

MEMORANDUM



TO: PLANNING COMMISSION
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
of COMMUNITY DEVELOPMENT
SUBJECT: SP07-24 NOVI CORPORATE CAMPUS NO. 8
DATE: MAY 29, 2008

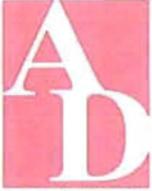
The applicant proposes to build a 28,638 sq. ft. speculative multi-tenant office/warehouse building with accessory parking facilities on lot 8 in the eleven lot Novi Corporate Campus development. The site is located on the north side of Dylan Drive and east of West Park Drive in Section 9. On June 13, 2007, the Planning Commission approved the Preliminary Site Plan, Woodland Permit and Storm Water Management Plan subject to the conditions and items listed on the staff and consultant review letters being addressed on the Final Site Plan.

The applicant is requesting a one-year extension of the Preliminary Site Plan approval, citing construction issues on other projects as the reason they have been delayed on this project. The Zoning Ordinance allows for three, one-year extensions of Preliminary and Final Site Plan approvals. The request is the applicant's first extension request.

The Planning Department is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. The applicant has submitted a Final Site Plan for review. **Approval of the one-year extension of Preliminary Site Plan is recommended.**

Please refer to the attached letter dated May 28, 2008 from Jason Parent, Amson Dembs. The letter requests the extension of the Preliminary Site Plan approval. Also attached are minutes from the Planning Commission meetings of the Preliminary Site Plan approval, as well as a reduced copy of the Preliminary Site Plan.

**SITE PLAN EXTENSION REQUEST LETTER
FROM JASON PARENT, AMSON DEMBS**



**AMSON
DEMBS**
Development, Inc.

26105 Lannys Road
Suite A
Novi, Michigan 48375-1025
(248) 380-7100 • Fax (248) 380-7659

May 28, 2008

Planning Commission
City Of Novi
45175 W. Ten Mile Rd.
Novi, Mi 48375

RE: SP07-24, Novi Corporate Campus Parcel 8

Dear Planning Commission,

Amson Dembs is requesting an extension on the permit for SP07-24. The reason for the delay in this project is because it is only a spec building and their have been tenant buildouts that have required us to hold on other projects.

If you have any questions please feel free to contact me.

Sincerely,

Jason Parent
Construction Coordinator
Amson Dembs Development Co.
26105 Lanny's Road
Novi, MI 48375
(248) 380 - 7100 = Work
(586) 855 - 4922 = Cell

PLANNING COMMISSION MINUTES EXCERPTS

JUNE 13, 2007



APPROVED

PLANNING COMMISSION
REGULAR MEETING
EXCERPTS
WEDNESDAY, JUNE 13, 2007 7:00 PM
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475

ROLL CALL

Present: Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, Michael Lynch, Michael Meyer, Wayne Wrobel

Absent: Members David Lipski (excused), Mark Pehrson (excused)

2. NOVI CORPORATE CAMPUS PARCEL 8, SP07-24

The Public Hearing was opened on the request of Amson Dembs Development, for Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 9, north of Twelve Mile, east of West Park Drive, located in the Novi Corporate Campus Development, in the OST, Office Service Technology District. The subject property is 8.34 acres and the Applicant is proposing to build a 28,638 square-foot speculative office/warehouse building.

Planner Mark Spencer said this plan is part of the Novi Corporate Campus, in the area of Twelve Mile, West Park and the railroad tracks. At this time there are eleven parcels in the park. Parcel 7 is also under review. The site is north of Dylan Drive at the end of the cul-de-sac. Surrounding the site are the CSX railroad to the north, City wetland property further north, Twelve West Properties and Steelcrete are to the east, vacant lots are to the south, and a vacant lot is to the west. Parcel 9 was already approved. The Master Plan for Land Use designates this land for Light Industrial. Across the railroad tracks, the land is designated for Residential uses and is currently zoned for Residential. The current zoning of the subject parcel is OST, the result of a recent rezoning. There is also a petition in the City to rezone Parcel 7 to OST, and rezone the remaining I-2 property to I-1. This will be reviewed by the Master Plan and Zoning Committee. The other properties in the area are zoned OS-1.

There are mitigated wetlands on this site. This is where the Stormwater Management System is for the entire park. There are still pockets of wetlands on this site. There is natural features habitat on this site, in the northern portion near the detention pond and the conservation easement. There are regulated woodlands, and the Applicant has previously agreed to address the woodlands as each site came forward. 57 replacement trees are required for this plan.

Mr. Spencer showed the existing conservation easement and the detention system on the plan. Further south are the parking areas and the building. This plan is in good shape. There are only minor issues. Some replacement trees were proposed in an easement, and these trees may have to move to provide to access to the utilities. There are replacement trees for the whole park, and the Applicant has been asked to come up with a mechanism to preserve those trees not already in the conservation easement. The Applicant has agreed to work with the City on this issue.

All reviews recommend approval.

Larry Stobbe addressed the Planning Commission. He said that the trees they have already planted have become deer feed. They will have to replace these trees and others that did not last through the winter. They are considering donating to the tree fund, but they will work with the Consultant and the City on which direction to go.

They do not have a tenant for this building yet.

No one from the audience wished to speak and no correspondence was received so Chair Cassis closed the Public Hearing.

Member Burke said this looks like a solid project. He supported it.

Member Avdoulos agreed. He noted the Applicant provided a response letter indicating they would comply with the Staff and Consultant requests.

