	117	38	219
dog park	78	134	15	227
memorial park	87	102	38	227
recognition of the land's history	159	42	28	229
Other (please specify)				41



Community Input Session at Lakeshore Park, July 15, 2009 *(above and below)*



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Alternatives

This report presents several possible alternative land uses for the Landings Property. The alternatives were developed after consideration of the existing Master Plan and zoning classifications for the site, as well as input from residents and City officials. The alternatives range in intensity from “do nothing” (the existing use) to full commercial development of the site (consistent with current zoning). The other alternatives fall between these two uses in terms of intensity.

The City Council has recognized that this is an important piece of property in the City because of its historical significance and lakefront access. This study is intended to give the Council input and information that can be used to determine the most appropriate use of the Landing property. The study does not include a specific land use recommendation.

The following pages present seven (7) possible options or alternatives for use and development of the property. For each option, the report includes a conceptual drawing to illustrate the use and a list of pros and cons to assist the City Council in their evaluation of each potential use.

It is important to note that the pros and cons, as presented, may not be equal in terms of their importance and weight in decision making. The intent of this report is not to assign or imply weight to any of the pros and cons, but rather to present the information in a clear and straightforward manner. Prioritizing the pros and cons will be the discretion of City Council as they evaluate each alternative presented.

Summary of Alternatives
Pros and Cons

Refer to following pages for detailed discussion of pros and cons of each option.

		Option A: Residential & public waterfront	Option B: Mixed use & public waterfront	Option C: Commercial & public waterfront	Option D: Public park	Option E: Public park & residential	Option F: Public park, residential & restaurant	Option G: Do nothing
PROS	FINANCIAL							
	Increases tax base	⊕	⊕	⊕		⊕	⊕	
	Generates one-time revenue	⊕	⊕	⊕		⊕	⊕	
	Potential to generate annual / ongoing revenue		⊕	⊕	⊕	⊕	⊕	
	Low long-term operation costs for the City	⊕	⊕	⊕				
	Minimal increase in operation costs for the City							⊕
	Low capital improvement costs for the City	⊕	⊕	⊕				
	Minimal capital improvement costs for the City							⊕
	PUBLIC USE							
	Maintains public waterfront access	⊕	⊕	⊕	⊕	⊕	⊕	⊕
	Maintains all or majority of property as public open space				⊕	⊕	⊕	⊕
	Maintains primary view of lake				⊕	⊕	⊕	⊕
	Gives Novi a "place" on the lake		⊕	⊕	⊕	⊕	⊕	
	Increases public use of property		⊕	⊕	⊕	⊕	⊕	
	LAND USE COMPATIBILITY							
	Consistent with Master Plan	⊕			⊕	⊕		⊕
	Consistent with existing zoning			⊕	⊕			⊕
	Positive impact on nearby nonresidential uses	⊕	⊕	⊕	⊕	⊕	⊕	
	Compatible with nearby residential land uses	⊕			⊕	⊕	⊕	⊕
	No impact on nearby residential land uses							⊕
No increase in traffic							⊕	
CONS	FINANCIAL							
	Tax revenue not provided				⊖			⊖
	No one-time revenue generated				⊖			⊖
	No ongoing revenue generated	⊖						⊖
	Significant increase in ongoing operation costs				⊖	⊖	⊖	
	Significant capital improvement costs				⊖	⊖	⊖	
	PUBLIC USE							
	Loss of open space	⊖	⊖	⊖		⊖	⊖	
	Impacts view of lake	⊖	⊖	⊖			⊖	
	Minimal or no significant increase in public use of property	⊖						⊖
	LAND USE COMPATIBILITY / ENVIRONMENT							
	More intensive than nearby residential area		⊖	⊖			⊖	
	Potential environmental impacts		⊖	⊖			⊖	
OTHER	OTHER							
	Increase in traffic	3	3	3	3	3	3	
	Master Plan amendment required	1	⊖	⊖		1	⊖	
	Zoning change required	⊖	⊖			⊖	⊖	
	Requires archaeological investigation of site	⊖	⊖	⊖	⊖	⊖	⊖	
	Requires right-of-way vacation	⊖	⊖	⊖	2	2	⊖	2

¹ As discussed on page 15, residential use of the property is generally consistent with the Master Plan; however, an amendment is likely still necessary due to restrictions of the Home Rule City Act.

² As discussed on page 11, the City may choose to vacate the right-of-way under any of the use alternatives.

³ Increases in traffic are often viewed as a negative impact by nearby residential uses and as a positive impact by commercial uses.

Option A
Single Family Residential with Public Waterfront Access



Description

- Single family residential development similar to existing residential neighborhoods to the west, south, and east.
- New neighborhood streets could be constructed within existing dedicated right-of-way.
- Public waterfront park.

Feasibility

The development of this property as single family residential would likely be a marketable use of the property if it is priced and designed to meet market demand. As the area economy moves out of a recession and returns to a more typical economic conditions, market conditions for residential should improve.

Ownership

- City would retain ownership of waterfront park for public use.
- Balance of property would be sold for development.
- Existing dedicated right-of-way could remain as originally platted and used for new streets, or the City could vacate all unused right-of-way to provide greater flexibility.

