



LINEAGE LOGISTICS PARKING EXPANSION JSP19-47

Lineage Logistics Parking Expansion JSP19-47

Consideration at the request of Lineage Logistics for approval of revised Preliminary Site Plan. The subject property is located in Section 9 north of Twelve Mile, west of West Park Drive, along the north side of Humboldt Drive, and is zoned I-2, General Industrial. The applicant is proposing to expand the parking lot to the north of the existing building, and will add carports over the new spaces.

Required Action

Approval/denial of the revised Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12-4-20	<ul style="list-style-type: none"> • Zoning Board of Appeals variance for number of accessory structures (carports) • Items to be addressed on the Electronic Stamping Set submittal
Landscaping	Approval recommended	12-4-20	<ul style="list-style-type: none"> • Items to be addressed on the Electronic Stamping Set submittal
Façade	Approval recommended	12-3-20	<ul style="list-style-type: none"> • Section 9 Façade waiver for deficiency of brick (carports)

MOTION SHEET

Approval – Revised Preliminary Site Plan

In the matter of Lineage Logistics Parking Expansion, JSP19-47, motion to **approve** the revised Preliminary Site Plan based on and subject to the following:

- a. A Zoning Board of Appeals variance for exceeding the allowable number of accessory structures;
- b. Section 9 facade waiver for the lack of brick on the carport canopies, which is hereby granted, *as this is not a highly visible location and the addition of brick to the supports would interfere with vehicle use;*
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- d. *(additional conditions here if any)*

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

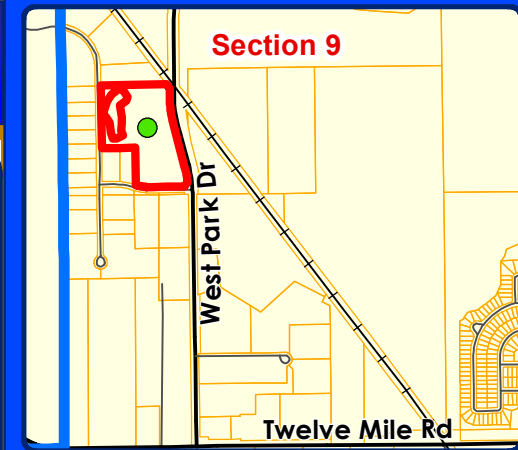
- OR -

Denial – Preliminary Site Plan


In the matter of Lineage Logistics Parking Expansion, JSP19-47, motion to **deny** the revised Preliminary Site Plan ... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 19-47 LINEAGE LOGISTICS LOCATION



