



CITY of NOVI CITY COUNCIL

Agenda Item 2
May 23, 2011

SUBJECT: Consideration to approve the Third Amendment to the SDO Agreement for Cadillac of Novi, previously known as Hummer of Novi, and approval of the amended Preliminary Site Plan, SP11-10 and Stormwater Management Plan. The subject property is located at 41350 Grand River Avenue on the northeast corner of Grand River Avenue and Meadowbrook Road, in Section 24 of the City. The property totals 6.7 acres and the applicant is proposing building additions totaling approximately 2,227 square feet and changes to the existing parking lot layout.

SUBMITTING DEPARTMENT: Community Development Department - Planning ^{Bois}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

This property was originally developed under a Gateway District Special Development Option (SDO) Agreement between the City and Hummer of Novi approved by the City Council on June 21, 2004. The original SDO Concept Plan and Agreement contemplated a full automobile dealership facility supporting the sale and servicing of GM Hummer franchise vehicles only. The buildings and other improvements now located on the property were constructed under that original plan and agreement. On November 14, 2007, the parties amended the original Agreement to allow the owner/developer to sell non-Hummer used vehicles, and to grant the right to park one such vehicle in front of the building on the eastern-most display pad. A second amendment to the agreement (dated February 8, 2010) acknowledged the termination of a Hummer dealership and authorized the sale and service of Cadillac vehicles in its place.

The applicant is now proposing building additions on the east side of the existing dealership totaling approximately 2,227 square feet. In addition, a stamped concrete patio to be used for vehicle display and a service canopy are proposed on the east side of the building, along with a parking lot expansion on the rear of the property and minor changes to the existing parking lot layout and building façade. The proposed New Site Plan (on which the review letters are based) elicited concerns from the engineering division and the Fire Marshal regarding the location of the proposed service canopy and service area building addition. The applicant has submitted a revised sketch (attached) to address these concerns and both the engineering division and the Fire Marshal are satisfied with the revisions. The proposed revisions will be included in the Final Site Plan submittal.

These changes require a revision of the existing Special Development Agreement. A revised agreement (Third Amendment to the Special Development Option Agreement) is attached for the City Council's consideration along with consideration of the Preliminary Site Plan and Stormwater Management Plan. The Planning Commission recommended approval of the Preliminary Site Plan/Special Development Option Concept Plan and Stormwater Management Plan and held the public hearing on May 18th, 2011. The Planning Commission Action Summary is attached.

The planning review recommended approval with items to be addressed on the Final Site Plan submittal. The City Council should consider the factors listed in the Zoning Ordinance, Sections 904.C.1.b, 2516.2.c and 904D. These are included in the planning review letter.

The engineering and traffic reviews recommended approval subject to the City Council granting a waiver for the use of painted end islands with non-standard geometry. The engineering review also noted the proposed site plan design showed the service canopy over an existing water main easement. The applicant has submitted a revised sketch that moves this canopy out of the existing easement. These changes will be incorporated into the Final Site Plan submittal. The revised sketch is attached.

The landscape, wetlands and facade reviews recommended approval with items to be addressed on the Final Site Plan submittal. One deviation from the façade standard is noted and recommended for the east facade: the underage of brick (30% minimum required, 24% provided) and the overage of limestone/cast stone (50% maximum permitted, 58% provided).

The fire review did not recommend approval noting concerns with the proposed service canopy and service area building addition locations in relation to an existing fire connection and hydrant. The applicant has submitted a revised sketch that shifts the canopy so as not to block either of these connections. The Fire Marshal is satisfied with this solution. These changes will be incorporated into the Final Site Plan submittal. The revised sketch is attached.

Signage

The previously approved Second Amendment to the SDO Agreement, considered by the City Council in January 2010, showed alternative signage when the dealership changed from a Hummer Dealership to a Cadillac Dealership. Some additional Cadillac “crests” were added to the building at that time, but the new Cadillac signs proposed at that time remained very similar in size and location to the existing Hummer signs. Under the SDO, the ZBA does not have jurisdiction to address sign variances, which would need to be part of this approval, if allowed.

For this submittal of plans, Staff review of signage showed that signage is proposed to increase significantly in size and in quantity for the Cadillac property:

	East Bldg Elevation	Southwest Bldg Elevation	West side of building	Screenwall	Entry Monument
Existing	40 square feet	29 square feet	2 medallions @ 6.5 square feet	None	None
Proposed	200 square feet +/- *	64 square feet +/- *	No change proposed	3.5 foot diameter crest +/- on Grand River Ave. *	2 signs @ 35 square feet per sign, one on Meadowbrook Road and one on Grand River Avenue
Permitted	One sign permitted, either wall sign (maximum of 65 square feet) or ground sign (maximum of 35 square feet). Small directional signs are also permitted.				

* Please note, details of the new site signage size were not provided at the time of this review. Estimates for the proposed signage were taken from the submitted site plan elevation drawings for use in this report.

Approval of the modified signage plan is **not recommended**. Staff cannot recommend approval of the additional signage as proposed, since it greatly exceeds ordinance standards for the GE, Gateway East District, and exceeds what was previously approved by the City Council in the Second Amendment to the SDO Agreement. Staff believes that sufficient signs exist on the site to adequately provide notice of the business to the public.

RECOMMENDED ACTION: Please refer to the three-part motion below for: 1. Approval the amendment to the SDO Concept Plan and Agreement, 2. Approval of the Preliminary Site Plan and 3. Approval of the Stormwater Management Plan.

1. Approval of the Third Amendment to the Special Development Option concept plan and agreement for Gardan LLC for Cadillac of Novi SP 11-10, subject to the following:

- a. City Council finding that the proposed use meets the criteria identified in Section 904C.1.b of the Zoning Ordinance to allow a use in the GE District listed elsewhere in the Zoning Ordinance, provided certain criteria including those identified below are met:
 - The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, *given that the architecture of the existing building and additions offers distinctive presence on this corner.*
 - The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, *as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over the last several years.*
 - The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, *as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan were approved several years ago.*
- b. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 2516.2.c of the Zoning Ordinance, including:
 - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, *as indicated in the Community Impact Statement.*
 - The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, *as identified in the staff and consultant review letters.*
 - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *as has been demonstrated through several years of use as an automotive dealership use.*
- c. The applicant has demonstrated compliance with the conditions listed in Section 904D of the Zoning Ordinance, such as:
 - Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, *as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.*
 - The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section, *as identified in the staff and consultant review letters.*

- Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, *as the project has been developed for several years for a similar use, and the expansions proposed for showroom, service areas and canopies have demonstrated compatibility and harmony with the surrounding area.*
- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.

Also subject to the following:

- a. City Council waiver to allow a painted end island in place of a raised end island;
- b. City Council approval of a deviation from façade requirements for the east building elevation for the underage of brick (30% min. required, 24% provided) and the overage of limestone/cast stone (50% max. permitted, 58% provided).
- c. City Council approval of the deviation from the lighting ordinance standards to allow for no new additional parking lot lighting in the area on the north side of the site, but requiring approval of the lighting plan as previously approved, since the applicant has indicated that sufficient parking lot lighting exists for this area.
- d. City Council approval of the signage as currently exists for the site, and as provided in the Second Amendment to the SDO Agreement, without approval of the additional signage shown on the submitted plans, since the site provides for adequate signage to notify the public of the existing business, the existing signage exceeds the standards for the GE, Gateway East District, as approved with the previous submittal.
- e. Compliance with all conditions and requirements listed in the staff and consultant review letters; and
- f. (additional conditions here if any)

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.

2. Approval of the Preliminary Site Plan for Gardan LLC for Cadillac of Novi SP 11-10, subject to the following:

- a. City Council waiver to allow a painted end island in place of a raised end island;
- b. City Council approval of a deviation from façade requirements for the east building elevation for the underage of brick (30% min. required, 24% provided) and the overage of limestone/cast stone (50% max. permitted, 58% provided).
- c. City Council approval of the deviation from the lighting ordinance standards to allow for no new additional parking lot lighting in the area on the north side of the site, but requiring approval of the lighting plan as previously approved, since the applicant has indicated that sufficient parking lot lighting exists for this area.
- d. City Council approval of the signage as currently exists for the site, and as provided in the Second Amendment to the SDO Agreement, without approval of the additional signage shown on the submitted plans, since the site provides for adequate signage to notify the public of the existing business, the existing signage exceeds the standards for the GE, Gateway East District, as approved with the previous submittal.
- e. Compliance with all the conditions and requirements listed in the staff and consultant review letters; and
- f. (additional conditions here if any).

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.

3. Approval of the Stormwater Management Plan for Gardan LLC for Cadillac of Novi, SP 11-10, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal; and
- b. *(additional conditions here if any).*

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

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

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

MAPS
Location
Zoning
Future Land Use
Natural Features

Cadillac of Novi SP11-10

Location



Cadillac of Novi

Meadowbrook Rd

Grand River Ave

Map Author: Kristen Kapelanski
Date: 04/18/11
Project: Cadillac of Novi SP11-10
Version #: 1.0

Map Legend

 Subject Property



City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

MAP INTERPRETATION NOTICE

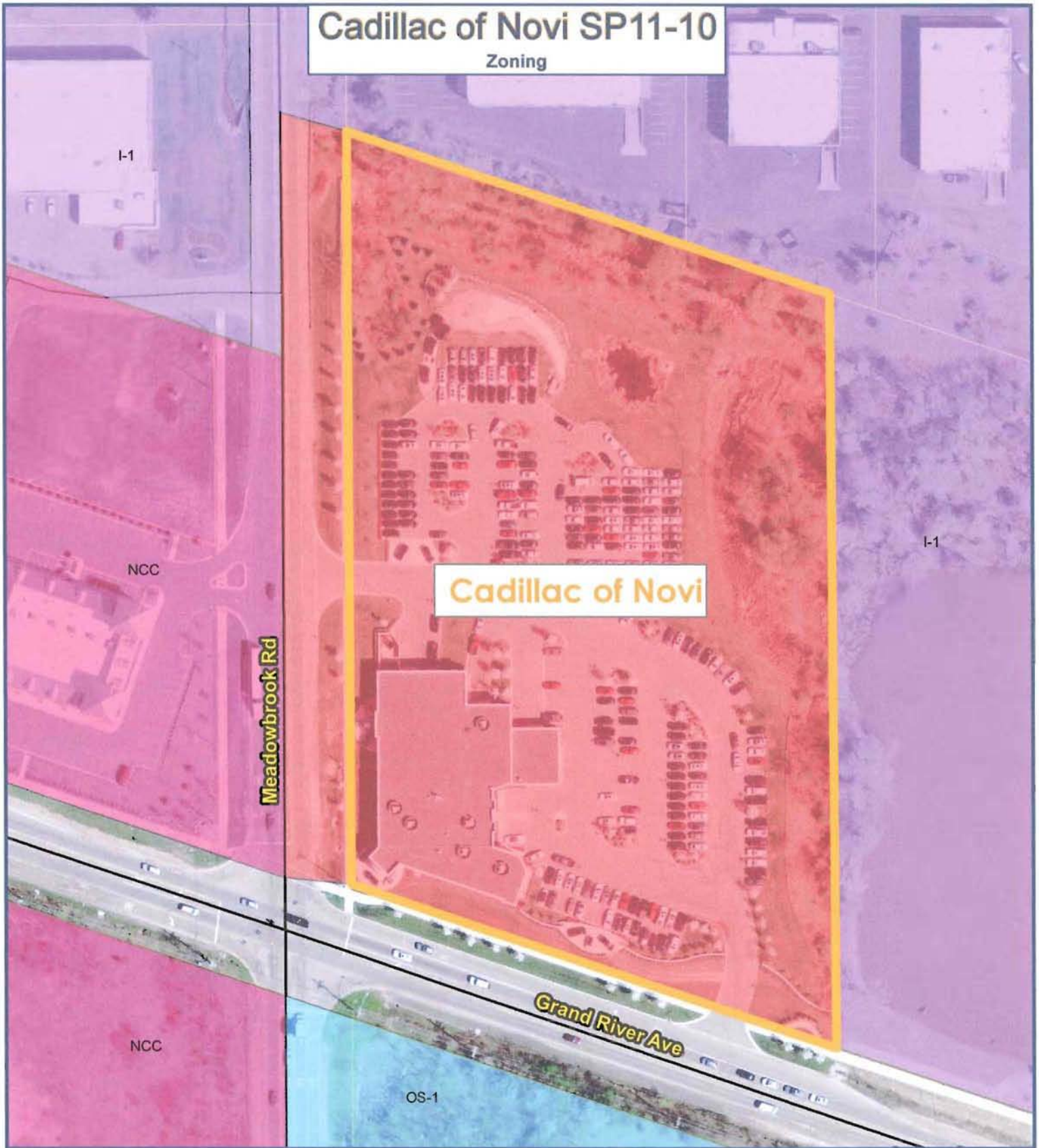
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.



1 inch = 83,333 feet

Cadillac of Novi SP11-10

Zoning



Map Author: Kristen Kapelanski
 Date: 04/18/11
 Project: Cadillac of Novi SP11-10
 Version #: 1.0

Map Legend

-  Subject Property
-  GE: Gateway East District
-  I-1: Light Industrial District
-  NCC: Non-Center Commercial District
-  OS-1: Office Service District



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



1 inch = 83,333 feet

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Cadillac of Novi SP11-10

Future Land Use



Cadillac of Novi

Meadowbrook Rd

Grand River Ave

Map Author: Kristen Kapelanski
 Date: 04/18/11
 Project: Cadillac of Novi SP11-10
 Version #: 1.0