Pros

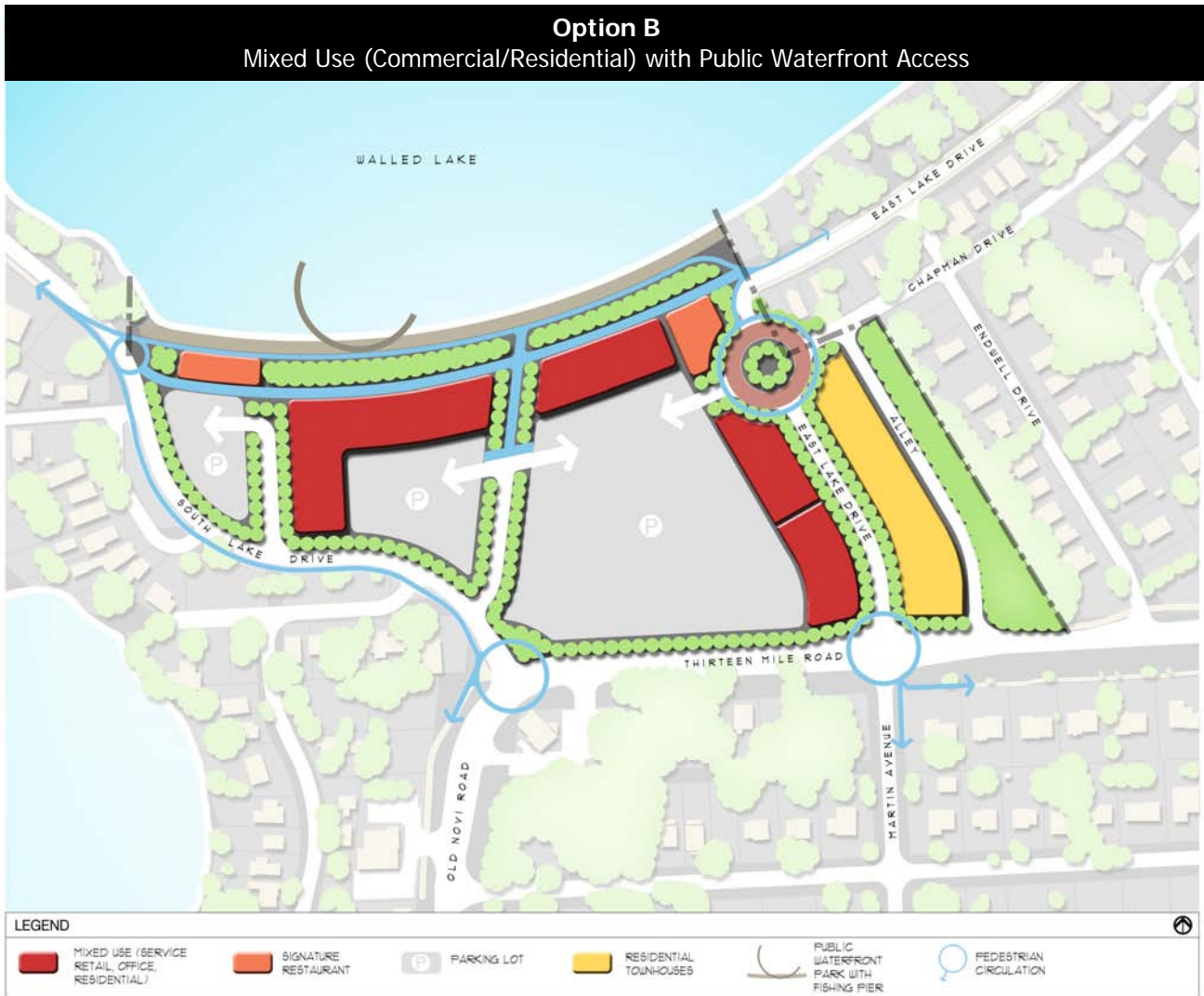
- **Increased Tax Base:** This option would return the majority of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money (sales price) for the City. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public portion of the property. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Maintains Public Waterfront:** The City-owned waterfront would provide public access to the lakefront and a pedestrian/bicycle connection between South Lake Drive and East Lake Drive.
- **Consistent with Master Plan:** Use of the property for public park/open space and single family residential at a density of 3.3 dwelling units per acre is generally consistent with the Master Plan. (Note: a non-park use would likely require a Master Plan map amendment.)
- **Positive Impact on Nearby Nonresidential Uses:** Additional residential units in the neighborhood would potentially generate patrons for nearby commercial uses and likely have a positive impact on these businesses.
- **Compatible with Nearby Residential Uses:** Single family residential development similar to existing neighborhoods nearby is, just that, similar to and compatible with nearby residential uses.
- **Low Long-Term Operations Cost:** Sale of the majority of the property results in a much smaller piece of City-owned property. While maintenance of the waterfront park would result in ongoing operating costs to the City, these costs would likely be relatively low compared to the alternative public park scenarios.
- **Low Capital Improvement Costs:** Capital improvement costs to the City would depend upon the type and amount of amenities provided within the waterfront park. Due to the size of the City-owned property, it is likely that capital improvements within this area would be limited and their associated costs would be relatively low compared to alternative scenarios that include a larger public park.

Cons

- **No Future (Non-Tax) Revenue:** The waterfront park in this scenario is likely to be limited in size and range of amenities—resulting in no significant opportunities for ongoing revenue generators such as leases to recreation and concession vendors.
- **Loss of Open Space:** This option would result in a significant loss of public open space.
- **Impacts Lake View:** Development of the property for single family homes would significantly impact the view of Walled Lake.
- **Inconsistent with Zoning:** Residential use of the property would require rezoning most of the site to a single family residential district, such as R-4. In order to achieve a residential density similar to nearby neighborhoods, it may be necessary to create a new zoning district or utilize a flexible zoning option.
- **Minimal Increase in Public Use:** This option would likely result in some minimal increase in public use of the City-owned property due to the increase in residents within walking distance, as well as the addition of amenities to the lakefront.

Other

- **Increased Traffic:** This option would increase traffic to and from the subject property. (For example, an 11-acre site developed at 3.3 dwelling units per acre could yield 36 homes which would generate approximately 375 daily trips.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** In order to provide the greatest flexibility for development and ensure clear title to the property, the City would likely want to vacate any undeveloped street right-of-way within the portion of the property to be sold.
- **Archaeological Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.



Description

- Mixed use development of majority of the property. Uses could include retail, service, office, restaurant, entertainment, upper-story residential, and parking.
- Attached residential development east of East Lake Drive.
- Public waterfront park.

Ownership

- City would retain ownership of waterfront park for public use.
- Residential portion would be sold for development.
- Balance of property could be either sold or leased for mixed use development.

Feasibility

The development of the subject property as commercial may be difficult due to the low adjacent traffic volumes and location of the property. Certain destination uses such as a signature restaurant could potentially be successful because of the lakefront views.

Regarding the residential component, the development of this property as single family residential or attached single family would likely be a marketable use of the property if it is priced and designed to meet market demand. As the area economy moves out of a recession and returns to a more typical economic conditions, market conditions for residential should improve.

Pros

- **Increased Tax Base:** This option would return either some or a majority of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money (sales price) for the City. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public portion of the property. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** In this scenario, the City could sell or lease the mixed use portion of the site. Under a long-term lease arrangement, the City would receive ongoing revenue from the lease payments while retaining overall ownership and control of the property. Lease of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Public Waterfront:** The City-owned waterfront would provide public access to the lakefront and a pedestrian/bicycle connection between South Lake Drive and East Lake Drive.
- **Positive Impact on Nearby Nonresidential Uses:** Additional residential units in the neighborhood and increased traffic generated by the nonresidential uses likely have a positive impact on nearby businesses.
- **Low Long-Term Operations Cost:** Sale or lease of the majority of the property results in a much smaller piece of City-owned and maintained property. While maintenance of the waterfront park would result in ongoing operating costs to the City, these costs would likely be relatively low compared to the alternative public park scenarios.
- **Low Capital Improvement Costs:** Capital improvement costs to the City would depend upon the type and amount of amenities provided within the waterfront park and the specifics of the lease arrangement. It is likely that capital improvements to the park area would be limited and their associated costs would be relatively low compared to alternative park scenarios.
- **Creates a "Place" on the Lake:** Development consistent with this option would create a destination on the lake within the City of Novi.
- **Increase in Public Use:** This option would likely result in significant increase in public use of the park area due to the increase in residents and customers, as well as the addition of amenities to the lakefront.

Cons

- **Loss of Open Space:** This option would result in a significant loss of public open space.
- **Impacts Lake View:** Development of the property for mixed use and attached residential would significantly impact the view of Walled Lake.
- **Potential for Environmental Impacts:** The increase in impervious surfaces under this scenario could potentially impact the water quality of the lake.
- **More Intensive than Nearby Residential Uses:** This option would result in more intensive land uses than nearby residential neighborhoods.

Other

- **Zoning Change Required:** Mixed use and attached residential use of the property would require a change in zoning of the site. In order to achieve a mixed use development with attached residential component, it would likely be necessary to utilize a flexible zoning option.
- **Master Plan Amendment:** Use of the property for mixed use and attached residential is inconsistent with the Master Plan. An amendment to the Master Plan would be required.
- **Increased Traffic:** This option would increase traffic to and from the subject property. (Assuming 20 percent lot coverage by buildings, approximately 96,000 square feet of commercial space could be built which would generate approximately 6,600 daily trips. Residential uses would add to this total; approximately 6 daily trips per condominium unit.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** In order to provide the greatest flexibility for development and ensure clear title to the property, the City would want to vacate any undeveloped street right-of-way within the portion of the property to be sold or leased.
- **Archaeological Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.