LEGEND

 Subject Property



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

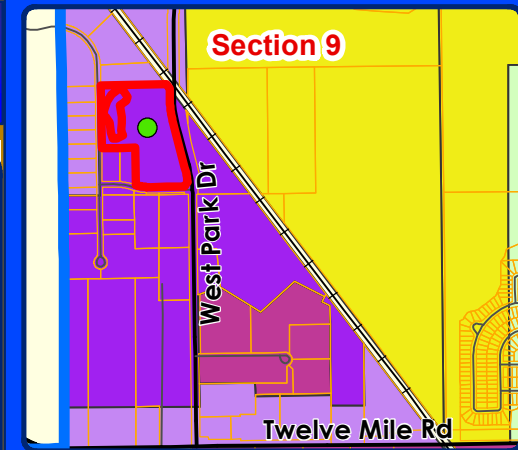
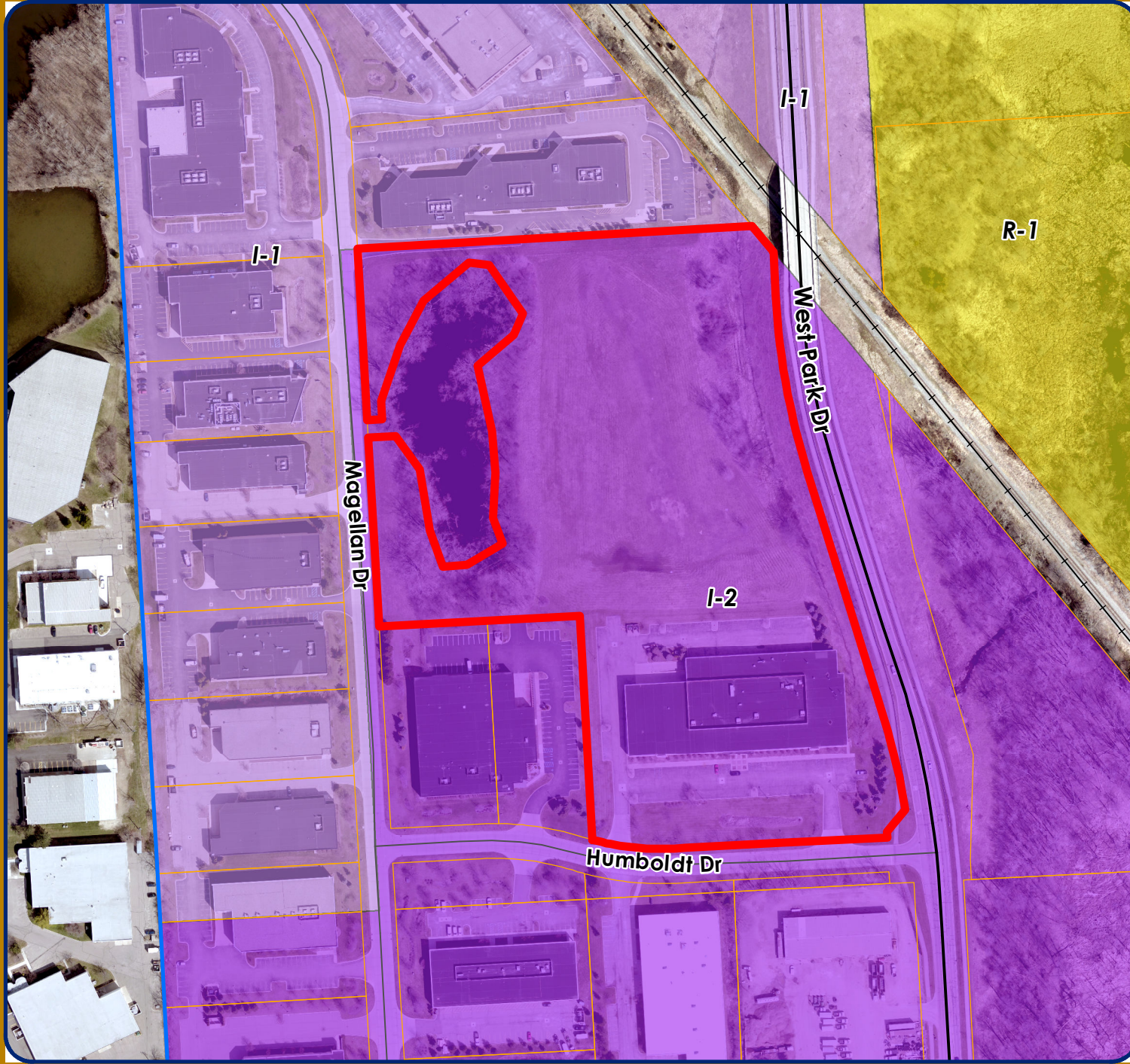
Map Author: Lindsay Bell
Date: 1/8/2021
Project: LINEAGE
Version #: 1



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.

JSP 19-47 LINEAGE LOGISTICS ZONING



LEGEND


- R-A: Residential Acreage
- R-1: One-Family Residential District
- I-1: Light Industrial District
- I-2: General Industrial District
- OST: Office Service Technology
- Subject Property



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0 55 110 220 330 Feet
1 inch = 250 feet

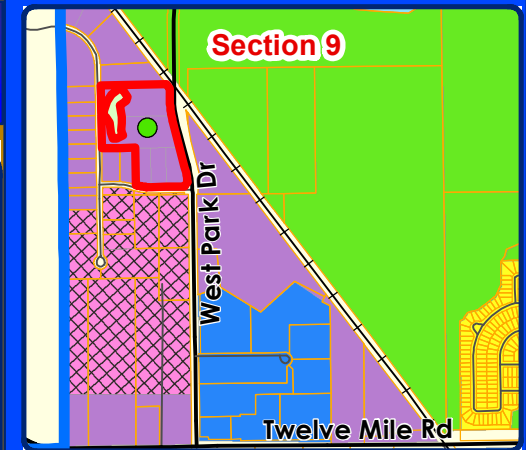


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JSP 19-47 LINEAGE LOGISTICS

FUTURE LAND USE



LEGEND

- Single Family
- Office Research Development Technology
- Industrial Research Development Technology
- Heavy Industrial
- Public
- Public Park
- Private Park
- Subject Property