Map Legend

-  Subject Property
-  Industrial RD Tech
-  TC Gateway



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

MAP INTERPRETATION NOTICE

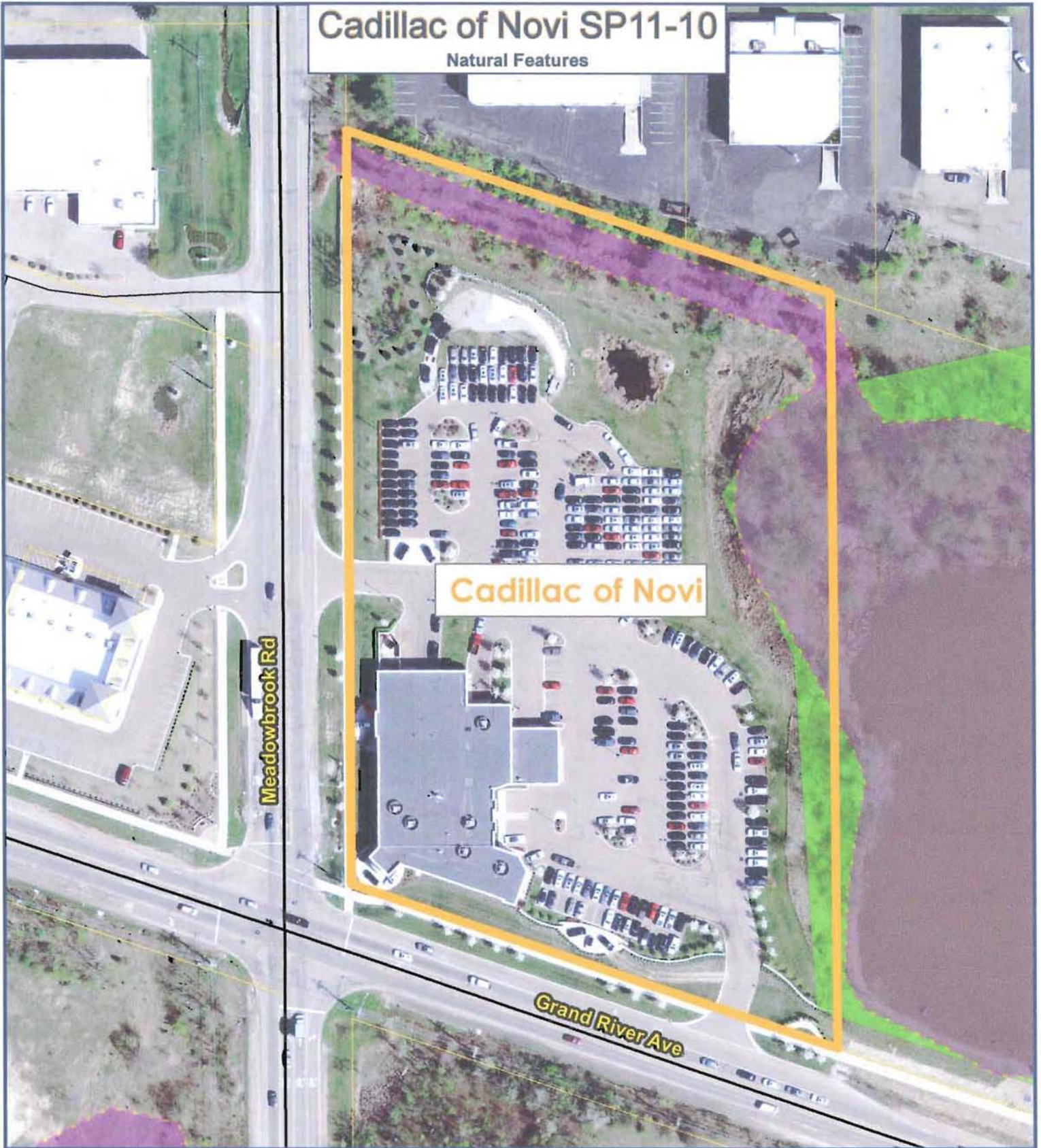
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1 inch = 83,333 feet

Cadillac of Novi SP11-10

Natural Features



Cadillac of Novi

Meadowbrook Rd

Grand River Ave

Map Author: Kristen Kapeianski
 Date: 04/18/11
 Project: Cadillac of Novi SP11-10
 Version #: 1.0

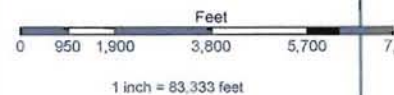
Map Legend

-  Subject Property
-  Wetland Areas
-  Woodlands



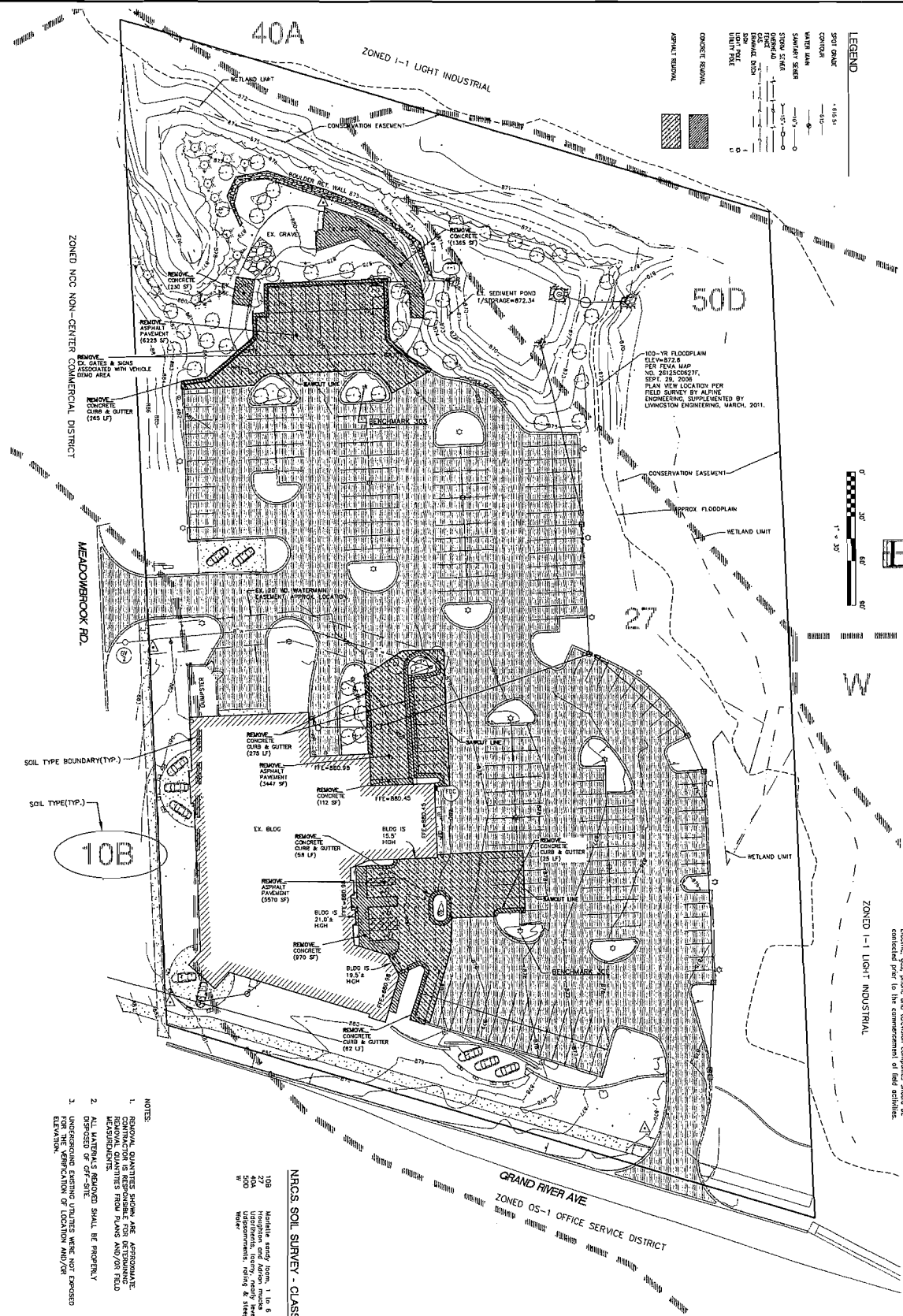
City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

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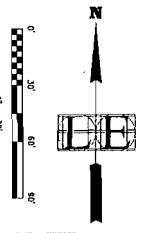
SITE PLAN

EXISTING CONDITIONS & REMOVALS
SCALE: 1" = 30'



LEGEND

- SPOT CHECK CONTROL
- WATER MAIN
- SEWER MAIN
- STREET LIGHT
- OPENED
- EXISTING
- PROPOSED
- 100-YR FLOODPLAIN
- CONCRETE REMOVAL
- ASPHALT REMOVAL



Utilities as shown indicate approximate location of facilities only, as furnished by the various companies and no guarantee is given either as to accuracy or as to location. Call MISS for location of utilities. Excavate, gas, phone and electric companies should be contacted prior to the commencement of field activities.

- NOTES**
1. REMOVAL QUANTITIES SHOWN ARE APPROXIMATE. REMOVAL QUANTITIES FROM PLANS AND/OR FIELD MEASUREMENTS.
 2. ALL MATERIALS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF-SITE. QUANTITIES WERE NOT DETERMINED FOR THE VERIFICATION OF LOCATION AND/OR ELEVATION.

NHCS SOIL SURVEY - CLASSIFICATIONS

10B
Moderate sandy loam, 1 to 6 percent slopes
40A
Moderate sandy loam, 6 to 12 percent slopes
50D
Moderate sandy loam, 6 to 12 percent slopes
Notes

Job No.	10251	Drawn: SA	REVISED	DATE
Scale		Checked		
Version		Approved		
Revised	1-2-02	Date: 3/23/01		

CADILLAC OF NOVI
CITY OF NOVI, OAKLAND CO., MICHIGAN
SITE PLAN
EXISTING CONDITIONS & REMOVAL PLAN

Client

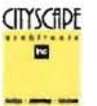
CADILLAC OF NOVI

LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
2094 PLESS DRIVE BRIGHTON, MI 48114
PHONE: (810) 225-7100 FAX: (810) 225-7699



Cadillac of Novi

Exterior Plaza Rendering



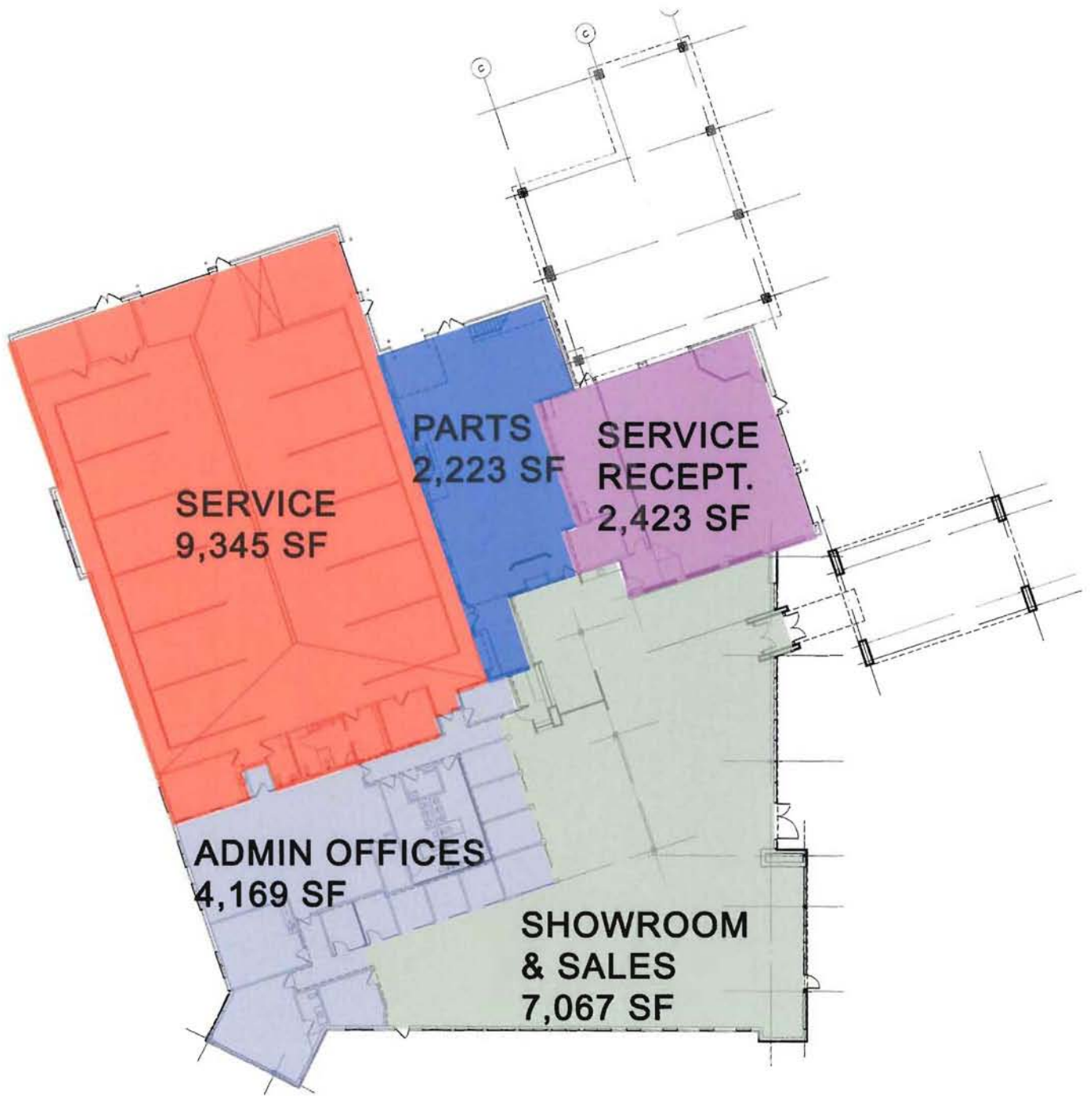
R1.0

Date:
02/11/2011

Issues and Revisions

Prepared By
Cityscape Architects, Inc.

These drawings are for communication of design intent only.
These drawings are not suited or intended for construction or fabrication



BUILDING SQUARE FOOTAGES

NOT TO SCALE

Showroom/Sales: 7067

Admin/Offices: 4169

Service Dept: 9345

Service Reception: 2423

Parts Dept: 2223

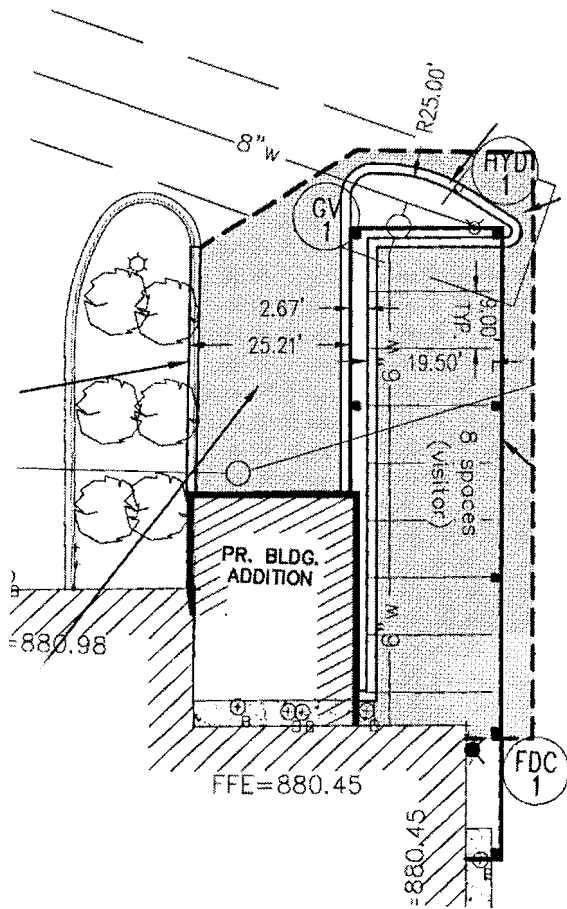
Exist. Footprint: 23,000

Proposed Footprint: 25,227

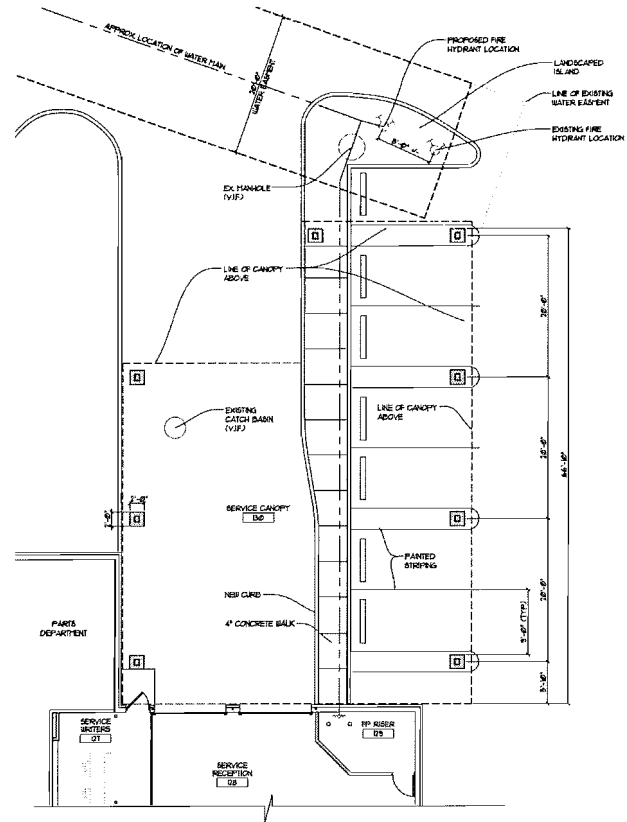
Change in Area: +2227

Canopies: 4018

**PROPOSED REVISIONS TO ADDRESS
ENGINEERING DIVISION'S AND
FIRE MARSHAL'S CONCERNS**



PLAN NORTH
 2 ORIGINAL CANOPY SUBMITTAL
 (SPA 4/18/11) 1/8" = 1'-0"