Option C
Commercial with Public Waterfront Access



Description

- Commercial development of majority of the property. Uses could range from neighborhood retail and service to office to destination restaurant and entertainment.
- Public waterfront park.

Feasibility

The development of the subject property as commercial may be difficult due to the low adjacent traffic volumes and location of the property. Certain destination uses such as a signature restaurant could potentially be successful because of the lakefront views.

Ownership

- City would retain ownership of waterfront park for public use.
- Balance of property could be either sold or leased for commercial development.

Pros

- **Increased Tax Base:** This option would likely return a majority of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** If commercial property was sold rather than leased, this option would generate a one-time sum of money (sales price) for the City. This revenue could be used to fund capital improvement and ongoing operation costs associated with the waterfront park. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** If commercial property was leased rather than sold, the City would receive ongoing revenue from the lease payments while retaining overall ownership and control of the property. Lease of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Public Waterfront:** The City-owned waterfront would provide public access to the lakefront and a pedestrian/bicycle connection between South Lake Drive and East Lake Drive.
- **Consistent with Zoning:** Commercial use of the property is consistent with the existing B-3 zoning of most of the site.
- **Positive Impact on Nearby Nonresidential Uses:** Some potential uses, such as destination restaurants, could increase traffic to the area which could have a positive impact on nearby businesses.
- **Low Long-Term Operations Cost:** Sale or lease of the majority of the property results in a much smaller piece of City-owned and maintained property. While maintenance of the waterfront park would result in ongoing operating costs to the City, these costs would likely be relatively low compared to the alternative public park scenarios.
- **Low Capital Improvement Costs:** Capital improvement costs to the City would depend upon the type and amount of amenities provided within the waterfront park and the specifics of any lease arrangement. It is likely that capital improvements to the park area would be limited and their associated costs would be relatively low compared to alternative park scenarios.
- **Creates a "Place" on the Lake:** Well-designed development consistent with this option could create a destination on the lake within the City.
- **Increase in Public Use:** This option could result in significant increase in public use of the park area due to the increase in customers, as well as the addition of amenities to the lakefront.

Cons

- **Loss of Open Space:** This option would result in a significant loss of public open space.
- **Impacts Lake View:** Development of the property for commercial uses would significantly impact the view of Walled Lake.
- **Potential for Environmental Impacts:** The increase in impervious surfaces under this scenario could potentially impact the water quality of the lake.
- **More Intensive than Nearby Residential Uses:** This option would result in more intensive land uses than nearby residential neighborhoods.

Other

- **Master Plan Amendment:** Commercial use of the property is inconsistent with the Master Plan. An amendment to the Master Plan would be required.
- **Increased Traffic:** This option would increase traffic to and from the subject property. (Assuming 20 percent lot coverage by buildings, approximately 96,000 square feet of commercial space could be built which would generate approximately 6,600 daily trips.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** In order to provide the greatest flexibility for development and ensure clear title to the property, the City would want to vacate any undeveloped street right-of-way within the portion of the property to be sold or leased.
- **Archaeological Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.

Option D
Public Park



Description

- Public waterfront park.
- On-street parking along Thirteen Mile Road and East Lake Drive.

Ownership

- City would retain ownership of entire property for public use.

Feasibility

The development of the subject property as a public park would likely attract surrounding residents and could draw residents from other parts of the City. The “draw” of this public use will ultimately depend upon the facilities and uses developed and programming offered on the property.

Pros

- **Potential for Future (Non-Tax) Revenue:** A waterfront park of this size has potential for a number of revenue generating uses, such as lease arrangements and permits for recreation and concession vendors, pavilion rental, and user fees. Lease of any portion of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Waterfront and Majority of Property as Public Open Space:** This option maintains the entire property and lakefront for public park use.
- **Maintains Primary View of Lake:** This option can have a minimal impact on the view of the lake—depending upon the final park design.
- **Consistent with Master Plan:** Use of the property for public park/open space is consistent with the Master Plan.
- **Consistent with Zoning:** Public parks are principal permitted uses in the B-3 zoning district.
- **Positive Impact on Nearby Nonresidential Uses:** The park as a destination could increase traffic to the area which could have a positive impact on nearby businesses.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. Public parks are often located within residential areas, and improvement of the property with park amenities would be compatible with nearby residential uses.
- **Creates a “Place” on the Lake:** A well-designed park would create a public space and destination on the lake within the City of Novi.
- **Increase in Public Use:** Improvement of the property with park amenities would likely increase the use of the property by the public.

Cons

- **Tax Revenue Will Not Be Generated:** This option would keep the entire property under City ownership; therefore, the City would not receive any annual tax revenue.
- **No Revenue Generated from Sale:** The City would retain ownership of the entire site.
- **Increase in Long-Term Operations Cost:** Maintenance of the entire property as a public park would likely result in an increase in the City's long-term operating costs. The amount of increase would depend on the type and amount of recreation amenities incorporated into the park.
- **Capital Improvement Costs:** There would be capital improvement costs associated with improvement of the entire property as a public park. The total development costs will depend on the type and amount of recreation amenities incorporated into the park.

Other

- **Increased Traffic:** This option would increase traffic to and from the subject property. (City and County parks have been documented to generate between 6 and 12 trips per acre on weekend days and 1.5 to 2.25 trips per acre on weekdays. Trip generation for parks is highly related to the intensity of activities—facilities and programming—on site, weather, and time of year.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.

Option E
Public Park with Single Family Residential



Description

- Public waterfront park.
- On-street parking along Thirteen Mile Road and East Lake Drive.
- Single family residential lots east of East Lake Drive—similar to abutting residential properties.

Ownership

- Residential portion would be sold for development.
- City would retain ownership of the balance of the property for public use.

Feasibility

The development of the subject property as a public park would likely attract surrounding residents and could draw residents from other parts of the City. The “draw” of this public use will ultimately depend upon the facilities and uses developed and programming offered on the property.

The development of a portion of this property as single family residential would likely be a marketable use if it is priced and designed to meet market demand. As the area economy moves out of a recession and returns to a more typical economic conditions, market conditions for residential should improve.

Pros

- **Increased Tax Base:** This option would return some of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money from the sale of the residential portion. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public park. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** A waterfront park of this size has potential for a number of revenue generating uses, such as lease arrangements and permits for recreation and concession vendors, pavilion rental, and user fees. Lease of any portion of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Waterfront and Majority of Property as Public Open Space:** This option maintains the majority of the property and the entire lakefront for public park use.
- **Maintains Primary View of Lake:** This option can have a minimal impact on the view of the lake—depending upon the final park design.
- **Consistent with Master Plan:** Use of the property for public park/open space and single family residential at a density of 3.3 dwelling units per acre is generally consistent with the Master Plan. (Note: a non-park use would likely require a Master Plan map amendment.)
- **Positive Impact on Nearby Nonresidential Uses:** The park as a destination could increase traffic to the area which could have a positive impact on nearby businesses.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. Public parks are often located within residential areas, and improvement of the property with park amenities and residential lots along East Lake Drive would be compatible with nearby residential uses.
- **Creates a “Place” on the Lake:** A well-designed park would create a public space and destination on the lake within the City of Novi.
- **Increase in Public Use:** Improvement of the property with park amenities would likely increase the use of the property by the public. In addition, the residential component in this scenario may increase safety by providing “eyes” on the park, and therefore increase use of the property even more.