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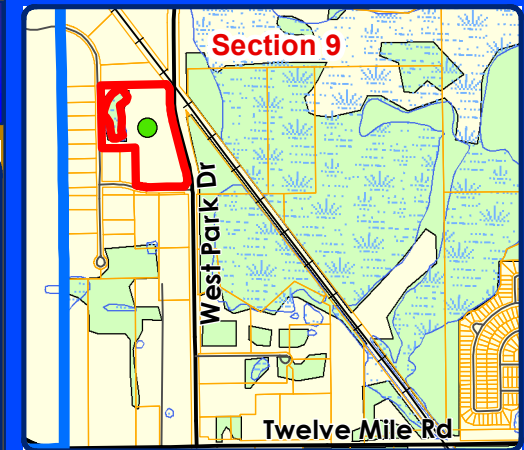


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JSP 19-47 LINEAGE LOGISTICS

NATURAL FEATURES



LEGEND


-  WETLANDS
-  WOODLANDS
-  Subject Property



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SITE PLAN

PLANNING REVIEW



PLAN REVIEW CENTER REPORT
Planning Review
LINEAGE LOGISTICS PARKING EXPANSION
 JSP 19-47
 December 4, 2020

PETITIONER

Lineage Logistics

REVIEW TYPE

Revised Final Site Plan

PROPERTY CHARACTERISTICS

Section	9	
Site Location	West of West Park Drive, North of Humboldt Drive; 22-09-176-019	
Site School District	Novi Community School District	
Site Zoning	I-2 General Industrial	
Adjoining Zoning	North	I-2 General Industrial
	East	I-2 General Industrial
	West	I-2 General Industrial
	South	I-2 General Industrial
Current Site Use	Proposed parking expansion area currently vacant	
Adjoining Uses	North	Industrial
	East	Industrial
	West	Industrial
	South	Industrial
Site Size	9.9 acres	
Plan Date	November 2, 2020	

PROJECT SUMMARY

The applicant received administrative approval to expand their existing parking lot on the north side of the existing building in July 2020. The new parking area adds 189 spaces, while 6 spaces would be removed to accommodate the new lot. The total parking on site will be 332 spaces. The applicant now proposes to add carports to cover the new parking spaces.

RECOMMENDATION

Staff recommends approval of the revised Final Site Plan. The plan mostly conforms to the requirements of the Zoning Ordinance, with any deviations noted below. All reviewers recommend approval or conditional approval.

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the City of Novi Zoning Ordinance, Article 3 (Residential Acreage), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements.

1. Carports: The applicant is proposing to add 34 carport awnings to cover the previously approved parking spaces. The carport detail is shown on sheet C-9.1. **Applicant shall indicate where the support columns will be located on the site plan in order to verify they will not interfere with vehicle access to the parking stalls.**
2. Accessory Buildings (Section 4.19): The carport awnings/canopies are considered accessory buildings based on the definition of building in the Ordinance. The Ordinance limits the number of detached accessory buildings to 2 on parcels over ½ acre. **The number of accessory buildings will require a variance from the Zoning Board of Appeals.**

OTHER REVIEWS

- a. Landscape Review: Landscape is recommending approval with additional comments to be provided at the electronic stamping set submittal.
- b. Facade Review: Facade is recommending approval of a Section 9 façade waiver for the underage of brick on the carports.