PLAN NORTH
 1 REVISED CANOPY
 (REVISED 5/03/11) 1/8" = 1'-0"



CADILLAC OF NOVI

notice
 THIS ARCHITECTURAL DRAWING IS GIVEN IN EXERCISE
 OF COURTESY. NO USE, IN WHOLE OR IN PART, MAY
 BE MADE WITHOUT PRIOR WRITTEN CONSENT OF
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project title

CADILLAC
 OF
 NOVI

42350 GRAND RIVER AVE.
 NOVI, MI 48375

sheet title

SERVICE CANOPY
 PLANS

DO NOT SCALE DRAWING
 USE PLOTTED DIMENSIONS ONLY

project number

10008

drawn DJM
 approved GRS

issued date
 DESIGN DEVELOPMENT 05/03/11

sheet number

A-104

**THIRD AMENDMENT TO THE
SPECIAL DEVELOPMENT OPTION AGREEMENT**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

THIRD AMENDMENT AND RESTATEMENT OF AGREEMENT

FOR CADILLAC OF NOVI GATEWAY

(F/K/A HUMMER OF NOVI GATEWAY)

SPECIAL DEVELOPMENT OPTION (SDO)

AGREEMENT, dated this _____ day of _____, 2011, by and between the City of Novi, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375 (the “**City**”) and Gardan, LLC, whose address is 3147 Interlaken Street, West Bloomfield, Michigan, (the “**Owner**”); and Cadillac of Novi, whose address is 3147 Interlaken Street, West Bloomfield, Michigan (the “**Developer**”).

RECITALS:

- A. Owner, Developer and the City previously entered into a Special Development Option (SDO) Agreement (the “Original SDO Agreement”) in connection with certain property located in the City of Novi on Grand River Avenue and Meadowbrook Road. The Original SDO Agreement governs the use and development of the property for a Hummer auto dealership. The Original SDO Agreement covers the property described in attached Exhibit A (the “**Property**”) and was approved by the City Council on June 21, 2004.
- B. The Original SDO Agreement was modified by a First Amendment dated November 14, 2007, which (among other things) allowed non-Hummer vehicles to be parked and sold within the property.
- C. A Second Amendment to the SDO Agreement dated February 8, 2010 acknowledged the termination of the Hummer dealership on the property and authorized use of the property for an automobile dealer facility that supported the sale and servicing of Cadillac vehicles, subject to various terms and conditions. The Second Amendment also allowed the conversion of Hummer signs to Cadillac signs and allowed additional Cadillac signs under certain conditions.

- D. The Owner/Developer is now pursuing approval of the project to transform the building and site plan into a fully recognizable Cadillac dealership with modifications to the façade, expanding the building, modifying the site plan, modifying the landscaping, and modifying the signage. As a result, the Owner/Developer and the City have determined it is in their best interest to amend and restate the SDO Agreement and incorporate all amendments herein.
- E. It is therefore acknowledged the Owner is the owner of a parcel of real property (the "Property") within the City proposed for development as an automobile dealership to be known as "Cadillac of Novi" (generally referred to as the "Project"). The legal description of the Property is attached as Exhibit A. The Property is owned by Gardan, LLC, who is, for purposes of this Agreement, the successor to Hummer of Novi under the Development Agreement between Hummer of Novi and the City of Novi dated November 15, 2003. Cadillac of Novi will develop or redevelop the Property and operate the dealership. For purposes of the remainder of this Agreement "Owner" shall mean both Gardan, LLC and Cadillac of Novi.
- F. Owner has received approval of the Project as a Gateway East District Special Development Option (SDO) pursuant to Article 9A of the City of Novi Zoning Ordinance (the "Zoning Ordinance"). Conceptual approval of the Owner's Amended SDO Plan has been granted pursuant to Article 9A, Section 904G, subject to certain terms and conditions by the Novi City Council.
- G. Following Conceptual Approval of an SDO (or an amendment thereto), Article 9A, Section 904G contemplates the preparation of an Agreement (or amendment thereto) setting forth the conditions upon which the approval has been granted, which in turns serves as the basis for Site Plan approval, and thereafter the development, use, and maintenance of the Project. The City Council approval of the Agreement is required, and following that City Council review and approval of a Site Plan is required.
- H. A Site Plan for the development of the Hummer Dealership was approved on _____, _____. The New Site Plan attached and incorporated as Exhibit B was approved by the City Council on _____, 2011.
- I. Recognizing the prior agreement and amendments thereto, set forth below are the terms and conditions of the Third Amendment and Restatement Agreement for the Project, which is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

I. GENERAL PROJECT DESCRIPTION

The Cadillac of Novi Project is located at the northeast corner of Grand River Avenue and Meadowbrook Road. The site is 6.72-acres and is currently zoned Gateway East District. The Project entails the development/redevelopment of an automobile dealership facility that supports the sale and servicing of Cadillac vehicles; a new and used car sales room, showroom, and office; and provision for service and parts and accessory sales related thereto, together with outdoor space for exclusive sale of new or used vehicles as consistent with a typical Cadillac dealership. The building is planned to be 26,417 square feet in size with no more than 240 parking spaces, all of which shall be shielded from Grand River and Meadowbrook. The architecture and design layout are to meet the exterior material requirements of the Gateway East District ordinance and the minimum requirements in Exhibit D. Particular attention has been given to the requirements of both the Gateway East District regulations and the requirements of the prior Development Agreement dated December 15, 2003, the SDO Agreement approved by the City Council on July 21, 2004, the First Amendment to the SDO Agreement dated November 14, 2007, and the Second Amendment to the SDO Agreement dated February 8, 2010.

The site has some wetlands, including Bishop Creek and a 100-year floodplain running through the northerly end of the site and continuing along the eastern property line. The site has no woodlands, natural habitats, or historic trees. The land was previously a fill area, as indicated by soil boring test results.

Owner intends to and shall seek, obtain approval for, and use best management practices and efforts with respect to, all wetland, storm water, and soil erosion requirements and measures throughout the Property during the design and construction phases, and subsequent use of the Property and development contemplated in the Site Plan. In conjunction with the previous approval of the original SDO Plan and Site Plan, a conservation easement was executed and delivered to the City for recording, providing for the preservation of the wetlands and woodlands as reflected on the original approved Site Plan.

Owner agrees to develop and use the Property solely for the use for new and used car sales showroom and offices and for service and parts and accessory sales related thereto, together with outdoor space for exclusive sale of new or used vehicles as permitted under this Agreement, subject to and in accordance with all of the specifications of the previously approved Conceptual SDO Plan, the previously-approved Site Plan and the New Site Plan attached hereto as Exhibit B. Owner will forebear from developing and/or using the Property in any manner other than as approved as part of the Approved Site Plan, with the understanding that, to the extent the requirements therein are more restrictive than City regulations, they supersede any and all inconsistent City regulations.

II. EFFECT OF AMENDED AND RESTATED SDO AGREEMENT

- A. This Third Amendment and Restatement of SDO Agreement shall consist of the text of and exhibits to this document, attached and incorporated as Exhibit B (full sized original of the Plan on file in the City Clerk's office) and is intended to serve as the contract contemplated under Article 904G of the Zoning Ordinance. This Agreement establishes the fundamental terms and provisions of subsequent building reviews and approvals, and all construction, use, and maintenance of the Project. The other relevant and incorporated SDO documents include City of Novi City Code, including the Zoning Ordinance, and all conditions appended to the Site Plan approval by the City Council.
- B. Approval of this Agreement, together with the attached and incorporated Site Plan (and any conditions thereon), entitles Owner to seek appropriate permits and approvals for construction of the Project in accordance with all applicable provisions of the Zoning Ordinance, as amended, and any and all other applicable laws, ordinances, and regulations.
- C. This Agreement is binding upon and benefits the City and Owner, as well as their respective successors, assigns, and transferees, and shall run with the land.
- D. Physical development of the Project shall be in accordance with the attached and incorporated New Site Plan, as approved by the City Council, together with any conditions thereon.
- E. The City may require Owner to provide reasonable performance and financial guarantees for the completion of improvements, including without limitation, right-of-way improvements, water mains, sanitary sewers, storm drains, and landscaping activities. Such financial guarantees may include cash deposits, letters of credit, or surety bonds. Owner acknowledges the need for such performance and financial guarantees given the prominent location of the project and its impact upon the City's Gateway East District.
- F. The City has previously approved the Conceptual Plan for this Development on the basis that it meets the following criteria in Section 904C.1.b of the ordinance:
 - 1) The proposed use exemplifies the intent of the GE District, as stated in Section 900, and the intent of the SDO as stated in Section 904A.
 - 2. The proposed use incorporates as a predominant physical component of the development that provides a unique entry feature

along Grand River for the GE District, characterized by a district, high profile appearance.

- 3) The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO.
- 4) The proposed use will not create an inconsistency with the City's Master Plan for Land Use in terms of the general activities on the site and the impacts upon the surrounding area.
- 5) The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares.
- 6) The proposed use is designed with exceptional aesthetic quality, including building design, building materials and landscaping design, not likely to be achieved except based upon this authorization.

These findings are made in reliance upon the actual development in compliance with the Conceptual Plan, and the City's subsequent determination that the new Site Plan conforms to the requirements of the ordinance and the Conceptual Plan.

III. USES PERMITTED

Uses permitted within this Project shall consist of new and used car salesroom, showroom, and office, and provision for service and parts and accessory sales related thereto, together with outdoor space for the exclusive sale of new or used vehicles consistent with a typical Cadillac dealership and further subject to any modifications required by the City Council as part of the approved New Site Plan (attached as Exhibit B).

The improvements shall be designed and constructed in accordance with the regulations in the Zoning Ordinance, as amended, for the Gateway East District. The parties agree and acknowledge that the proposed use is authorized under Article 9A of the Zoning Ordinance, as amended. No deviations from the requirements of that Article shall be permitted unless set forth in this Agreement. All development and use shall be in accordance with this Agreement, and all applicable laws, regulations, and ordinances not inconsistent with this Agreement.

IV. BUILDING LOCATION/PARKING

The area, location, and setbacks of the building, which may have up to 26,417 square feet of gross building area, shall be as shown on the New Site Plan attached as Exhibit B. Minimum set backs from road rights-of-way shall be as shown on the New Site Plan, with the understanding the Owner has dedicated to the City the rights-of-way on Grand

River and Meadowbrook Road as required. All set back, site improvements, and preservation shall be as set forth in the New Site Plan.

V. LANDSCAPING AND SCREENING

The minimum landscaping requirements for the Property shall be as provided in the landscaping provisions of the Zoning Ordinance, but shall include as a minimum all landscaping depicted on the attached Exhibit C, which is part of the approved Site Plan.

As depicted in the New Site Plan (Exhibit B), a three-foot wall and/or screening equivalent landscaping shall be continued behind the vehicle display pod adjacent to Grand River, and shall be continuous along the Grand River right-of-way on both sides of the driveway access.

VI. PARKING AND VEHICLE STORAGE

Three vehicle display pods are permitted as shown adjacent to the road rights-of-way as shown on the New Site Plan (Exhibit B). Owner agrees not to use other outdoor vehicle display and/or storage to a greater extent and/or with closer or greater exposure to Grand River and Meadowbrook Road than that shown on the New Site Plan (Exhibit B). Additional vehicle display outside of the main entrance to the dealership, at the east façade entry and on a stamped concrete area adjacent to the east façade of the building, shall be permitted as shown on the New Site Plan (Exhibit B). Any additional outdoor vehicle display and/or storage shall require City approval and shall be subject to Site Plan review and approval. There shall be no elevated storage or display of vehicles in any location on the Property.

Vehicles and vehicle spaces shall be permitted on the Property for storage and/or display, employee parking, and for customer parking. The total number of vehicles for such purposes shall be as set forth on the new Site Plan.

VII. OPEN SPACE

A minimum 25 percent of the gross area of the property shall be provided as open space pursuant to the terms and requirements of Section 903A.8.

VIII. BEST MANAGEMENT PRACTICES/CONSERVATION EASEMENT

Owner shall seek, obtain approval for, and use best management practices and efforts with respect to, all wetland, storm water and soil erosion requirements and measures throughout the Property during the design and construction phases, and subsequent use of the Property and development contemplated herein. To the extent not already provided and recorded, a conservation easement shall be executed and delivered to the City for recording, providing for the preservation of the wetlands and woodlands as determined by Council and reflected on the approved New Site Plan.

IX. ON-SITE AND OFF-SITE IMPROVEMENTS

Certain on-site and off-site infrastructure improvements shall be required for the Project, including improvements for storm water management, sanitary sewer, and public water, and the Owner shall be solely responsible for all costs and expenses of and associated with such improvements. There shall be no obligation on the part of the City to construct, and the City has made no guarantees, assurances, or representations that it will construct, any such improvements, nor has the City made any guarantee, assurance, or representation with regard to the viability of such improvements.

X. STORM WATER MANAGEMENT

Storm water shall be released from the Project in a manner to be approved by the City as part of final engineering plan review. It is acknowledged that, in order to control the rate, quantity, and quality of a storm water outlet from the Property, on-site storm water facilities have been constructed by the Owner; however, additional facilities may be required. In general, the storm water collection, pre-treatment, storage, and transportation facilities shall be included as part of the final engineering plan approved for the Project. The Project shall be constructed to achieve a storm water management system by which the Owner, and the successors of the Owner, and shall assure that the quality and the quantity of storm water shall be in accordance with all applicable ordinances, regulations, and laws.

Any storm water basins and facilities serving the Property shall be designed and constructed by the Owner, and subject to approvals and inspection by the City, in accordance with all applicable City, County of Oakland, and State of Michigan ordinances, codes, regulations, and laws. The drainage conveyance facilities, which shall constitute a part of the overall storm water management system on the Property, shall conform with all applicable City, County of Oakland, and State of Michigan ordinances, codes, regulations, and laws.

XI. WATER AND SANITARY SEWER

Sanitary sewer and water are available to the Property. To the extent not already provided, Owner shall, at its sole expense, construct, and install any required improvements and/or connections tying into the municipal water and sewage systems. Such improvements shall be designed and constructed in accordance with the Site Plan and all applicable City, State, and County standards, codes, regulations, ordinances and laws. Such water and sanitary sewer service facilities, including any on-site and off-site facilities, extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of Owner, and shall be completed, approved, and dedicated to (as required by the City in its discretion) the City to the extent necessary to fully service all proposed and existing facilities, structures, and uses within the Development to be served thereby, prior to issuance of any building permits for the building in of the Development.