Cons

- **Loss of Open Space:** This option would result in a loss of public open space on a portion of the site.
- **Increase in Long-Term Operations Cost:** Maintenance of the majority of the property as a public park would result in an increase in the City's long-term operating costs. The amount of increase would depend on the type and amount of recreation amenities incorporated into the park.
- **Capital Improvement Costs:** There would be capital improvement costs associated with improvement of the property as a public park. The total development costs will depend on the type and amount of recreation amenities incorporated into the park.

Other

- **Zoning Change Required:** Residential use of a portion of the property would require rezoning to a single family residential district, such as R-4. In order to achieve a residential density similar to nearby neighborhoods, it may be necessary to create a new zoning district or utilize a flexible zoning option.
- **Increased Traffic:** This option would increase traffic to and from the subject property. (City and County parks have been documented to generate between 6 and 12 trips per acre on weekend days and 1.5 to 2.25 trips per acre on weekdays. Trip generation for parks is highly related to the intensity of activities—facilities and programming—on site, weather, and time of year. Single family detached development would add approximately 10 daily trips per unit to the park total.) Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.



Description

- Public waterfront park.
- On-street parking along Thirteen Mile Road and East Lake Drive.
- Single family residential lots east of East Lake Drive—similar to abutting residential properties.
- Waterfront restaurant and parking.

Ownership

- Residential portion would be sold for development.
- Restaurant site could be either sold or leased.
- City would retain ownership of the balance of the property for public use.

Feasibility

The development of the subject property as a public park would likely attract surrounding residents and could draw residents from other parts of the City.

The development of a portion of this property as single family residential would likely be a marketable use if it is priced and designed to meet market demand.

A signature restaurant on the subject property has the potential to capture the unique lake views as part of the dining experience. The low traffic volumes on the surrounding roads is a negative factor for this use.

Pros

- **Increased Tax Base:** This option would return some of the property to private ownership, and therefore, add it to the tax rolls. The City would receive the annual tax revenue as a result.
- **Generates Revenue from Sale:** This option would generate a one-time sum of money from the sale of the residential portion and possibly the restaurant site. This revenue could be used to fund capital improvement and ongoing operation costs associated with the public park. Sale of any of the property would require an affirmative vote of five (5) members of Council.
- **Potential for Future (Non-Tax) Revenue:** A waterfront park of this size has potential for a number of revenue generating uses, such as lease arrangements and permits for recreation and concession vendors, pavilion rental, and user fees. The City could also lease the restaurant site providing ongoing revenue from lease payments while retaining ownership and control of the property. Lease of any portion of the property for a period longer than three (3) years would be subject to referendum procedures.
- **Maintains Waterfront and Majority of Property as Public Open Space:** This option maintains the majority of the property and the entire lakefront for public park use.
- **Maintains Primary View of Lake:** This option can have a minimal impact on the view of the lake—depending upon the final park design and restaurant location.
- **Positive Impact on Nearby Nonresidential Uses:** The park and restaurant as a destination could increase traffic to the area which could have a positive impact on nearby businesses.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. Public parks are often located within residential areas, and improvement of the property with park amenities and residential lots along East Lake Drive would be compatible with nearby residential uses.
- **Creates a “Place” on the Lake:** A well-designed park and signature restaurant would create a destination on the lake within the City.
- **Increase in Public Use:** Improvement of the park property and addition of a destination restaurant would likely increase the public use of the property. In addition, the residential component in this scenario may increase safety by providing “eyes” on the park, and therefore increase use of the property even more.

Cons

- **Loss of Open Space:** This option would result in a loss of public open space on a portion of the site.
- **Impacts Lake View:** Development of the restaurant would impact the view of Walled Lake.
- **Potential for Environmental Impacts:** The increased impervious surfaces under this scenario may impact the water quality of the lake.
- **More Intensive than Nearby Residential Uses:** The restaurant is a more intensive land use than nearby residential neighborhoods.
- **Increase in Long-Term Operations Cost:** Maintenance of the majority of the property as a public park would likely result in an increase in the City's long-term operating costs. The amount of increase would depend on the type and amount of recreation amenities incorporated into the park.
- **Capital Improvement Costs:** There would be capital improvement costs associated with improvement of the property as a public park. The total development costs will depend on the type and amount of recreation amenities incorporated into the park.

Other

- **Zoning Change Required:** Residential use of a portion of the property would require rezoning to a single family residential district, such as R-4. In order to achieve a residential density similar to nearby neighborhoods, it may be necessary to create a new zoning district or utilize a flexible zoning option.
- **Master Plan Amendment:** Commercial use of the property is inconsistent with the Master Plan. An amendment to the Master Plan would be required.
- **Increased Traffic:** This option would increase traffic to and from the subject property. City and County parks have been documented to generate between 6 and 12 trips per acre on weekend days and 1.5 to 2.25 trips per acre on weekdays. Trip generation for parks is highly related to the intensity of activities—facilities and programming—on site, weather, and time of year. Single family detached would add approximately 10 daily trips per unit to the park total. A 9,000 square foot high turnover sit down restaurant would add approximately 1,150 daily trips to that total. Increases in traffic are often viewed as a negative impact by nearby residential uses and positive impact by commercial uses.
- **Right-of-Way Vacation:** The restaurant may require vacation of some existing right-of-way.
- **Investigation of Site:** Any development of the site would require either preconstruction archaeological study or ongoing monitoring during construction.

Option G
Do Nothing



Description

- Public open space.

Ownership

- City would retain ownership of the entire property for public open space.

Pros

- **Maintains Waterfront and Entire Property as Public Open Space:** This option maintains the entire property and lakefront for public open space.
- **Maintains Primary View of Lake:** This option has no impact on the view of the lake.
- **Consistent with Master Plan:** Use of the property for public open space is consistent with the Master Plan.
- **Consistent with Zoning:** Public parks are principal permitted uses in the B-3 zoning district.
- **Compatible with Nearby Residential Uses:** Currently, the property is public open space with residential neighborhoods to the west, south, and east. This condition would remain.
- **Minimal Increase in Long-Term Operations Cost:** Under this scenario, no improvements are proposed; is expected that there would be no increase in operating costs.
- **Minimal Capital Improvement Costs:** Under this scenario, no improvements are proposed; therefore, it is expected that there would be no capital improvements costs.
- **No Increase in Traffic:** Under this scenario, no improvements are proposed; therefore, it is expected that the property would have no impact on traffic conditions.

Cons

- **Tax Revenue Will Not Be Generated:** This option would keep the entire property under City ownership; therefore, the City would not receive any annual tax revenue.
- **No Revenue Generated from Sale:** The City would retain ownership of the entire site.
- **No Future (Non-Tax) Revenue:** In this scenario, the conditions would not change. There would be no more opportunities for ongoing revenue than what currently exists.
- **No Increase in Public Use:** In this scenario, the conditions would not change– no formal parking areas, no programmed activities, and minimal amenities. It is expected that there would continue to be little public use of the property. Under this “do nothing” scenario, the City-owned property would likely remain an underutilized public resource.

Intentionally blank.

INTRODUCTION

1



SITE ANALYSIS

3



PUBLIC INPUT

17



ALTERNATIVES

23



CONCEPT PLAN

41



Concept Plan

As part of the scope of services for the Landings Property Land Use Study, the City Council requested development of a public use Concept Plan. This concept plan, which includes two potential phases, is shown on the following pages.