NEXT STEP: PLANNING COMMISSION MEETING

All reviews are recommending approval. The site plan will be scheduled for consideration on **January 13, 2021** meeting. Please provide the following no later than **noon on January 7 if you wish to keep this schedule**:

1. Original Site Plan submittal in PDF format.
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**

ZONING BOARD OF APPEALS MEETING

The applicant has applied for the required Zoning Board of Appeals variance. Please contact Kate Oppermann at 248-347-0459 for meeting and deadline schedule. **The application is scheduled for the January 12, 2021 agenda.**

NEXT STEP: ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving approval of the necessary variances and waivers, please submit the following for Electronic Stamping Set approval:

1. Plans addressing the comments in all of the staff and consultant review letters **in PDF format.**
2. Response letter addressing all comments in ALL letters and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After receiving approval of the Electronic Stamping Set from City staff, the applicant should submit **7 size 24" x 36" copies, folded, with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting may be required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's

consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is suggested you contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

CHAPTER 26.5

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP, Senior Planner

LANDSCAPE REVIEW



Review Type

Revised Final Landscape Review

Job #

JSP19-0047

Property Characteristics

- Site Location: 46500 Humboldt Drive
- Site Acreage: 14.27 ac.
- Site Zoning: I-2
- Adjacent Zoning: North, South, East, West: I-2
- Plan Date: 11/2/2020

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

Recommendation

This project is **recommended for approval for revised Final Site Plan**. The minor revisions noted below can be addressed on the electronic stamping set.

As the landscape plan is identical to the approved stamping sets, no comments regarding the landscaping itself are required.

I am concerned that the footprints of the carports, including their footings, are not accurately portrayed on the landscape plans. If they are wider than those shown, they could negatively impact the shrubs and other plantings located close to the back of the curb. Proper spacing must be provided for those plantings so they can still be planted in the same general position of those on the plan. **If the plants immediately adjacent to the curbs have to be shifted a few feet away from the curb in order to install the carports, that would be acceptable but all trees need to be within 15 feet of the curb and all screening shrubs should be maintained at a height sufficient to provide 3 feet of screening of the parking lot.**

Please revise the plans to show the actual planting positions required by the installation of the carports.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.

Rick Meader – Landscape Architect

FACADE REVIEW



December 3, 2020

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – Final Site Plan Review
LINEAGE LOGISTICS Carports, PSP19-47 Façade Region: 3, Zoning
 District: I-2

Dear Ms. McBeth:


The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Carport Structures Corporation and PEA Engineers, dated 11/2/20. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages listed in the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in bold.

	East	North	South	West	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% Min)
Painted Metal	100%	100%	100%	100%	50%

This application is considered a canopy as described in Section 5.15.12 of the Ordinance. This Section requires that 30% of the canopy match the materials on the primary building, in this case Brick. As shown above the minimum percentage of Brick is not provided. Full compliance could be achieved by enclosing the carport columns with Brick matching the primary building. Alternately, a Section 9 Waiver would be required for this deviation. In this case, the brick enclosures could interfere with the parking spaces and would not significantly increase the aesthetic value of the carports. For that reason, we believe that Section 9 Waiver for the underage of Brick would be justified.

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

Sincerely,
 DRN & Associates, Architects PC


 Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER



37610 Hills Tech Dr, • Farmington Hills, Michigan 48331
www.jbdonaldson.com

Response Letter

Date: Friday, January 8, 2021

Project: Lineage Logistics
46500 Humboldt Dr, Novi 48377

Description: City of Novi ZBA Response Letter

Attn: ZBA Committee

Please find my responses to the Ordinance Requirements.

1. The post locations are noted on page 4A and can be seen on the Typical Single Column Flat Top Framing Plan
 - a. There will be a 6" wide steel column 4' in from the front of the carport and will be directly over each parking line for each parking spot. This allows unobstructed vehicular access to each parking spot as well as the ability of open all of the vehicle doors without obstruction
2. We are looking for waiver/variance on the number of accessory structures in order to provide adequate covered employee parking for the building.
3. We are also looking for a waiver on brick underage due to the design of the parking lot and avoiding blind corners with driving lanes /walking paths. These structures and parking are also located behind the existing building structure / façade. The type and design of the carports have also been selected / upgraded to commercial grade structures that accent and support the existing building design.

Christopher Wickline
Project Engineer
JB Donaldson Company
37610 Hills Tech Dr
Farmington Hills, MI 48331
Phone: (248) 830-4476
Fax: 248.536.2353