XII. MECHANISM FOR PRESERVATION, REGULATION, MAINTENANCE AND FINANCE OF OPEN SPACE AND LANDSCAPED AREAS

The original SDO Agreement contained references to a requirement to prepare and record certain covenants and restrictions relating to the preservation, regulation, maintenance, and finance of open space and landscaped areas. No covenants and restrictions were prepared or recorded. In lieu of such separate documentations, Owner agrees to maintain, repair, and preserve all open areas, including landscaping, signage, drives, detention and drainage facilities, and any other open elements and improvements in and for the Project. Such maintenance, repair, and preservation shall be to a high standard of care.

In the event Owner or successor owners of the Property shall at any time fail to carry out one or more responsibilities or obligations relative to maintenance, repair and/or preservation, the City shall have the right to serve written notice upon Owner or successor owners, setting forth the deficiencies in maintenance, repair, and/or preservation. The notice may also set forth a demand that such deficiencies be cured within a stated reasonable period of time, and further state a date, time, and place of hearing before the City Council, for the purpose of allowing Owner or successor owners to be heard as to why the City should not proceed with the maintenance, repairs, and/or preservation which had not been undertaken.

At the hearing, the City may take action to extend the time for curing deficiencies, and the date of the hearing may itself be extended and/or continued to a date certain. If, following the hearing, the City shall determine that the maintenance, repairs, and/or preservation have not been completed within the time specified in the notice, as such time may have been extended by the City, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, and perform such maintenance, repairs, and/or preservation as found by the City to be appropriate. The cost and expense of making and financing such maintenance, repairs, and/or preservation, including the cost of all notices and hearings, and also including reasonable attorney's fees, plus a reasonable administrative fee, shall be paid by the Owner or successor owners, and such amounts shall constitute a lien on all taxable portions of the Property. The City may require the payment of such monies prior to the commencement of any work.

If such costs and expenses have not been paid within thirty (30) days of a billing to Owner or successor owners, all unpaid amounts may be placed on the delinquent tax roll of the City as regards the taxable portions of the Property, and shall accrue interest and penalties, and shall be collected in the manner made and provided for the collection of delinquent real property taxes in the City. In the discretion of the City, such costs and expenses may also be collected by suit initiated against Owner and/or successor owners, and in such event, Owner or the successor owners, as the case may be, shall pay all Court costs and reasonable attorney fees incurred by the City in connection with such suit if the City obtains relief in such action.

Any failure or delay by the City to enforce any provision of this Section XII shall in no event be deemed or construed, or otherwise relief upon, as a waiver or estoppel of the right to eventually pursue and insist upon strict enforcement.

In all instances in which the City is authorized to pursue maintenance, repairs and/or preservation, as provided above, the City, and its agents and contractors, shall be permitted, and are hereby granted authority, to enter upon all portions of the Property reasonably necessary or appropriate for the purpose of inspecting and/or completing the respective work.

XIII. ARCHITECTURE/FAÇADE

The minimum façade, building material requirements, and architectural elevations for the building proposed for the Property shall be as set forth on attached Exhibit D. In the event of an ambiguity, the City Council shall determine whether an alternative proposal fails to meet the “minimum” requirements under this provision.

XIV. GENERAL PROVISIONS

A. The terms of this Agreement represent the product of negotiations between Owner and the City, and shall be interpreted as a jointly-drafted agreement.

B. Except as specifically modified by this Agreement, the Code and Regulations of the City shall apply to the Property. Any substantial violation of the City Code by Owner with respect to the Property shall be deemed a breach of this Agreement.

C. The Zoning Board of Appeals (ZBA) shall have no jurisdiction over the Property or the application of this Agreement.

D. A material breach of this Agreement by Owner shall constitute a nuisance *per se*. In the event of a breach of this Agreement by Owner, its agents, officers, employees, or persons acting in concert with it, the City may notify Owner of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Owner shall not be in breach hereunder if Owner commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall render Owner liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, attorneys’ fees, expert witness fees and the like.

E. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Owner desires to propose an amendment, an application shall be made to the City Planning Department, who shall process the application in the same manner called for in the

Zoning Ordinance for an original application, with any required public hearings, and notifications of the public to follow then-existing City procedures.

F. It is understood and agreed by the parties that if any part, term, or provision of this Agreement is finally held by the courts to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid; provided, however, that if the provision, part, or term invalidated is so fundamental to the entire Agreement that the purpose of the Agreement is frustrated, the Agreement is voidable at the option of either party.

G. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.

H. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy provided by law.

I. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represent that the execution of this Agreement has been duly authorized and is binding on such party.

J. This Agreement shall run with the land and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Records by the City and a recorded copy thereof shall be delivered to Developer forthwith. It is understood that the Property is subject to changes in ownership and/or control at any time, but that successors shall take their interest subject to the terms of this Agreement.

K. It is understood that the members of the City Council and/or the City Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

L. It is agreed that the final terms, conditions, requirements, and obligations of this Agreement represent the mutual understanding and agreement of the parties, and Owner fully accepts and agrees to the terms, conditions, requirements, and obligations contained herein, and shall not be permitted in the future to claim that their effect results in an unreasonable limitation upon the use of all or any portion of the Property, or to claim that enforcement of the terms and provisions of this Agreement cause an inverse condemnation, due process violation, or taking of all or any portion of the Property. Moreover, it is agreed that the improvements and undertakings described

in this Agreement are necessary and roughly proportionate to the burdens created by the Development, and are necessary in order to ensure that public services and facilities necessary for and affected by the Project will be capable of accommodating the Development on the Property and the increased service and facility loads caused by the Project; to protect the natural environment and conserve natural resources; to ensure compatibility with adjacent uses of land; to promote the use of the Property in a socially, environmentally, and economically desirable manner; and to achieve legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*

It is further agreed and acknowledged that all improvements required to be constructed and/or financed by Owner, both on-site and off-site, are clearly and substantially related to the burdens to be created by the Development and/or use of the Property, and all such improvements without exception are clearly and substantially related to the City's legitimate interest in protecting the public health, and general welfare, and are roughly proportionate to such burdens created by the Development. It is further agreed that all fees to be imposed, as contemplated in this Agreement, do not constitute "taxes".

OWNER:

WITNESSES:

GARDAN, LLC

BY: Gary Wood
ITS: Member

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND

On this ____ day of _____, 2011, before me appeared Gary Wood, authorized representative of Owner, who states that he/she has signed this document on his/her own free will on behalf of Owner.

Notary Public
 County, Michigan
My commission expires:
Acting in County

DEVELOPER:

WITNESSES:

CADILLAC OF NOVI

 BY: Gary Wood
 ITS: Manager

STATE OF MICHIGAN)
)SS
 COUNTY OF OAKLAND

On this ____ day of _____, 2011, before me appeared Gary Wood, authorized representative of Developer, who states that he/she has signed this document on his/her own free will on behalf of Developer.

 Notary Public
 _____ County, Michigan
 My commission expires:
 Acting in _____ County

WITNESSES:

CITY OF NOVI

 BY: David B. Landry, Mayor

 BY: Maryanne Cornelius, Clerk

STATE OF MICHIGAN)
)SS
 COUNTY OF OAKLAND

On this ____ day of _____, 2011, before me appeared David B. Landry and Maryanne Cornelius, who stated that they have signed this document of their own free will on behalf of the City of Novi in their respective official capacities, as stated above.

 Notary Public
 _____ County, Michigan
 My commission expires:
 Acting in _____ County

**PLANNING COMMISSION ACTION SUMMARY
MAY 18, 2011**



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

May 18, 2011 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Baratta, Member Cassis, Member Greco, Member Gutman, Member Larson (arrived at 7:01pm.), Member Meyer, Chair Pehrson, Member Prince

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, City Engineer; Kristin Kolb, City Attorney

Absent: Member Lynch (excused)

2. CADILLAC OF NOVI SP11-10

Public hearing on the request of Gardan LLC for Cadillac of Novi for Preliminary Site Plan and Special Development Option concept plan recommendation for approval and approval of the Stormwater Management Plan. The subject property is located 41350 Grand River Avenue at the northeast corner of Grand River Avenue and Meadowbrook Road, in Section 24 of the City. The property totals 6.7 acres and the applicant is proposing building additions totaling approximately 3,200 square feet and changes to the existing parking lot layout.

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to recommend approval of the amended Special Development Option concept plan, subject to the following:

- a. **City Council finding that the proposed use meets the criteria identified in Section 904C.1.b of the Zoning Ordinance to allow a use in the GE District listed elsewhere in the Zoning Ordinance provided certain criteria including those identified below are met:**
 - **The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, given that the architecture of the existing building and additions offers distinctive presence on this corner.**
 - **The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over the last several years.**
 - **The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan were approved several years ago.**
- b. **That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 2516.2.c of the Zoning Ordinance, including;**
 - **The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, as indicated in the Community Impact Statement.**
 - **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, as identified in the staff and consultant review letters.**
 - **The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, as has been demonstrated through several years of use as an automotive dealership.**
- c. **The applicant has demonstrated compliance with the conditions listed in Section 904D of the Zoning Ordinance, such as;**

- Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.
 - The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section, as identified in the staff and consultant review letters.
 - Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, as the project has been developed for several years for a similar use, and the expansions proposed for showroom, service areas and canopies have demonstrated compatibility and harmony with the surrounding area.
 - The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.
- d. City Council waiver to allow a painted end island in place of a raised end island;
 - e. Applicant providing the amended Special Development Option Agreement and Development Agreement prior to consideration by the City Council;
 - f. Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant;
 - g. City Council approval of a Section 9 Waiver for the underage of brick on the east side of the building;
 - h. City Council approval of an ordinance deviation to permit the applicant to exceed the average to minimum ratio for site lighting and not be required to install parking lot lighting for the new paved area.
 - i. City Council consideration of additional signage as proposed by the applicant;
 - h. Compliance with all conditions and requirements listed in the staff and consultant review letters.
- This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to recommend approval of the Preliminary Site Plan, subject to the following:

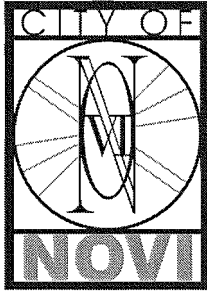
- a. City Council waiver to allow a painted end island in place of a raised end island;
- b. Applicant revising the Special Development Option Agreement and Development Agreement prior to consideration by the City Council;
- c. Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant;
- d. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- e. City Council approval of a Section 9 Waiver for the underage of brick on the east side of the building;
- f. City Council approval of an ordinance deviation to permit the applicant to exceed the average to minimum ratio for site lighting and not be required to install parking lot lighting for the new paved area.
- g. City Council consideration of additional signage as proposed by the applicant.

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

In the matter of the request of Gardan LLC for Cadillac of Novi, SP 11-10, motion to recommend approval of the Storm Water Management Plan, subject to compliance with the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal.

This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

SIGN REVIEW



PLAN REVIEW CENTER REPORT

May 18, 2011

Planning Review of Preliminary Site Plan

Cadillac of Novi

SP11-10

Petitioner

Gardan, LLC

Review Type

Proposed Signage

Property Characteristics

- Site Location: 41350 Grand River Avenue, North of Grand River Avenue and east of Meadowbrook Road (Section 24)
- Site Zoning: GE (Gateway East)
- Site Size: 6.7 acres
- Plan Date: 03-28-11

Project Summary

The proposed plan sets show additional signage and increased sign size from the previously approved signage for the property. The last review of the signage was included in the City Council consideration of the Second Amendment to the SDO Agreement in January 2010.

The proposed signage now includes:

- Increase to the existing signage on the east elevation (from previously approved 40 square feet to about 200 square feet)
- Increase to the signage on the southwest elevation at the corner of Grand River and Meadowbrook (from 29 square feet to about 64 square feet),
- New medallion on the landscape screen wall (about 3 ½ feet in diameter).
- Two new signage entry monuments of about 35 square feet.
- Existing medallions on the Meadowbrook Road building wall will remain.

The Gateway East district allows only one sign per parcel – **either** a wall sign (not to exceed 65 square feet) **or** a ground sign (not to exceed 35 square feet).

Recommendation

Approval of the modified signage plan is not recommended. Staff cannot recommend approval of the additional signage as proposed, since it greatly exceeds ordinance standards for the GE, Gateway East District, and exceeds what was previously approved by the City Council in the Second Amendment to the SDO Agreement. Staff believes that sufficient signs exist on the site to adequately provide notice of the business to the public.

Special Development Option Considerations

In the GE District an applicant may utilize the Special Development Option. The Sign Ordinance allows only one sign per parcel in this district, not to exceed 65 square feet in area for a wall sign, or 35 square feet in area for a ground sign.

The previously approved Second Amendment to the SDO Agreement, considered by the City Council in January 2010, showed alternative signage when the dealership changed from a Hummer Dealership to a Cadillac Dealership. Some additional Cadillac "crests" were added to the building at that time, but the new Cadillac signs proposed at that time remained very similar in size and location to the existing Hummer signs. Please see the attached photos and illustrations of the signs as approved with the Second Amendment to the SDO Agreement. Under the SDO, the ZBA does not have jurisdiction to address sign variances, which would need to be part of this approval, if allowed.

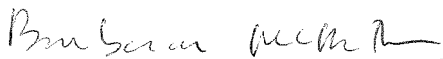
Below is a chart that shows existing and proposed signage:

	East Bldg Elevation	Southwest Bldg Elevation	West side of building	Screenwall	Entry Monument
Existing	40 square feet	29 square feet	2 medallions @ 6.5 square feet	None	None
Proposed	200 square feet +/- *	64 square feet +/- *	No change proposed	3.5 foot diameter crest +/- *	2 signs @ 35 square feet per sign, one on Meadowbrook Road and one on Grand River Avenue
Permitted	One sign permitted, either wall sign (maximum of 65 square feet) or ground sign (maximum of 35 square feet). Small directional signs are also permitted.				

* Please note, details of the new site signage size were not provided at the time of this review. Estimates for the proposed signage were taken from the submitted site plan elevation drawings for use in this report.

Please see attached marked-up elevation exhibit for illustration of location of signs referenced.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me.