The majority of the subject property is shown with a public park use including a boardwalk, picnic pavilion, turf paver parking lot, waterfront promenade with fishing pier, rest rooms, and a historical marker. The second phase adds a splash pad area, amphitheater, and two volleyball courts.

The portion of the Landings Property located east of East Lake Drive is shown as single family residential. This area is separated by the main portion of the Landings property by a public road. Because it is not physically connected to the larger piece and funding of park improvements was raised as an issue during the public input process, the concept plan includes selling this approximately 2-acre portion of the site (see pages 34-35 for pros and cons associated with this option). Revenues from the sale of the smaller portion of the site may cover 10-15 percent of the Phase 1 development cost depending on market conditions and the designated zoning classification at the time of sale. There are State grants available to potentially assist in funding a significant portion of the balance of the property (see page 46). In the event the City chooses not to sell off this piece, it can remain in its current open space condition or further developed to add recreation amenities.

Concept Plan — Phase 1
Public Park with Single Family Residential



Concept Plan — Phase 2
Public Park with Single Family Residential



Budget Projection
Public Park Concept Plan Phase 1 — Project Cost

<u>Quantity</u>	<u>Item Description</u>	<u>Unit Cost</u>	<u>Total Cost</u>
45,000 sf	Clear area at center front edge	\$ 0.50	\$ 22,500.00
3,500 cy	Strip and stockpile top soil	\$ 4.00	\$ 14,000.00
5 ea	Tree removal	\$ 1,000.00	\$ 5,000.00
Allowance	Site grading		\$ 40,000.00
Allowance	Utilities		\$ 30,000.00
900 lf	Waterfront sea wall (gabions)	\$ 50.00	\$ 45,000.00
22,500 sf	Promenade walkway (pavers)	\$ 8.00	\$ 180,000.00
Allowance	Fishing pier		\$ 75,000.00
20,000 sf	Sidewalks	\$ 5.00	\$ 100,000.00
24,000 sf	Grass paver parking lot	\$ 8.00	\$ 192,000.00
2 ea	Curb cut drives	\$ 30,000.00	\$ 60,000.00
Allowance	Park pavilion		\$ 80,000.00
Allowance	Landscaping		\$ 100,000.00
Allowance	Irrigation system (11 acre parcel)		\$ 125,000.00
10 ea	Giant umbrellas	\$ 2,000.00	\$ 20,000.00
Allowance	Historical icon		\$ 15,000.00
Allowance	Site electrical including lighting		\$ 50,000.00
Allowance	Restroom building		\$ 180,000.00
	Subtotal		\$ 1,333,500.00
	<i>15% Contingency</i>		\$ 200,025.00
	Total Construction Cost		\$ 1,533,525.00
	General conditions, contractor overhead and profit (15%)		\$ 230,028.75
	DEQ permitting and other permits		\$ 15,000.00
	Soil borings		\$ 5,000.00
	Surveying		\$ 10,000.00
	Engineering and design costs		\$ 90,000.00
	Total Project Cost		\$ 1,883,553.75

Budget Projection
Public Park Concept Plan Phase 1 — Yearly Cost

Yearly maintenance of the park grounds (13 acres) would consist of bi-weekly lawn mowing, fertilizing (2 times/year), spring and fall cleanup, bi-weekly debris clean up, yearly tree pruning (as required), and irrigation

Yearly Cost **\$ 33,000.00**

Budget Projection
Public Park Concept Plan Phase 2 — Project Cost

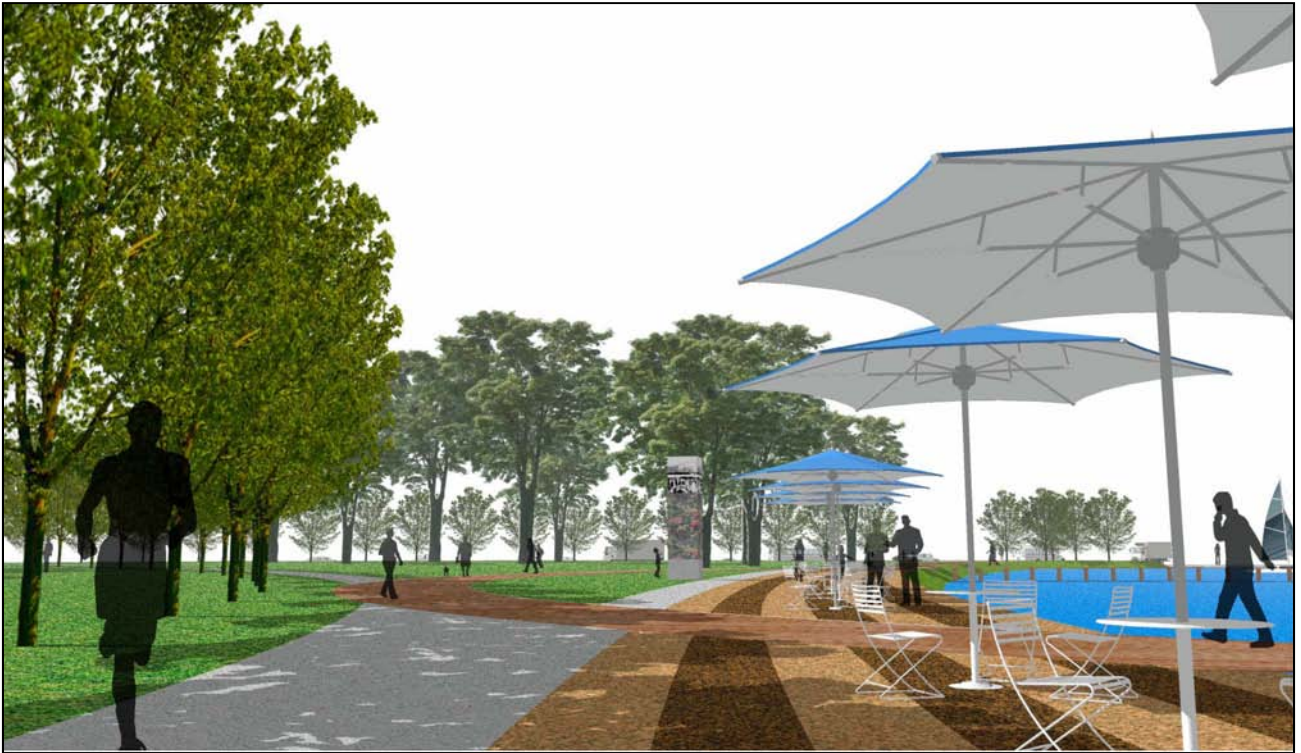
Quantity	Item Description	Unit Cost	Total Cost
45,000 sf	Clear area at center front edge	\$ 0.50	\$ 22,500.00
3,500 cy	Strip and stockpile top soil	\$ 4.00	\$ 14,000.00
5 ea	Tree removal	\$ 1,000.00	\$ 5,000.00
Allowance	Site grading		\$ 40,000.00
Allowance	Utilities		\$ 30,000.00
900 lf	Waterfront sea wall (gabions)	\$ 50.00	\$ 45,000.00
22,500 sf	Promenade walkway (pavers)	\$ 8.00	\$ 180,000.00
Allowance	Fishing pier		\$ 75,000.00
20,000 sf	Sidewalks	\$ 5.00	\$ 100,000.00
24,000 sf	Grass paver parking lot	\$ 8.00	\$ 192,000.00
2 ea	Curb cut drives	\$ 30,000.00	\$ 60,000.00
Allowance	Park pavilion		\$ 80,000.00
Allowance	Landscaping		\$ 100,000.00
Allowance	Irrigation system (11 acre parcel)		\$ 125,000.00
10 ea	Giant umbrellas	\$ 2,000.00	\$ 20,000.00
Allowance	Historical icon		\$ 15,000.00
Allowance	Site electrical including lighting		\$ 50,000.00
Allowance	Restroom building		\$ 180,000.00
Allowance	Sand Volleyball Courts (2)		\$ 20,000.00
Allowance	Splash Park		\$ 150,000.00
Allowance	Amphitheater w/Auxiliary Electrical Power		\$ 125,000.00
	Subtotal		\$ 1,628,500.00
	<i>15% Contingency</i>		\$ 244,275.00
	Total Construction Cost		\$ 1,872,775.00
	General conditions, contractor overhead and profit (15%)		\$ 280,916.25
	DEQ permitting and other permits		\$ 15,000.00
	Soil borings		\$ 5,000.00
	Surveying		\$ 10,000.00
	Engineering and design costs		\$ 90,000.00
	Total Project Cost		\$ 2,273,691.25