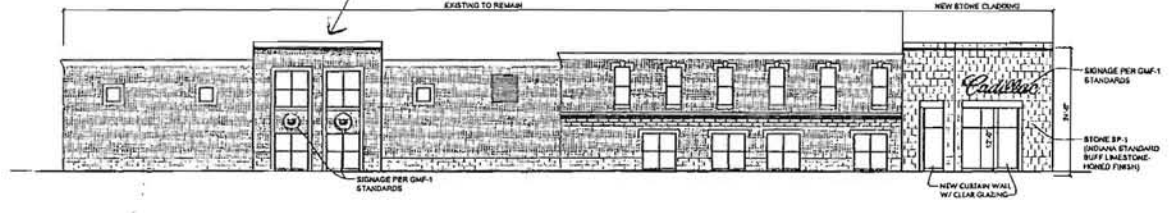
Barbara McBeth, AICP, Deputy Director of Community Development
 248-347-0587 or bmcbeth@cityofnovi.org

SOUTHWEST BUILDING ELEVATION
 EXISTING 29 SQ. FT.
 PROPOSED 64 SQ. FT. +/-

TWO EXISTING MEDALLIONS
 NO CHANGE PROPOSED



3 PARTIAL SOUTHWEST ELEVATION
 32' x 14'



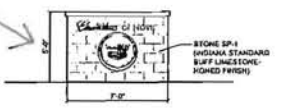
4 WEST-SOUTHWEST ELEVATION
 32' x 14'



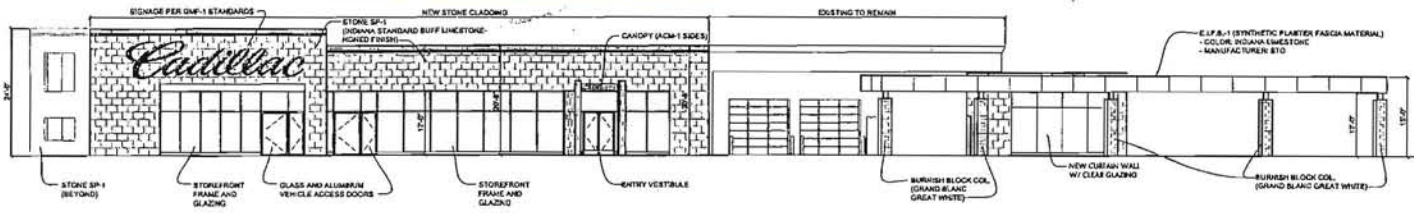
2 SOUTH ELEVATION
 32' x 14'

EAST BUILDING ELEVATION
 EXISTING 40 SQ. FT.
 PROPOSED 200 SQ. FT. +/-

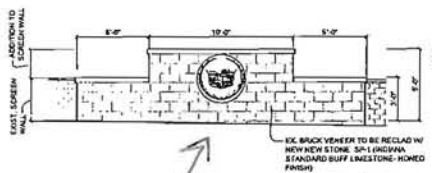
TWO NEW MONUMENT SIGNS



5 ENTRY MONUMENT SIGN
 TYP. @ GRAND RIVER & MEADOWSBROOK ENTRANCES 10' x 14'

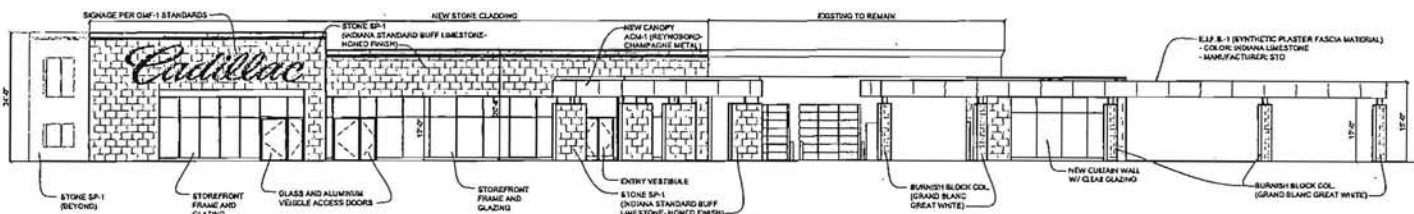


1B EAST ELEVATION - SHOWING VESTIBULE
 32' x 14'



6 LANDSCAPE SCREEN WALL
 10' x 14'

ONE NEW CREST ON SCREEN WALL



1A EAST ELEVATION - SHOWN WITH CANOPY
 32' x 14'

CURRENT PROPOSAL

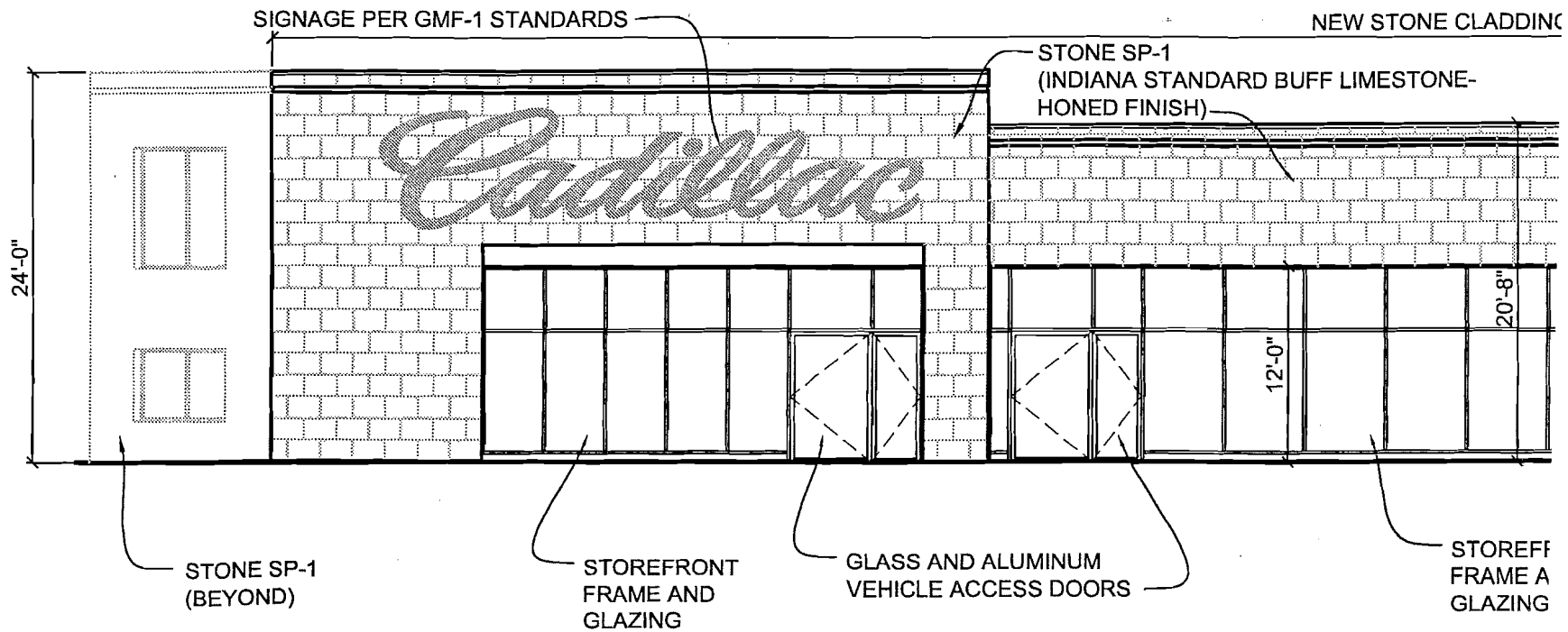
CITYSCAPE
 ARCHITECTURE INC.
 design planning interiors
 4250 Grand River Ave Suite 200
 Novi, MI 48375
 248 471 7877 ph
 248 471 7868 fax

CADILLAC OF NOVI
 42350 Grand River
 Novi, MI 48375

CADILLAC of NOVI
 42350 Grand River
 Novi, MI 48375

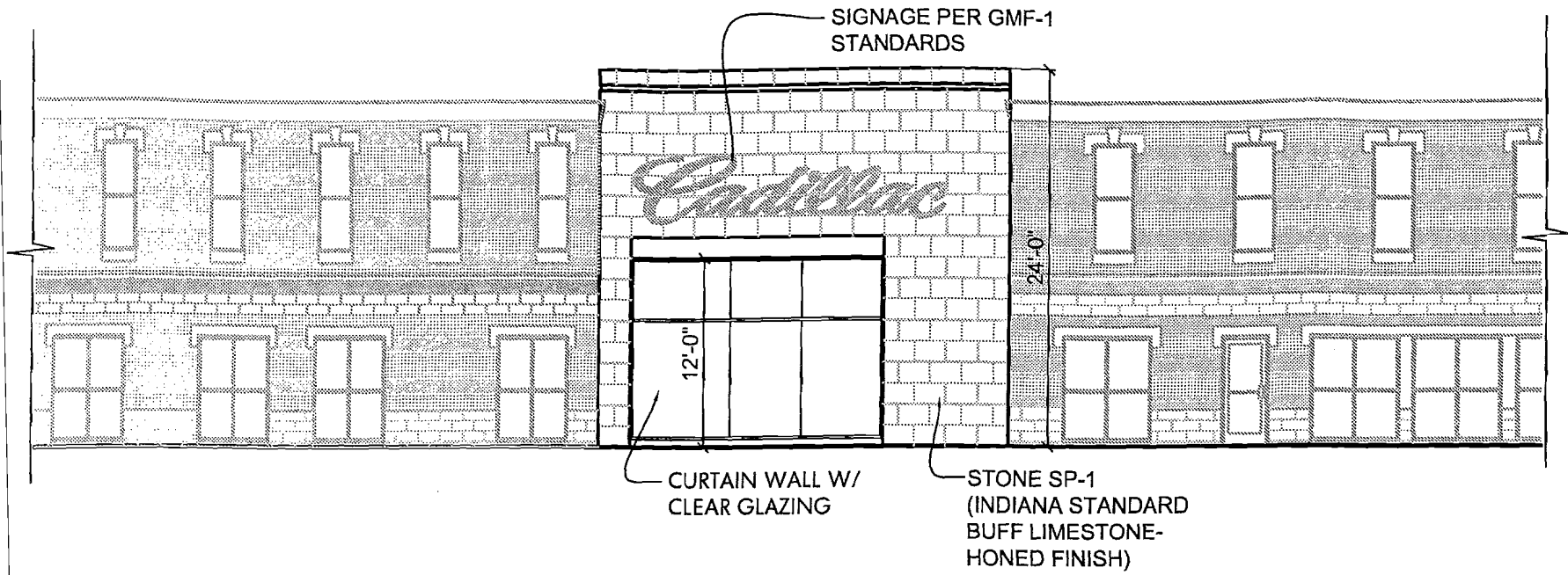
PROPOSED ELEVATIONS
 DRAWN SCALE DRAWINGS
 10008

DATE	DESCRIPTION
07-13-2010	EXISTING DWGS
07-22-2010	REVIEW
08-18-2010	REVIEW
08-20-2010	REVISION
11-11-2010	REVISION
12-10-2010	REVISION
02-08-2011	DEALER REVIEW
03-09-2011	DEALER REVIEW
03-11-2011	DEALER REVIEW
03-25-2011	PRE-APP. S.P.A.
03-28-2011	PRELIM. S.P.A.



EAST ELEVATION
 CURRENT PROPOSAL

1A



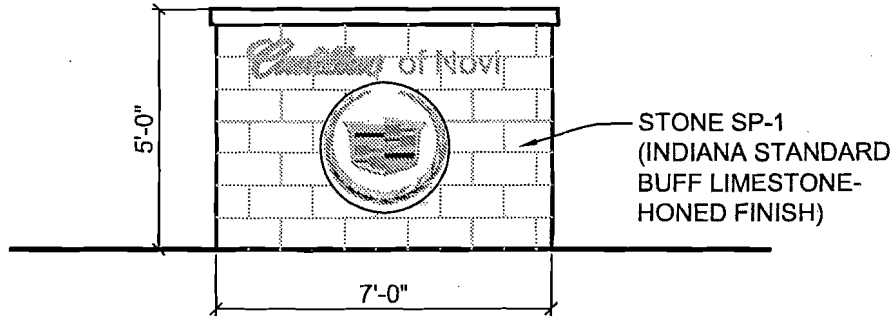
3

PARTIAL SOUTHWEST ELEVATION

3/32" = 1'-0"

CURRENT PROPOSAL

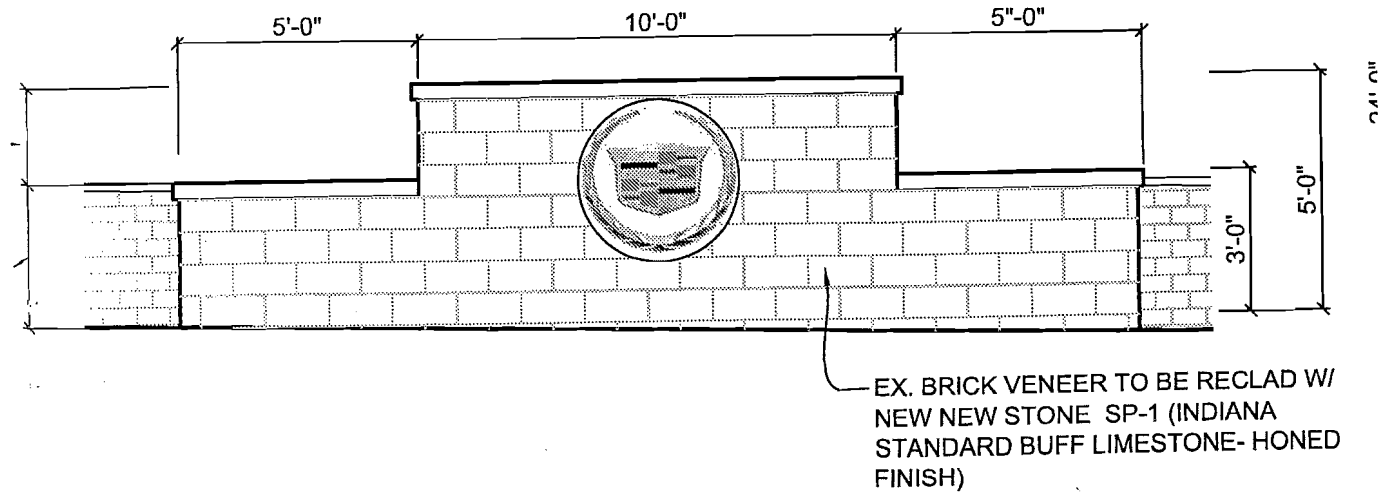
CURRENT PROPOSAL



5

ENTRY MONUMENT SIGN

TYP. @ GRAND RIVER & MEADOWBROOK ENTRANCES 1/4" = 1'-0"



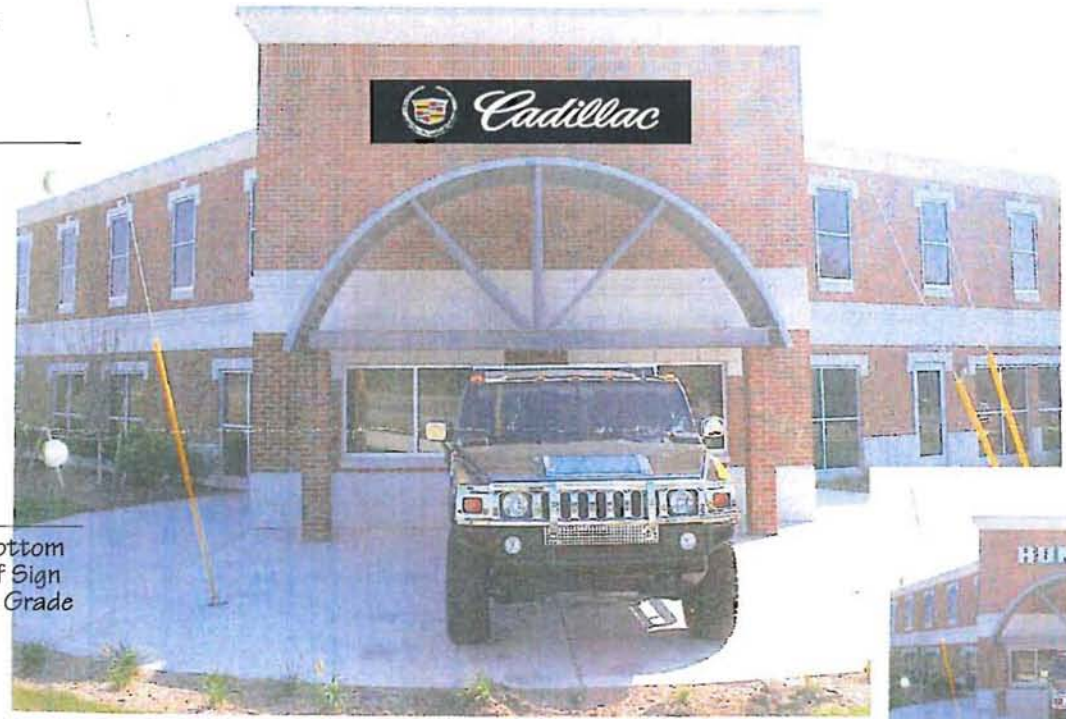
6

LANDSCAPE SCREEN WALL

1/4" = 1'-0"

**APPROVED
CADILLAC
SIGNS**

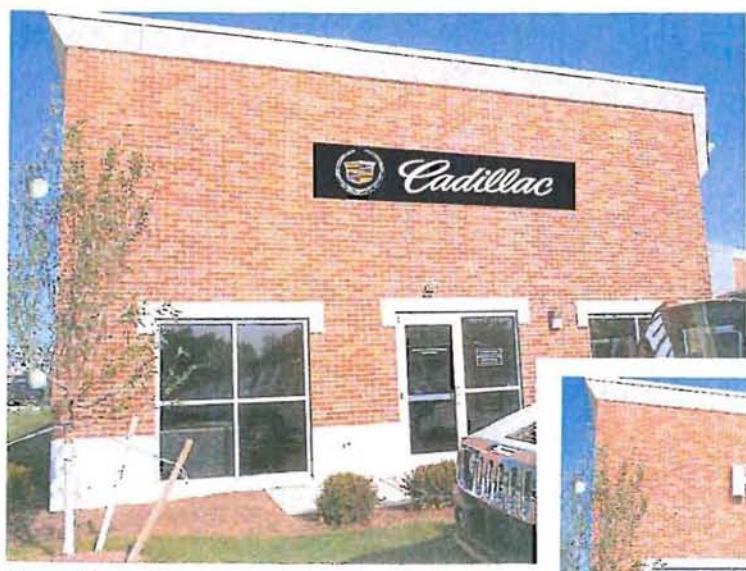
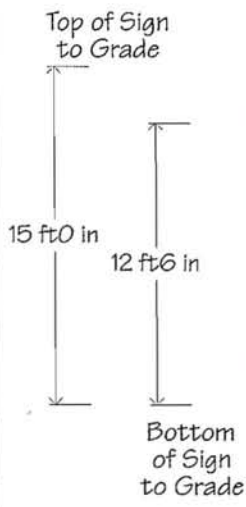
Item #1: Wall Signs



Southwest Elevation



Existing Sign @ Site



East Elevation



Existing Sign @ Site

Item #1: Wall Signs



Southwest Elevation

29 sq. ft.



East Elevation

40 sq. ft.

FILE: Cadillac of Novi

SITE ADDRESS: 41350 Grand River, Novi, MI

TOTAL SQ. FT. ALLOWED:

TOTAL SIGN AREA:

DATE: 12.14.09rev.K-1.19.10

CLIENT APPROVAL:

DATE:

phillips SIGN & LIGHTING INC.



Cadillac

40

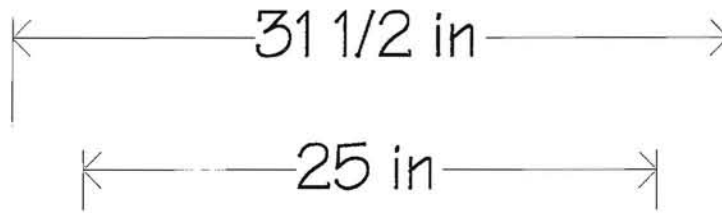


Cadillac



Item #5: Wall Sign

Qty: 2



MD
1-18-10
MP
PRINT
ROUTER

FILE: Cadillac of Novi

SITE ADDRESS: 41350 Grand River, Novi, MI

TOTAL SQ. FT. ALLOWED:

TOTAL SIGN AREA: 6.5 sq. ft (each)

DATE: 12.15.09rev.K-1.15.10

CLIENT APPROVAL:

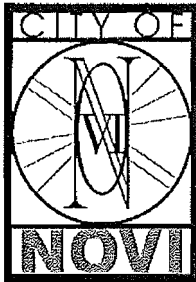
DATE:

phillips SIGN & LIGHTING INC.

Designs are Property of Phillips Sign & Lighting, Inc., Attempts to Duplicate Art without written consent may result in Legal Repercussions.

1-15-10

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 14, 2011

Planning Review of Preliminary Site Plan

Cadillac of Novi

SP11-10

Petitioner

Gardan, LLC

Review Type

Preliminary Site Plan / Special Development Option Concept Plan

Property Characteristics

- Site Location: 41350 Grand River Avenue, North of Grand River Avenue and east of Meadowbrook Road (Section 24)
- Site Zoning: GE (Gateway East)
- Adjoining Zoning: North and East: I-1, Light Industrial; South: OS-1, Office Service (across Grand River Avenue); West: NCC, Non-Center Commercial (across Meadowbrook Road)
- Current Site Use: Existing Cadillac Car Dealership
- Adjoining Uses: North: Various Industrial/Office; East: Vacant; South: vacant (across Grand River Avenue); West: Gateway Village retail (across Meadowbrook Road)
- School District: Novi Community School District
- Site Size: 6.7 acres
- Plan Date: 03-28-11

Project Summary

The parcel in question is located on the north side of Grand River Avenue, east of Meadowbrook Road in Section 24 of the City of Novi. The property totals 6.7 acres. The zoning of the parcel is GE, Gateway East District and it currently contains a Cadillac Dealership. The applicant has proposed building additions on the north and east sides of the building totaling approximately 3,200 sq. ft. In addition, a stamped concrete patio to be used for vehicle display and a service canopy are proposed on the east side of the building, along with a parking lot expansion on the rear of the property and minor changes to the existing parking lot layout and facade. This site was originally approved for a Hummer Dealership utilizing the Special Development Option in the Gateway East District.

Recommendation

Approval of the preliminary site plan and concept plan is recommended. The applicant will need to submit the revised Special Development Option Agreement prior to proceeding to the City Council. The Planning Commission can consider the Preliminary Site Plan and concept plan at this time.

Special Development Option Considerations

In the GE District an applicant may utilize the Special Development Option. For the properties at the corner of Grand River Avenue and Meadowbrook Road per Section 904C.1.b of the Zoning Ordinance the City Council may approve (after a recommendation from the Planning Commission) a use listed elsewhere in the Zoning Ordinance provided the criteria identified below are met. A car dealership at this location was previously approved utilizing this provision.

- The proposed use exemplifies the intent of the GE District as stated in Section 900, and the intent of the SDO as stated in Section 904A.

- The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance.
- The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO.
- The proposed use will not create an inconsistency with the City's Master Plan for Land Use in terms of the general activities on the site and the impacts upon the surrounding area.
- The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares.
- The proposed use is designed with exceptional aesthetic quality, including building design, building materials and landscaping design, not likely to be achieved except based upon this authorization.

Section 2516.2.c of the Zoning Ordinance also outlines specific factors the Planning Commission and City Council shall consider in the review of the Special Development Option request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Lastly, Section 904D notes the applicant must demonstrate the following:

- The project will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 902A, the proposed type and density of development shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.
- Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed

signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated.

- The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 902A, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.
- The proposed development shall contain at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development.
- Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City.
- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon completion of one or more phases and upon 1) due notice to the City Clerk, 2) appropriate and customary approval by other City officials 3) financial guarantees for completion of improvements.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 9 (GE Gateway East District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Display Parking: "Open Storage (Motor Vehicles)" is defined in Section 201 of the Zoning Ordinance as "The outdoor standing or placement of motor vehicles including truck trailers for more than three (3) days, including new or used motor vehicles on display for lease or sale." The areas identified on the site plan as "display parking" meet the definition of "open storage (motor vehicles)" and are therefore not subject to the requirements of Section 2506 regulating the layout of off-street parking lots. No areas identified on the plan as "display parking" may be used for customer or employee parking. Adequate customer and employee parking has been provided that meets the standards of Section 2506 regarding off-street parking lot layout.
2. Floor Plan: The floor plan does not clearly dimension and provide area calculations for the proposed building additions or the sales area. **The applicant should provide area calculations for the building additions individually and for the sales area as a whole.**
3. Special Development Option Agreement: **The applicant should update and submit the revised Special Development Option Agreement including provisions to address the change in the number of display pods, the new floor area and the removal of the demonstration drive.**
4. Open Space: A minimum of 25% of the gross site area shall be left as open space. **The applicant should provide a sheet titled "Open Space" highlighting areas to be counted towards open space and providing area calculations for each.**
5. Miscellaneous Notes: **There are a number of notes to be added to the plan set.** Refer to the Planning Review Chart for additional information.
6. Photometric Plan: There are a number of items to be addressed on the photometric plan. **The applicant should provide the required notes listed in the Lighting Review Chart and manufacturer's specifications for fixtures A and D.** The average/minimum ratio cannot exceed 4:1. It is not clear whether the ratio provided includes the entire site and it appears to exceed the Ordinance threshold. **The applicant should address these issues on the next plan submittal.**

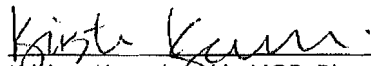
Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the submission of the Final Site Plan.

Pre-Construction Meeting

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me.



Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart

Cadillac of Novi SP11-10

Plan Date: 03-28-11

Bolded items must be addressed for next submittal

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Town Center Gateway (recommended)	No change	Yes	
Zoning (Article 9A)	GE, Gateway East	No change	Yes	
Use (Section 902A and 904A)	Office Uses, Restaurants, Publicly Owned Parks, Retail Business Uses, Retail Business Service Uses, Funeral Homes, Post Office, Uses determined to be similar, or customarily incident to above uses. Section 904A allows Special Development Option (SDO) Uses: Multiple Family Uses, <u>Non-Residential Use not otherwise allowed, for four "entry" properties (subject to conditions)</u>	Vehicle dealership	Yes	Use permitted under Section 904A Special Development Option (SDO) Uses, subject to the review and recommendation of the Planning Commission and approval of the City Council per Section 904A. Use also permitted as allowed in Development Agreement Section IV.A See specific conditions below. Special Development Option Agreement will need to be modified to remove references to Hummer.
Floor Area Ratio (Section 903A.2.a)	Maximum Floor Area Ratio (ratio of gross square feet of building area to gross land area of site less existing ROW) shall be 0.275.	Proposed Floor Area Ratio is 0.08. (26,417 sq ft bldg area/292,723 sq ft site area)	Yes	Applicant should provide detailed calculations and dimensions on the floor plan indicating the area of the building additions. The cover letter indicates additions totaling 2,323 sq. ft. Staff calculated a total of 3,200 sq. ft. additions.
Building Height (Sec. 903A.2.b and c, footnotes)	35' maximum (50' for SDO) 2 stories maximum (3 to	Approximately 24 feet	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
(k) and (o) of the Sch. of Reg.)	4 stories maximum for SDO)			
Maximum floor area (Section 903.A.2.d)	No individual retail sales or personal service establishment shall exceed 20,000 sq ft of total GFA	25,540 square feet	No	The special development option agreement will need to be amended to reflect the new floor area.
Building Setbacks (Section 903A.6.a)				
Front Yard abutting a major thoroughfare (South) (Section 903A.6.a)	Maximum: 90 feet from centerline of major thoroughfare Minimum: 70 feet from centerline of major thoroughfare	Maximum: ~ 90 ' from centerline of Grand River Minimum ~ 76 ' from centerline of Grand River	Yes	Building additions do not extend beyond the current building setback line in any yard.
Exterior Side Yard abutting a major thoroughfare (West) (Sec. 903A.6.a)	Maximum: 90 feet from centerline of major thoroughfare Minimum: 70 feet from centerline of major thoroughfare	Maximum: ~ 90 ' from centerline of Meadowbrook Minimum: ~ 75 ' from centerline of Meadowbrook	Yes	
Interior Side Yard (East) (Sec.903A.6.a)	0 feet minimum	240 feet +/-	Yes	
Rear Yard (North)	30 feet minimum	425 feet +/-	Yes	
Parking Setbacks				
Front Yard (South) (Sec. 903A.7)	No front yard parking is permitted.	None provided	Yes	
Side yard adjacent to a front yard (South) (Sec.903A.7)	Side yard parking adjacent to a front yard shall be setback from the front building façade line by 5 feet.	Side yard parking appears to be set back 5 feet from façade line	Yes	
Side Yard (West) (Sec. 903A.7)	10 feet minimum	30 feet	Yes	
Side Yard (East) (Sec. 903A.7)	10 feet minimum	60 feet	Yes	
Rear Yard (North) (Sec. 903A.7)	10 feet minimum	75 feet	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Parking lot screening from all major thoroughfares (Section 903A.7.b and Development Agreement Section IV.E.(1))	Parking lots shall be screened from all major thoroughfares. Screening may be accomplished through the provision of any combination of the following: <ol style="list-style-type: none"> 1. 2.5 foot high ornamental brick or stone wall with landscape breaks. 2. Plantings with certain opacity standards. 3. Existing natural vegetation augmented to achieve opacity standards. Development agreement states <u>a three foot wall shall be continued behind the three small vehicle display pods shown on Exhibit B adjacent to road ROW</u>	No changes other than general maintenance proposed along Grand River Avenue No changes to existing screening on Meadowbrook Road	Yes	
Number of Parking Spaces (Section 2505.14.c(16) and Development Agreement (Sections IV.E (1) and IV.H))	One (1) space for each two hundred (200) square feet of usable floor area of sales room and one for each one auto service stall in the service room. Sales area = 7795 square feet/200 = 39 spaces Service bays = 12 Total parking spaces required = 51 spaces	240 parking spaces total provided 148 of those are for vehicle storage and display only and do not all meet ordinance standards for parking layout	Yes	The applicant should clearly indicate and dimension the area that is part of the sales area on the floor plan.

Item	Required	Proposed	Meets Requirements?	Comments
Off street parking (Section 903A.3)	Off-street parking shall be provided within the building, with a parking structure physically attached to the building, or in a designated off-street parking area within 300 feet of the building.	Parking is provided in an off-street parking area within 300 feet of the building.	Yes	
Parking space, lane dimensions (Sect. 2506.2)	9' x 19' parking space dimensions and 24' wide drives.	Parking space dimensions 9' x 19' Drive widths 24' for all employee and visitor parking	Yes	The applicant should consider striping the "half space" area south of the 8 spaces provided adjacent to the east side of the building.
Barrier Free Spaces (Barrier Free Code)	92 spaces for employee and visitor use = 4 barrier free spaces required	4 barrier free spaces shown	Yes	
Outdoor storage (Section 903A.5 and Development Agreement Section IV.E (1))	The outdoor storage of goods or material shall be prohibited. The Development Agreement allows the location of <u>three</u> small vehicle display pods B. Owner agrees not to propose or use other outdoor vehicle display and or storage to a greater extent or closer or with greater exposure to the roads than shown on Exhibit B. (Section IV.E (1) of the Development Agreement).	Additional vehicle pods shown along with a larger display area adjacent to the existing building.	No	The Special Development Option Agreement clearly indicates three small display pods are permitted. The applicant has proposed an additional display pod just east of the building along with a larger stamped concrete area adjacent to the east façade of the building. This would require revisions to the Special Development Option Agreement.
Open Space (Section 903A.8)	A minimum of 25% of the gross area of each development site shall be comprised of open space, such as <u>permanently landscaped open spaces, plazas, pocket</u>	Open Space calculations not provided	No?	Applicant should provide a sheet indicating areas counted towards open space and providing calculations for such areas.