Budget Projection
Public Park Concept Plan Phase 2 — Yearly Cost

Yearly maintenance of the park grounds (13 acres) would consist of bi-weekly lawn mowing, fertilizing (2 times/year), spring and fall cleanup, bi-weekly debris clean up, yearly tree pruning (as required), toilet rooms, maintenance of splash park, sand volley ball courts and amphitheatre

Yearly Cost **\$ 60,000.00**

Concept Plan
Perspective Renderings



Design Impact on Natural Features and Existing Infrastructure

The proposed passive park concept will have minimal impact on the existing natural features of the site. Most existing (healthy) trees will be preserved and the topography will be maintained in its existing natural condition. The waterfront would be reinforced to stabilize the land edge and provide structure to the waterfront promenade. New pathways and walkways will integrate with the existing topography with minimal disturbance.

The impact on existing utility infrastructure will also be very minimal given the proposed use. A water source, minimal storm sewer and electrical services are required.

Funding Opportunities

Several of the alternatives presented in this study include the sale or lease of all or portions of the Landings Property. The revenue that could be generated from either a one-time sale or an ongoing lease arrangement could be used to fund all or a portion of park development and operations costs.

There are also opportunities for the City to secure grant funding for park development. The Michigan Department of Natural Resources (MDNR) offers grants to local municipalities for park and recreation development projects through the Michigan Natural Resources Trust Fund (MNRTF) program. To be eligible to apply for these grants, the City must have a locally-adopted 5-Year Recreation Plan approved by the MDNR. The MNRTF program requires a minimum 25 percent local match; and the maximum grant requests is \$500,000. Only costs directly associated with construction are eligible for grant funding, including engineering and permitting costs. Overhead, maintenance, administration, and contingency costs are not eligible.

While the MNRTF scoring criteria (*refer to Attachment D*) are subject to change each grant cycle, it is worth noting several criteria from the 2009 cycle and their potential impact on the overall total possible application score of 540 points. Those criteria are:

- Applicant has not closed, sold, or otherwise transferred use or control of any park or recreation facility for non-public recreation purposes within the past 5 years; OR applicant

has closed, sold, or otherwise transferred use or control of any park or recreation facility for non-public recreation purposes within the past 5 years but has provided a compelling reason for the action OR applicant has completed mitigation. Points = 10

If the City chooses to sell or lease any portion of the Landings Property (or any other City parkland), it could potentially impact scoring of future MNRTF grant applications. The latest scoring criteria, however, allow for no loss of points if the City could prove a compelling reason for the sale or lease. For example, the City may be able show that selling or leasing a portion of the property generated the needed revenue to develop the park or contribute toward the required local match.

- Natural Resource Based Recreation Opportunities (Examples include fishing, nature observation, water access for boating, swimming, etc.):

Project proposes the highest quality natural resource based recreation opportunities or will provide an opportunity that is rare or nonexistent in the applicant’s service area. Points = 40

Project proposes good quality natural resource based recreation opportunities or will provide highest quality opportunities that are already present in the applicant’s service area. Points = 20

Project proposes fair quality natural resource based recreation opportunities or will provide good quality opportunities that are already present in the applicant’s service area. Points = 10

The Landings Property has rare potential to provide natural resource based recreation opportunities within the City of Novi. While Lakeshore Park also offers access to Walled Lake and Shawood Lake, the City may be able to show that higher quality opportunities exist at the Landings Property. The number of points awarded for this criterion would depend upon specific amenities/opportunities provided for under a final park development proposal.



MASTER PLANNING & ZONING
City of Novi Planning Commission
November 5, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room A
45175 W. Ten Mile, Novi, MI 48375
248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman, Michael Meyer and Michael Lynch

Staff Support: Mark Spencer, Planner, Barbara McBeth, Deputy Community Development Director, Tom Schultz, City Attorney

APPROVAL OF AGENDA AS AMENDED

Moved by Member Meyer, seconded by Member Cassis – **Motion passed 4-0**

VOICE VOTE ON AMENDED AGENDA APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER CASSIS

AUDIENCE PARTICIPATION AND CORRESPONDENCE

Matt Quinn discussed his letter to the Committee of November 4, 2009 regarding the Weiss property and Special Planning Project Area 1 Study Area. Mr. Quinn reviewed the planning history of the property and reminded the Committee that they have submitted a PRO rezoning application to build a Kroger and retail center on the property. Mr. Quinn stated that in March the Committee made a recommendation for the Study Area that included local commercial for the proposed retail portion of the Weiss property and that the Committee made findings regarding their recommendation. He stated that in September the staff presented the Committee with a staff recommended alternative that was not previously recommended by the Committee to present at the open house. He stated that staff did not present any facts or additional material to the Committee regarding the proposed alternative. Mr. Quinn asked the Committee to reaffirm their previous recommendation.

Dan Weiss discussed the designation of his property with the Committee. He said that this area was previously master planned for commercial and that he was asked several years ago to wait until the intersection improvements were complete at Novi and Ten Mile Roads before proceeding with a development plan. He encouraged the Committee to designate his property in a manner to permit the proposed retail uses.

Jim Bowen stated that he has reviewed the packet material regarding the Grand River Avenue and Beck Road Study Area alternatives and asked the Committee to consider alternative 3 that propose a collector road system that intersects with Grand River Avenue near the east side of Aladdin Heating and Cooling as referenced in Planner Spencer's October 27, 2009 memo to the Committee. He said this location is also the preferred location of the property owner on the south side of Grand River, Mr. Heyn said that this alternative has the best chances of being built and include signalization.

Bill Bowen, Sr. discussed the future uses of properties in the Eleven Mile and Beck Roads Study Area and suggested the Committee consider including retail uses for the property just south of Target.

Karl Wizinski also discussed the future uses of properties in the Eleven Mile and Beck Roads Study Area and suggested the Committee consider including retail uses for the property just south of Target.