Item	Required	Proposed	Meets Requirements?	Comments
	<u>parks, internal walkways and similar features accessible to non-residential occupants.</u>			
Outside activities and loading areas (Section 903A.13)	All businesses, services or processes, except for off-street parking or loading shall be conducted within a completely enclosed building. Loading shall take place in rear yard or in an interior side yard.	Existing loading is in the rear yard	Yes	
General Design Standards: <u>Windows on retail buildings</u> (Section 904E.3. (g))	On retail buildings, windows within areas of the premises to which the public is invited shall be made of materials which do not materially obstruct transparency.	Building elevations show a number of windows on the south and west elevations.	No	Note shall be added to the plan reflecting the requirements of this section.
Required conditions for SDO: <u>Trash receptacles</u> (Section 904F.5 (b)), and Dumpster (Section 16-20 of City Code)	All trash receptacles and trash collection areas shall be screened from view and shall not be placed within 10 feet of any wall of a dwelling structure which contains openings involving living areas. Screen wall or fence required for all dumpsters, must be at least five feet in height, and provided on three sides.	Existing trash receptacle to remain.	Yes	Applicant should add a note to the plans indicating existing dumpster screening will remain.
Required conditions for SDO: <u>Retail Development</u> (Section 904F.5(f)G)	No individual retail sales or personal service establishment shall exceed <u>20,000</u> square feet of gross floor area, exclusive of basement areas leased and utilized by the	Building shown to contain <u>26,417</u> square feet?	No	The special development option agreement needs to be amended to reflect the new floor area.

Item	Required	Proposed	Meets Requirements?	Comments
	tenant of the building for storage purposes only.			
Loading Spaces (Section 2507.2)	Within the GE Districts, loading space shall be provided in the rear yard at a ratio of 10 sq ft for each front foot of building. In the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district.	Existing loading area to remain	Yes	
Exterior Lighting (Sect. 2511)	Photometric plan and exterior lighting details needed at final site plan	Exterior lighting information provided.	No	See Lighting Review Chart.
Demonstration Drive (Development Agreement IV I)	The Development Agreement states the Demonstration Drive area shall not be accessible from off site. Parking shall not be permitted in such area. Road material, accessibility limitations, layout, and landscaping requirements of the Demonstration Drive area shall be determined by the City at time of site plan approval.	Demonstration Drive to be removed.	No	The Special Development Option Agreement will need to be changed to reflect this deletion.

Lighting Review Summary Chart

Cadillac of Novi

SP 11-10

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: Photometric data Fixture height Mounting & design Glare control devices Type and color rendition of lamps Hours of operation Photometric plan	No	Applicant should provide specifications for fixtures A and D.
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	- Electrical service to light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.	No	Applicant should add the required notes.

Item	Required	Meets Requirements?	Comments
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	No?	Average/minimum calculation exceeds 4:1 and is only shown for "main parking lot." Refer to the Plan Review Letter for additional information.
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 0.5 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 19, 2011

Engineering Review

Cadillac of Novi
SP11-10

Petitioner

Cadillac, property owner

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Northeast corner of Grand River and Meadowbrook
- Site Size: 6.72 acres
- Plan Date: March 29, 2011

Project Summary

- Two small building additions are proposed along with the redesign and repaving of a couple parking areas, and a parking lot expansion at the north end of the site.
- No modifications are proposed to the water or sanitary sewer service.
- Storm water would be routed to the existing on-site sedimentation basin, and ultimately discharged to the Bishop Creek Regional Detention Basin adjacent to the site. The existing sedimentation basin is sized to accommodate the additional parking expansion proposed.

Recommendation

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

Comments:

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

General

1. As discussed, the northern canopy cannot be located within the water main easement, and will need to be relocated/redesigned to remain outside the easement.

2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

Storm Sewer

5. Provide a profile for the storm sewer where the new catch basin is proposed. Include the storm sewer segments upstream and downstream of the proposed structure.
6. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.

Paving & Grading

7. A **Planning Commission waiver** will be required for the proposed painted end islands designed with a non-standard geometry, in lieu of the standard raised, 8-foot wide, curbed end islands as required per Section 2506 of Appendix A of the Zoning Ordinance. The Engineering Division would only recommend in favor of this waiver if it is noted on the plan that this area is specifically designated for vehicle storage only, and that the area is not intended for general customer traffic.
8. Provide spot grades throughout all new paved areas as necessary to demonstrate grades are in compliance with Section 11-239 of the Design and Construction Standards.

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

1. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
2. An Itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be Itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

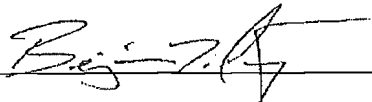
The following must be submitted at the time of Stamping Set submittal:

No additional requirements at this time.

The following must be addressed prior to construction:

3. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
4. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
5. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
6. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
7. Restricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
8. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
9. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Please contact Ben Croy at (248) 735-5635 with any questions.



cc: Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.

TRAFFIC REVIEW

March 31, 2011

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



**SUBJECT: Cadillac of Novi, SP#11-10,
Traffic Review of Preliminary Site Plan**

Dear Ms. McBeth:

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

Recommendation

We recommend approval of the preliminary site plan, subject to the items shown below in **bold** being satisfactorily addressed on the final site plan.

Project Description

What is the applicant proposing?

1. The applicant, Gardan, L.L.C., is proposing two building additions; construction of a drop-off canopy with related changes to adjacent parking; minor redesign and repaving of an eight-space parking area adjacent to the building; and expansion of the north end of the parking lot to provide for 26 display spaces and six employee spaces – all directly accessible without first moving other cars – a 13-space increase over the existing double-banked capacity of inventory spaces.
2. The attached aerial photo clearly shows the need for more parking spaces, at least at the time the photo was taken. Note the six rows of end-to-end vehicles, blocking the site's designated unloading zone (in the east aisle of the north lot), as well as the numerous vehicles parked in drive aisles.

Trip Generation

How much traffic would the proposed development generate?

3. We have no basis for predicting a change in the traffic the revised site may generate.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. Not applicable.

Vehicular Access Improvements

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

5. Not applicable.

Driveway Design and Control

Are the driveways acceptably designed and signed?

6. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

7. Pedestrian access or circulation will not be significantly affected by the proposed changes.

Parking and Circulation

Are parking spaces appropriately designed, marked, and signed? Can vehicles safely and conveniently maneuver through the site?

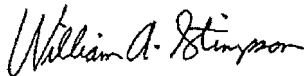
8. **The proposal for painted end islands in the parking lot expansion area, as opposed to raised end islands, requires a waiver from the Planning Commission.** Section 2506.13 of the Zoning Ordinance states in part: "...where internal traffic circulation is forecast to be low or where raised islands would not be appropriate, the Planning Commission may waive the requirement for raised end islands and may allow for painted islands only."
9. If the above Planning Commission waiver is requested and granted, **the site plan should include a note indicating that "the raised islands normally required [at the indicated locations] are being replaced by painted end islands per Planning Commission waiver of Zoning Ordinance Section 2506.13, based on the expectation of negligible customer traffic adjacent to the islands."**
10. Our pre-application review letter of March 3, 2011 also stated, in part, "The painted island at each end of the double bank of parking spaces [in the north expansion area] should consist of a simple isosceles triangle with a base of 38 ft and a height of 9 ft, rather than the proposed combination of rectangular box and right triangle at the west end, and slightly rounded island at the east end. The preferred triangles should be marked with 4-in yellow paint, and further highlighted with angled crosshatching consisting of 4-in yellow stripes at a spacing no greater than 4 ft." Since the site plan now shows two existing light poles to remain some 21 1/2 ft north of the line dividing the two banks of parking, **the cross-hatching at both ends of the parking module should extend 22 ft north of the dividing line rather than the 19 ft previously shown; otherwise, the above-quoted comments still apply. Also, (a) since the light poles will now be within the parking lot rather than behind the curb, their bases should be painted highway yellow, and (b) notes should be included specifying white striping of the parking stalls (per the MMUTCD) in addition to the yellow crosshatching.**

11. **At each of the two parking spaces adjacent to new curbing near the building, a note needs to be included specifying that the width of the space – 8 ft for the barrier-free space and 9 ft for the non-barrier-free space – is to be measured to the face (not back) of the curb. Relative to this, the general note now reading “All dimensions to curblines are to back of curb” should be revised to add “except where otherwise noted on the plan.”**
12. **All resurfaced, non-barrier-free parking spaces near the building shall be marked in white, and the barrier-free spaces and crosshatched access aisles shall be marked in blue. Notes should be included on the plan confirming these colors.**
13. **For each of the four barrier-free spaces proposed near the new canopy, there needs to be appropriate MMUTCD-standard signage – a RESERVED PARKING ONLY (R7-8) sign supplemented by a VAN ACCESSIBLE (R7-8a) plate. Details and/or notes should be provided indicating the bottom edge of the latter plate shall be at least 6 ft above grade, and the sign posts for the southerly two spaces shall be at least 2 ft behind the back of curb of the new island. Given the locations of the northerly two spaces, the sign posts there will have to be placed in concrete-filled steel pipes on the dividing line between the end-to-end parking spaces (and those pipes should be painted yellow).**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



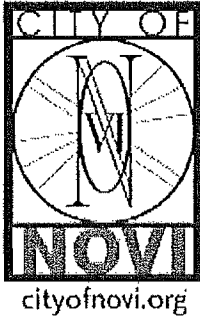
William A. Stimpson, P.E.
Director of Traffic Engineering

Attachment:
Aerial photo



Cadillac of Novi

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
April 20, 2011
Landscape Review of Preliminary Site Plan
Cadillac of Novi SP#11-10

Property Characteristics

- Site Location: 41350 Grand River Avenue, North of Grand River Avenue and east of Meadowbrook Road (Section 24)
- Site Zoning: GE (Gateway East)
- Adjoining Zoning: North and East: I-1, Light Industrial; South: OS-1, Office Service (across Grand River Avenue); West: NCC, Non-Center Commercial (across Meadowbrook Road)
- Current Site Use: Existing Cadillac Car Dealership
- Adjoining Uses: North: Various Industrial/Office; East: Vacant; South: vacant (across Grand River Avenue); West: Gateway Village retail (across Meadowbrook Road)
- Site Size: 6.7 acres
- Plan Date: 03-28-11

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. A 3' brick wall currently exists along the Grand River Avenue frontage. This wall was part of the original site plan approval and is a requirement under the Gateway East District in the Ordinance. These walls and related landscape will remain.
2. Vehicles on display stored on pads in the front yard setbacks are an existing condition to remain.
3. Existing entry drives will remain unchanged.

Street Tree Requirements (Sec. 2509.3.b.)

1. The ordinance does not require street trees in the Gateway District.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the total of interior parking landscape area required. This requirement has been met.
2. Interior Parking lot Canopy Trees have been provided per ordinance requirements.
3. Please show snow storage areas on the final site plan as required.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. These have been provided.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. This has been provided.
2. Relatively little change is proposed for the building foundation landscape with the exception of the area of the new entry. Foundation plantings located at the current entry will be relocated around the building in new and existing landscape beds.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and the Landscape Design Manual.
2. Standard cost figures per the City of Novi have been used in calculating the total costs as required.

Planting Notations and Details (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and the Landscape Design Manual.

Irrigation (Sec. 2509 3.f.(6)(b))

1. A note on the plan states that all landscape beds will be irrigated.

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.

Reviewed by: David R. Beschke, RLA

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 32,880			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 493.20			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 42,880		Does not include street trees. Includes Irrigation.
Landscape Financial Guaranty	YES	\$ 64,320		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 1,972.80		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 295.92		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	NO	\$ 0		\$400 per tree.
Street Tree Inspection Fee	NO	\$ 0		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	NO	\$ 0		\$25 per tree.
Landscape Maintenance Bond	NO	\$ 4,288		10% of verified cost estimate due prior to release of Financial Guaranty.

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

April 18, 2011

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Cadillac of Novi
Wetland Review of the Preliminary Site Plan (SP#11-10 and ZCM 11-0007)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Cadillac of Novi project preliminary site plan (Plan) prepared by Livingston Engineering dated March 28, 2011. ECT has previously visited the site to verify wetland boundaries we concur with the boundary depicted on the Plan. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the setback provisions in the Zoning Ordinance.

1.1.1.1 Existing Conditions and Proposed Impacts

The site is located on the northeast corner of the intersection of Grand River Avenue and Meadowbrook Road at the site of the former Hummer dealership. Bishop Creek, a tributary to the River Rouge borders the property on the north side, near to where the applicant proposes to expand a parking area and build a stone wall. Bishop Creek bends along the northeast corner of the property and joins a large wetland and regional detention area east of the property and north of Grand River Avenue.

No impacts are proposed for Bishop Creek or adjacent wetlands; however there are proposed impacts to approximately 500 square feet of the 25-foot Natural Features Setback. The vegetation community within the proposed area of impact includes some evergreen trees and low shrubs and herbaceous vegetation along the top of the bank. The Natural Features Setback is intended to help "buffer" runoff impacts to wetlands and watercourses. The proposed project would make the setback narrower at a limited location.

Comments and Recommendations Pertaining to the Plan

1. The 25-foot Natural Features Setback needs to be shown on the engineering and landscape drawings.
2. The applicant should clearly show and quantify (square feet) all proposed impacts to the 25-foot Natural Features Setback on the Plan, including temporary impacts that will result from the construction of the proposed parking area and retaining wall, where applicable.
3. The proposed impacts to the Natural Features Setback are minor, in ECT's opinion. By using curb around the perimeter of the proposed parking area and constructing the stone wall, we believe that very little stormwater runoff would be directed to the area of reduced setback

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

width. The proposed Landscape Plans including relocation of trees and addition of perennial flowering plants on site is reasonable compensation for the impacts to the Natural Features Setback.

4. Sheet L-2 of the Landscape Plan indicates 22 deciduous and 6 evergreen trees would be transplanted to other areas of the property. In addition, the Plan calls for 250 perennial flowers, specifically yellow day lilies (*Hemerocallis d'oro*). These flowers are non-native and may have the potential of spreading along watercourses. ECT recommends selection and planting of native perennial flowers, such as wild geranium (*Geranium maculatum*), purple coneflower (*Echinacea purpurea*), yellow coneflower (*Echinacea paradoxa*), or brown eye Susan (*Rudbeckia triloba*).
5. The proposed location of construction silt fence does not appear to be on the Plan and needs to be shown on the Final Site Plan.

1.1.1.2 Permits

The proposed project will require an *Authorization to Impact the 25-foot Natural Features Setback* from the City. No wetland impacts appear on the Plan and ECT understands that the applicant is committed to avoid any impacts to wetlands, whether temporary or permanent.

1.1.1.3 Recommendation

ECT recommends conditional approval of the Preliminary Site Plan. Please note that the items listed above under *Comments and Recommendations Pertaining to the Plan* need to be satisfactorily addressed prior to approval of the Final Site Plan. This includes quantifying and labeling any impacts (permanent or temporary) to the 25-foot wetland buffer associated with the construction of the proposed parking lot and retaining wall.

If you have any questions regarding the contents of this letter, please contact our office.

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



John A. Freeland, Ph.D.
Environmental Scientist
Professional Wetland Scientist Certificate #1264

FAÇADE REVIEW



Phone: (248) 880-6523
 E-Mail: dnecci@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



April 18, 2011

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

Re: **FACADE ORDINANCE REVIEW**
Cadillac of Novi
Preliminary Site Plan Approval, SP11-10, ZCM11-0007
 Façade Region: 1, Zoning District: GE, Building Area: 26,000 S.F

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan for the above referenced project based on the drawings and sample board prepared by Cityscape Architects, dated March 28, 2011. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column.

	South (front)	West	East	North	Ordinance Maximum
Brick	48.0%	43.0%	24.0%	80.0%	100% (30% Min.)
Limestone / Cast Stone (existing & proposed)	48.0%	50.0%	58.0%	15.0%	50%
Flat Metal Panels	0.0%	0.0%	14.0%	0.0%	50%
Burnished CMU Block	0.0%	0.0%	2.0%	0.0%	10%
EIFS (Existing)	4.0%	7.0%	2.0%	5.0%	25%

This project consists of an approximately 3,200 S.F. addition located on the east side of the existing building and minor alterations to other existing facades. Because all facades are affected by the proposed modifications this application was treated as a new building with respect to the Facade Ordinance.

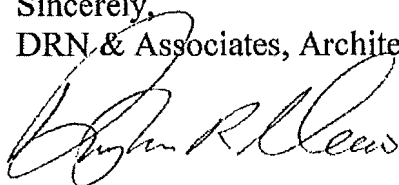
As shown above the percentage of Brick is below the minimum percentage required by the Ordinance and the percentage of Limestone / Cast Stone is above the maximum percentage allowed by the Ordinance on the east facade. Both of these materials represent a continuation of materials found on the existing building. The proposed materials harmonize well with the existing building and will enhance the overall design of the building. The use of matching materials together with the comparatively small deviation from the percentages listed in the Facade Chart is consistent with the intent and purpose of the Facade Ordinance.

Recommendation - It is our recommendation that the design meets the requirements set forth in the Facade Ordinance for a Section 9 Waiver for the underage of brick and the overage of Limestone on the east facade.

It is our understanding that this project also falls under a Special Development Agreement that includes requirements related to the facades. The Special Development Agreement, dated October 18, 2004, will need to be updated to reflect the proposed facade alterations.

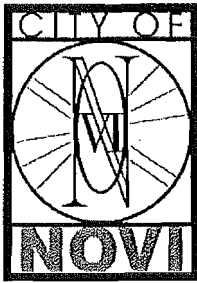
If you have any questions please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with a large initial "D" and "N".

Douglas R. Necci, AIA

FIRE REVIEW



April 19, 2011

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

RE: Cadillac of Novi, Preliminary Site Plan

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

City Manager
Clay J. Pearson

Director of Public Safety
David Molloy

Director of Fire and EMS
Jeffrey Johnson

SP#: 11-10

Project Description:

- Building additions for showroom and service.
- Addition of two canopies.
- Facade changes

Comments:

1. The proposed drive-through canopy at the main building entrance shall have a clearance of at least 14'. It is shown with only a 12' clearance. *Ord. 15-99.1*
2. The proposed parking canopy appears to be obstructing the existing Fire Department Connection and is being built over the existing fire hydrant. Either the canopy footprint will need to be changed or the FDC and Hydrant will need to be relocated with their new locations subject to approval. *Ord. 1521(e)*

Recommendation:

This plan is **NOT RECOMMENDED** for APPROVAL due to the due to the above comments.

Sincerely,

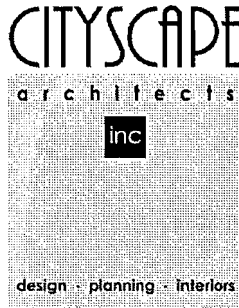
Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
45125 W. Ten Mile Rd.
Novi, Michigan 48375
248.349-2162
248.347-0570 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



April 20, 2011

Ms. Kristen Kapelanski, AICP
City of Novi, Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

**RE: Cadillac of Novi, Preliminary Site Plan / Special Development Option
CAI Project #10008
City of Novi # SP11-10**

Dear Ms. Kapelanski:

This letter is in response to your preliminary site plan review letters that were received by our office on April 19, 2011.

Please refer to the attached letters from both the Landscape Architect and Civil Engineering firm for written responses relative to the Landscape, Engineering, and Wetland consultant's letters.

The following is our response as they pertain to the architectural items.

Planning Review:

- Page 3, item 2 – See attached floor plan area diagram.
- Page 3, item 3 – Special development option agreement is forth coming.
- Page 3, item 4 – Open space calculations are provided (see attachment). We exceed the 25% minimum requirement.
- Page 3, item 5 – Notes will be added to the final site plan submittal documents.
- Page 3, item 6 – The owner is operating under pre-existing approved site lighting conditions with no new changes being recommended.

Planning Review Summary Chart:

- Special Development option agreement will be submitted for City Review.
- Special Development option agreement will eliminate any references to 'Hummer'.
- 2,323 sq. ft. area shown on Cityscape Architects Inc. submittal letter represented only the area of the showroom expansion. It does not represent the total proposed building additions.

- The Special Development Option (SDO) agreement will be written to reflect the new floor area.
- Showroom and Sales area dimensions will be clearly shown on the final S.P.A. submittal.
- The SDO agreement will incorporate a requested approval for two additional outdoor display areas.
- See attachment for open space calculations.
- Clearstory glass was originally installed as spandrel (opaque) glass. No changes are proposed to existing South and West facades in these areas.
- The SDO will show the changes for removal of the Demonstration Drive.
- Cityscape Architects Inc. (CAI) will provide fixture specifications for light fixtures 'A' and 'D' as part of final S.P.A. submittal.
- Cityscape Architects Inc. will add requested notes to photometric plan for final SPA.

Engineering Review:

- See attached letter from Livingston Engineering.

Wetland Review:

- Please refer to both Livingston Engineering and Russell Design (Landscape Architect) for comments relative to these items.

Façade Ordinance Review:

- The owner wishes to pursue the Section 9 waiver for the underage of brick and overage off stone on the East elevation as per the city consultants' recommendations for approval.

Fire Department Review:

- The petitioner will raise the height of the drive through canopy up to 14 feet and resolve the water main easement conflict between the proposed service canopy and existing fire hydrant location.

In closing, please refer to the attached parking calculations, open space calculations, site data, and building data document.

These numbers supersede the previous building data shown on previously submitted civil engineering cover sheet.

If we can provide you any additional information or answer any questions, please do not hesitate to call.

Regards,

Tony Dellicolli, R.A.
Principal

C.C. Gary Wood
Matt Quinn
David LeClair
Scott Leo
Marc Russell
Craig Zokas



April 20, 2011

Ms. Kristen Kapelanski
Planner
City of Novi
45175 W. Ten Mile Road
Novi., MI 48375

Reg: Cadillac of Novi
NE Corner Grand River Ave. and Meadowbrook Road
City of Novi, Oakland County, Michigan

Kristen,

Pursuant to you're the preliminary site plan review letters that were received by our office, the following is our response as they pertain to the site/civil items

Planning Review

Table Item #2 on Page 4 – The half space striping will be included on the final site plan drawings as suggested.

Table Item %3 on Page 5 – The existing trash enclosure is to remain as existing. A note regarding such will be included on the final site plan as suggested.

Engineering Review

General Item #1 – We will meet with the engineering department to resolve the hydrant/easement issue as it pertains to the canopy and include such resolution on the final site plan.

General Items #2, 3 & 4 – These items will be included in the final site plan submittal drawings.

Storm Sewer Items #5 & 6 – These items will be included in the final site plan submittal drawings.

Paving and Grading Item #7 – A planning commission waiver for the striped island is being requested as this is a storage area and not intended for general customer traffic.

civil engineering
surveying
planning
site development
construction services

Paving and Grading Item # 8 - Additional spot elevations for the paved surfaces will be included in the final site plan submittal drawings.

Additional Final Site Plan Items #1 & 2 - A letter highlighting changes along with a cost estimate will be included in the final site plan submittal package.

Additional Prior to Construction Items #3 – 9 – These items will be addressed prior to construction as outlined.

Traffic Review

Parking and Circulation Item #8 & 9 – As stated above, a waiver for the striped islands is being requested. If such is granted, the requested note will be added.

Parking and Circulation Items # 10, 11, 12 & 13 – This item will be addressed in the final site plan submittal drawings.

Wetland Review

Wetland Review Comment #5 – The silt fence location will be included in the final site plan submittal drawings.

Should any additional information be needed for this statement, please feel free to contact any of the expansion team members at your earliest convenience. We believe that this expansion will allow Cadillac of Novi to continue its success and business relationship with the City of Novi and surrounding areas.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. LeClair', written over a horizontal line.

David B. LeClair, P.E.
President
Livingston Engineering



April 20, 2011

Mr. David Beschke
City of Novi Landscape Architect
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

RE: Response to Wetland Review of the Preliminary Site Plan SP #11-10

Dear David:

The comments provided in Environmental Consulting & Technology, Inc. (ECT) review letter dated April 18, 2011 have been addressed as follows.

Landscape Plan:

1. The 25' Natural Feature Setback will be shown on the plans at Final Site Plan submittal.
2. Impacts to the 25' Natural Feature Setback will be quantified and shown on the plans at Final Site Plan submittal.
3. No response required.
4. The existing landscape along the Grand River facade of the building already contains approximately 170 *Hemerocallis*, and in order to provide a consistent and cohesive appearance, we have proposed additional *Hemerocallis* plantings. Our experience with this plant shows that it is easily confined and will have little chance of spreading outside of the proposed planting bed. Existing *Hemerocallis* has been planted on-site for seven years and has not migrated outside the existing planting beds.
5. The location of the silt fence will be shown on the plans at Final Site Plan submittal.

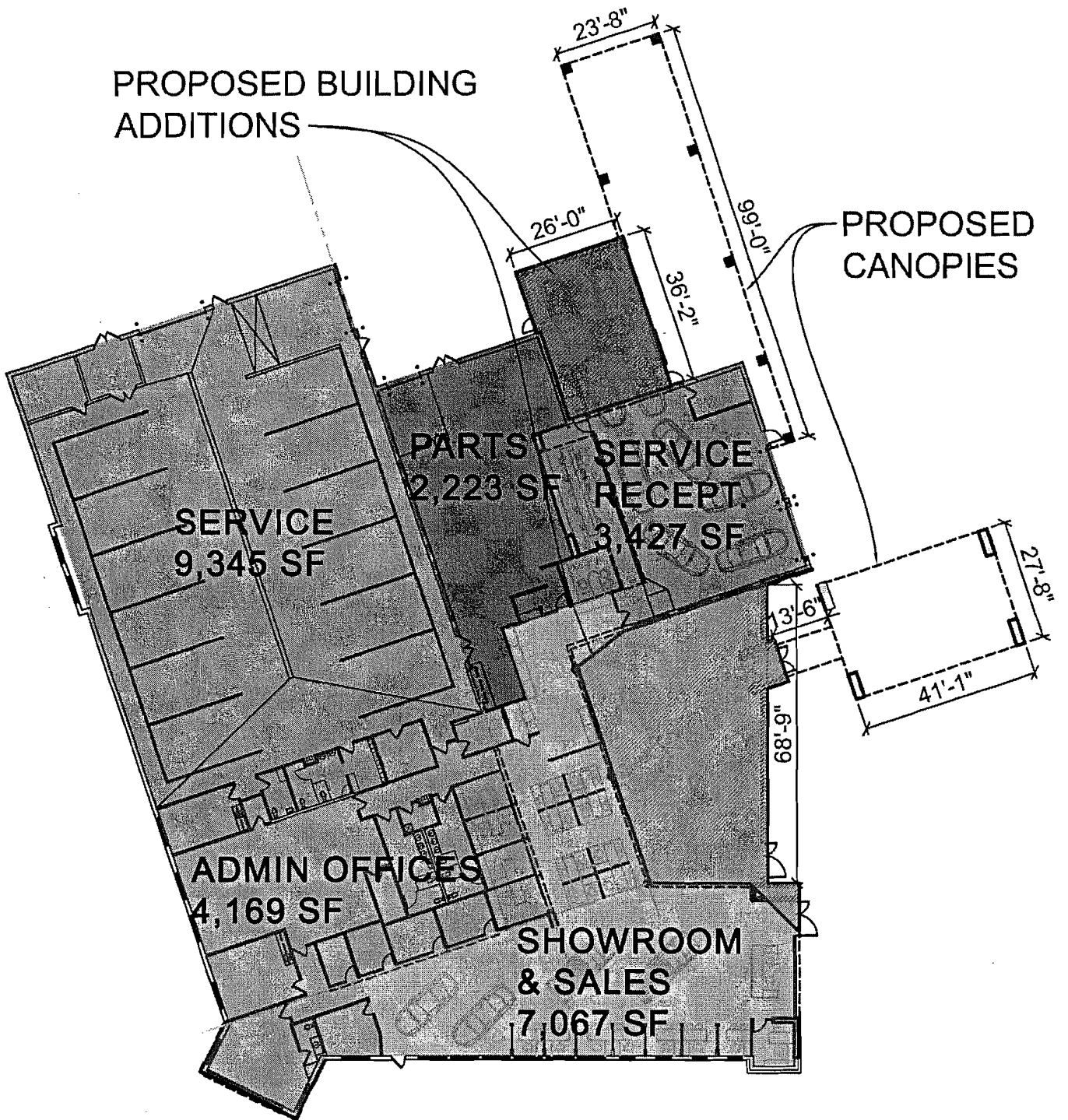
Open Space Calculation:

1. The Lot Area = 292,723 s.f., and the open space on-site = 103,249 s.f. or 35%. Current ordinance requires a minimum of 25% of the site must be open space. This calculation will be included on the plans at Final Site Plan submittal.

If we can provide you any additional information, or answer any questions, please do not hesitate to call.

Sincerely,
RUSSELL DESIGN, INC.

James Gray, RLA
Project Landscape Architect



BUILDING SQUARE FOOTAGES

NOT TO SCALE

CADILLAC OF NOVI-

Preliminary Site Plan Approval

Additional Notes

PARKING CALCULATION

USABLE SALES AREA = 7067 SF
SERVICE BAYS = 12 EA.

VISITOR SPACE REQUIRED

SALES AREA 7067 / 200 = 35 SPACES
SERVICE BAYS = 12 SPACES
VISITOR SPACES REQUIRED = 47 SPACES
BARRIER FREE = 4 SPACES

EMPLOYEE PARKING

EMPLOYEES = 45 EA.
EMPLOYEE PARKING REQUIRED 45 SPACES

PARKING PROVIDED

VISITOR PARKING 47 SPACES(INCL/4 BARRIER FREE)
EMPLOYEE PARKING 45 SPACES
DISPLAY PARKING 158 SPACES

OPEN SPACE CALCULATION

LOT AREA = 292,723 S.F.

OPEN SPACE = 103,249 S.F. = 35% OPEN SPACE.

SITE DATA

CURRENT ZONING: GATEWAY DISTRICT

REQUIRED SETBACKS: THOROUGHFARE = 70' TO 90'
SIDE = 0'
REAR = 30'

REQUIRED LOADING AREA = 120' BUILDING FRONTAGE
x 10 S.F. PER FRONT FOOT
= 1200 S.F. REQUIRED.

EXISTING LOADING AREA = 1200 S.F.

BUILDING DATA

BLDG. SQ. FOOTAGES

SHOWROOM & SALES 7,067 S.F.
ADMIN. OFFICES 4,169 S.F.
SERVICE DEPT. 9,345 S.F.
SERVICE RECEPTION 3,427 S.F.
PARTS DEPT. 2,223 S.F.

EXISTING FOOTPRINT 23,000 S.F.
PROPOSED FOOTPRINT 26,231 S.F.

CHANGE IN OVERALL AREA +3,231 S.F.

CANOPIES 3,061 S.F.