Staff Report

Deputy Director of Community Development Department Barbara McBeth reviewed her memo of November 2, 2009 regarding final recommendations for the Master Plan Review Study Areas with the Committee. She said that was prepared to provide rationale for Staff's Master Plan amendment recommendations. She said the City has received two rezoning petitions for property located within two of the Study Areas. She asked the Committee if they would like to review the petitions before making a final decision on any recommended Master Plan amendments for the Study Areas. The consensus of the Committee was to review the petitions before making a decision on any amendments. Chairperson Gutman asked Planner Spencer if this could be done in a timely manner and asked Mr. Bowen and Mr. Quinn if this was acceptable to them [they are the rezoning petitioners] and they said it was acceptable. Chairperson Gutman asked for these reviews to start with the next meeting. Planner Spencer said the review could start at the next meeting. Mr. Quinn indicated he would prefer to be on a later meeting agenda.

Matters for Discussion

Master Plan for Land Use Review

Open House October 14, 2009 Recap – Planner Spencer said only 6 people attended the Open House and the few comments received will be placed into the Master Plan Review record.

Survey Results – Planner Spencer discussed his memo and recap of the Master Plan Survey. He said that 58 responses were collected. He also said he highlighted responses that were two to one since this was a small sample poll. Member Lynch asked how much weight should the Committee place on these results and expressed concern that people other than residents could have participated. City Attorney Schulz responded that this was just one method of collecting input and should be considered as such along with other public input. After reviewing a few particular responses, the Committee asked Planner Spencer to go to the next item on the agenda and that they would read the recap themselves.

Recommended Master Plan Amendments

Future Land Use designations

Planner Spencer reviewed Staff's recommendation to eliminate the Office use category and replace it with Community Office, Office Commercial and Office, Research, Development and technology use designations. He said that by creating these new designations the descriptions would be closer to matching the descriptions of the office zoning districts. He also said that the new Office, Research, Development and Technology designation would give more clarity to the City's intent to have the OST types of uses in these areas verses just an Office designation that is very broad and general. The Committee asked if the proposed changes would conflict with the zoning district intents and Planner Spencer responded no. Planner Spencer's next reviewed Staff's recommendation to replace the Light Industrial use category with an Industrial, Research, Development and Technology category. He said the new language could help promote the area better by reflecting the types of businesses the City desires in these areas. The consensus of the Committee was to include these proposals with the set of proposed amendments.

Future Land Use Map

Planner Spencer and the Committee reviewed Staff's section by section Future Land Map recommendations. He further stated that the proposed new office designations generally match the zoning of the property.

Section 1

Planner Spencer stated Office areas east of M-5 are recommended for Office, Research, development and Technology. Office areas west of M-5 recommended for Community Office. Updated proposed non-residential collector road east of M-5 to reflect recent construction of Cabot and MacKenzie Drives.

Section 2 and 3

Planner Spencer stated no proposed changes.

Section 4

Planner Spencer stated that Staff proposes changing all Light Industrial use areas to the proposed Industrial, Research, Development and Technology use area. This includes the Beck North industrial park development.

Sections 5-8

Planner Spencer indicated that these sections are not located in the City of Novi.

Section 9

Planner Spencer stated the Light Industrial areas in Novi Corporate Campus and surrounding property on Twelve Mile Road are recommended for Office, Research, Development and Technology since part of Novi Corporate Campus is zoned OST. The balance of the Light Industrial areas recommended for Industrial, Research, Development and Technology.

Section 10

Mr. Spencer stated all Office areas recommended for Community Office.

Section 11

Planner Spencer indicated all Office areas recommended for Community Office.

Mr. Spencer said about 10 acres adjacent to Oakland Hills Memorial Gardens are recommended to change from Cemetery to Community Office since a consent judgment with the City permits OS-1 office uses on the property. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology.

Section 12

All Office areas are recommended to be changed to Office, Research, Development and Technology.

Section 13

Mr. Spencer stated all Office areas are recommended to be changed to Office, Research, Development and Technology. All Light Industrial areas are recommended to be changed to Industrial Research, Development and Technology.

Section 14

Mr. Spencer indicated this section is bounded by Eleven Mile Road, Twelve Mile Road, Novi Road and Meadowbrook Road. Office areas north of I-96 are recommended to be changed to Office, Research, Development and Technology and Office areas south of I-96 are recommended to be changed to Office Commercial. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology.

Section 15

Planner Spencer indicated all Office areas are recommended to be changed to Office, Research, Development. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. Add proposed local streets proposed in the 2008 update of the Master Plan near the northwest corner of Grand River Avenue and Novi Road and located in the area south of West Oaks Shopping Center.

Section 16 (includes the Grand River Avenue and Beck Road Study Area)

Planner Spencer stated the Office use areas for two parcels north of Central Park Apartments are recommended to be changed to Community Office. The balance of the Office use areas are recommended to be changed to Office, Research, Development and Technology. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. He said the proposed retail overlay or commercial designations would be discussed with the Grand River Avenue and Beck Road Study Area recommendations.

Section 17

Mr. Spencer stated that the Office areas located in the Providence Park site are recommended to be changed to Office Commercial. The balance of Office areas are recommended to be changed to Office, Research, Development and Technology. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. Planner Spencer stated the proposed suburban low rise areas will be discussed with the Eleven Mile and Beck Roads Study Area recommendations.

Section 18

Planner Spencer indicated that there were some small areas in Island Lake that are proposed to change from single family residential to Private Park to reflect private parks created by new residential development.

Section 19

Planner Spencer stated the same changes are proposed for Section 19, some Single Family to Private Park.

Section 20 (includes a portion of the Eleven Mile and Beck Road Study Area)

Planner Spencer stated the only change staff proposed in this area [Bosco property] will not be discussed tonight (suburban low rise) but will be discussed with the Eleven Mile and Beck Road Study Area recommendations.

Section 21

Planner Spencer stated no proposed changes.

Section 22

Planner Spencer stated all Office areas are recommended to be changed to Community Office. One Public Park parcel is recommended to be changed to Public [13.8 acres west side of Novi Road] owned by the City of Novi.

Section 23

Planner Spencer stated the only change proposed is all Light Industrial areas to Industrial, Research,

Section 24

Mr. Spencer stated all Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. All Office areas are recommended to be changed to Community Office.

Section 25

Planner Spencer stated all Office are recommended to be changed to Community Office. Single Family to Public Park is proposed for the Village Wood Lake parcel.

Section 26

Planner Spencer stated that the Special Planning Project Area 1 will be discussed at another time. All Office areas are recommended to be changed to Community Office. All Light Industrial areas to Industrial, Research, Development and Technology. Single Family is proposed to be Public Park for Orchard Hills West [Mirage] parcel. The Novi Ice Arena parcel is recommended to change from Public to Public Park. Planner Spencer said this parcel was changed to a park designation in the Park and Recreation plan. Private Park to Single Family is recommended for a part of a parcel between Meadowbrook Lake and Nine Mile Road east of the Middle Branch of the Rouge River that was misidentified as a private park during the 2004 Master Plan update.

Section 27

Mr. Spencer stated all Office areas are recommended to be changed to Community Office, also going from Public and Educational Facility to Public Park for Fuerst Park is recommended.

Section 28

Planner Spencer stated no proposed changes.

Section 29

Planner Spencer stated that staff may recommend changing [pointing on map] this parcel to Single Family. It is on the Parks and Recreation Plan for public park [the Heritage Shoppe property] but added that it's looking fairly unlikely that the city will obtain the parcel. Mr. Schulz stated that it may not be unlikely, but it looks like it may take a little bit longer.

Section 30

Planner Spencer stated that Single Family is recommended to be changed to Public Park for the Provincial Glade donation property. A small amount of Single Family is recommended to be changed to Private Park [the small private park areas in Bella Terra [Provincial Glades].

Section 31

Planner Spencer stated no proposed changes.

Section 32

Planner Spencer stated some private parks have been added to these newer developments [Tuscany Reserve and Maybury Park Estates]. These areas are recommended to change from Single Family to Private Park.

Sections 33 and 34

Planner Spencer stated no proposed changes.

Section 35

Planner Spencer indicated Single Family is recommended to be changed to Public Park for a small parcel added to the eastside of Rotary Park. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology.

Section 36

Planner Spencer stated the Office areas currently in the OS-1 zoning district are recommended to be changed to Community Office. The Office areas currently in the OSC zoning district are recommended to be changed to Office Commercial.

Mr. Spencer asked the committee if they have any questions on the proposed land use map changes. No comments or questions were made by the committee. Planner Spencer said that staff will put the discussed recommendations into the final amendment document.

Committee members commented to Planner Spencer on how well the presentation was put together.

Residential Density Patterns Map

Planner Spencer stated the only changes proposed are located in the Eleven Mile and Beck Road study area to be discussed in the future. Mr. Spencer noted that the members will see a discrepancy between his notes that are highlighted versus what is depicted on the map for the area south of Eleven Mile Road. 3.3 is in the text and 4.8 is on the map. Planner Spencer stated that we have discussed this both ways with the committee previously

Member Cassis asked Planner Spencer if we are going to include density in the master plan as a separate map. Planner Spencer answered yes.

Goals, Objectives and Implementation Strategies

Planner Spencer stated that a lot of the recommendations are based on the study areas and will be discussed later with the appropriate study areas.

Infrastructure

Planner Spencer stated that this is an existing category. Proposed new goals are from the Walkable Novi Committee recommendations. The Committee asked the Master Plan & Zoning Committee to include them in the update. Planner Spencer stated that staff also recommends the other transportation type of goals, which is to “consider the development of a regional rapid transit hub in or near Novi as a desirable amenity to help attract additional residents and developments to the city.”

Housing

Planner Spencer stated this is a new category that staff proposed, Create, preserve and enhance the quality of residential areas in the city is the first proposed goal. The first objective proposed is to “development and improve strategies to preserve, enhance existing residential neighborhoods.” The next [proposed] objective is to “attract new residents to the city by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups, including but not limited to singles, couples, first time home buyers, families and the elderly.” Planner Spencer asked the committee for any questions or changes. The Committee stated that [the proposed amendments] sound good.

Planner Spencer stated another objective is to “create residential developments to promote healthy lifestyles.” Consensus of the committee is to accept these objectives into the final document.

Green Amendments

Member Cassis asked Mr. Spencer if we have included any kind of a green objective. Planner Spencer answered nothing specifically new, except for the environmental ones that are already on the master plan. Mr. Cassis stated he isn't sure if this is something to be put in the master plan or not. He stated with all the energy cost saving promotions he's asking if this would be a proper suggestion for the master plan. Mr. Spencer stated that some communities do include these ideas. Chairman Gutman stated that is a great suggestion. Ms. McBeth stated that she could draft some things up for Mr. Cassis's consideration. Chairman Gutman stated staff will put together some language for the committee to consider.

Planner Spencer stated that staff will put that in as another set of goals, objectives and implementation strategies.

Reference Materials

Intersection Traffic Counts

Planner Spencer discussed the proposed maps and started with the new map. Mr. Spencer and the Committee spent some time discussing the high traffic issues.

Thoroughfare Plan

Planner Spencer stated that this has been in our master plan for several renditions of the Master Plan. The only changes are up by the Northern Equities properties, around I-96 and Novi Road and temporary the proposed roads around Grand River and Beck Road.

Road Jurisdiction

Planner Spencer indicated that there has only been one change on this map. We added some additional city local roads and private roads for new developments. Mr. Spencer stated that Twelve Mile Road is city shared, but we are the responsible party instead of Wixom.

Bill Bowman Sr. [in audience] asked Mr. Schulz whether or not there were stimulations that Wixom would not be participating in any way with the improvements of that road. Tom Schulz City Attorney stated that the final agreement doesn't really address that question it ends up saying both to encourage whoever develops [along the road] first, to do what they need to do for improvements. Planner Spencer stated that typically we have had joint participation on all the shared roads. One entity usually does the maintenance [snowplowing].

Tom Schulz City Attorney stated all that stuff now is done by Novi correct? It doesn't say for example it's going to be paved and Novi is going to do it, and that Wixom will not participate.

Member Cassis stated that when that parcel is developed we wanted them to improve that Road. He asked the committee if he was correct? Committee agreed with Member Cassis. Planner Spencer stated that the City of Wixom does have a definite proposal for the north side of Wixom Road [Catholic girl school].

Zoning

Planner Spencer stated that the zoning will be a duplication of whatever zoning map is in effect at that time.

Existing Pathways & Sidewalks

Planner Spencer stated they updated the map to show more detail. Mr. Spencer also stated they updated the master plan for pathways. The biggest change is that staff added Recreational pathways that are either proposed regionally or in place.

Woodlands & Wetlands

Planner Spencer indicated that the regulated woodland map is the same 2009 update it's just put in the format of the master plan. Planner Spencer stated for the wetland map staff is using the same key as in the previous Master Plan.

Floodplain

Mr. Spencer stated the revised floodplain is from the 2006 FEMA data that we used to update the floodplain map. Mr. Spencer stated staff used the same symology that was used on the previous master plan.

Green Infrastructure

Planner Spencer stated this new map is going to be placed in the appendix of the master plan. Mr. Spencer also indicated that staff participated with Oakland County on their county wide infrastructure mapping project. The project identified higher priority areas as hubs, smaller priority areas as sites and linkages between them. It also included potential other restoration links that could be linkages. Planner Spencer also added that there are two core areas that have been identified as habitat core areas previously in the city. Those two areas show up as prime hubs on this map, which are Lakeshore Park and the area around Garfield and Nine Mile Road. Mr. Spencer stated that this map include areas along the Rouge River as sites including our park areas and areas in the Special Planning Project Area 1 [Study Area], He said it also includes a large amount of area surrounding Providence Hospital [site areas].

MINUTES

Moved by Member Meyer, seconded by Member Lynch

VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER LYNCH:

A motion to approve the September 16, 2009 minutes with corrections. Motion carried 4-0

ADJOURN

Moved by Member Lynch, seconded by Member Meyer:

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH, AND SECONDED BY MEMBER MEYER:

A motion to adjourn.

The meeting adjourned at 9:00 PM

Future Meetings

November 19, 2009

December 3, 2009

December 17, 2009

Transcribed by Bonnie S. Shrader

Customer Service representative

November 20, 2009

Date Approved:

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE
FROM: MARK SPENCER, *A/CP*, PLANNER
SUBJECT: 2010 SCHEDULE
DATE: NOVEMBER 24, 2009

Please consider the following 2010 dates for future Master Plan & Zoning Committee meetings: The meetings are generally the first and/or third Wednesday of each month. See attached calendar.

1/6
1/20
2/3
2/17
3/3
3/17
4/7
5/5
6/2
7/7
8/4
9/1
10/13
11/3
12/1

Thanks.

c: Barbara McBeth, Deputy Director Community Development