Moved by Member Avdoulos, seconded by Member Wrobel:

ROLL CALL VOTE ON NCC #8, SP07-24, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER WROBEL:

In the matter of Novi Corporate Campus #8, SP07-24, motion to approve the Preliminary Site Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reason that the plan meets the intent of the Zoning Ordinance. *Motion carried 7-0.*

Moved by Member Avdoulos, seconded by Member Wrobel:

ROLL CALL VOTE ON NCC #8, SP07-24, WOODLAND PERMIT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER WROBEL:

In the matter of Novi Corporate Campus #8, SP07-24, motion to approve the Woodland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reason that the plan meets the intent of the Ordinance. *Motion carried 7-0.*

Moved by Member Avdoulos, seconded by Member Wrobel:

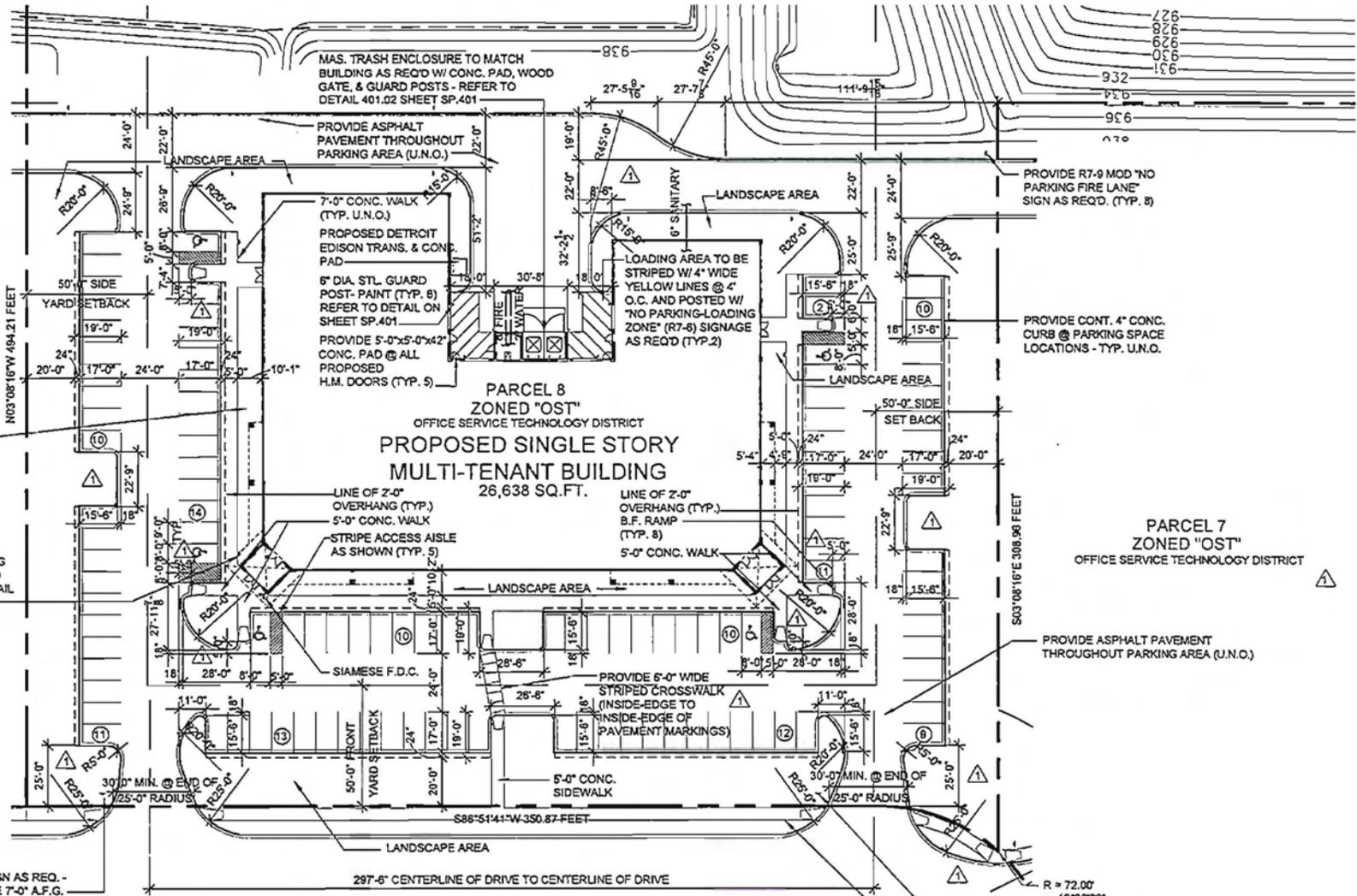
ROLL CALL VOTE ON NCC #8, SP07-24, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER WROBEL:

In the matter of Novi Corporate Campus #8, SP07-24, motion to approve the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reason that the plan meets the intent of the Zoning Ordinance. *Motion carried 7-0.*

Transcribed by Jane L. Schimpf, June 19, 2007
Date Approved: June 27, 2007

Signature on File
Angela Pawlowski, Planning Assistant Date

REDUCED SITE PLAN



PARCEL 9
ZONED "OST"
OFFICE SERVICE TECHNOLOGY

PARCEL 8
ZONED "OST"
OFFICE SERVICE TECHNOLOGY DISTRICT
PROPOSED SINGLE STORY
MULTI-TENANT BUILDING
26,638 SQ.FT.

PARCEL 7
ZONED "OST"
OFFICE SERVICE TECHNOLOGY DISTRICT

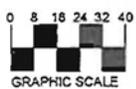
PARCEL 5
ZONED "I-2"
GENERAL INDUSTRIAL DISTRICT

PARCEL 6
ZONED "OST"
OFFICE SERVICE TECHNOLOGY DISTRICT

DYLAN DRIVE (PUBLIC) 60 FT. WD.

SITE PLAN

SCALE: 1"=40'



R = 72.00'
Δ = 42°32'28"
L = 53.48'
CH = 52.24'
CH BR = N71°52'08"W

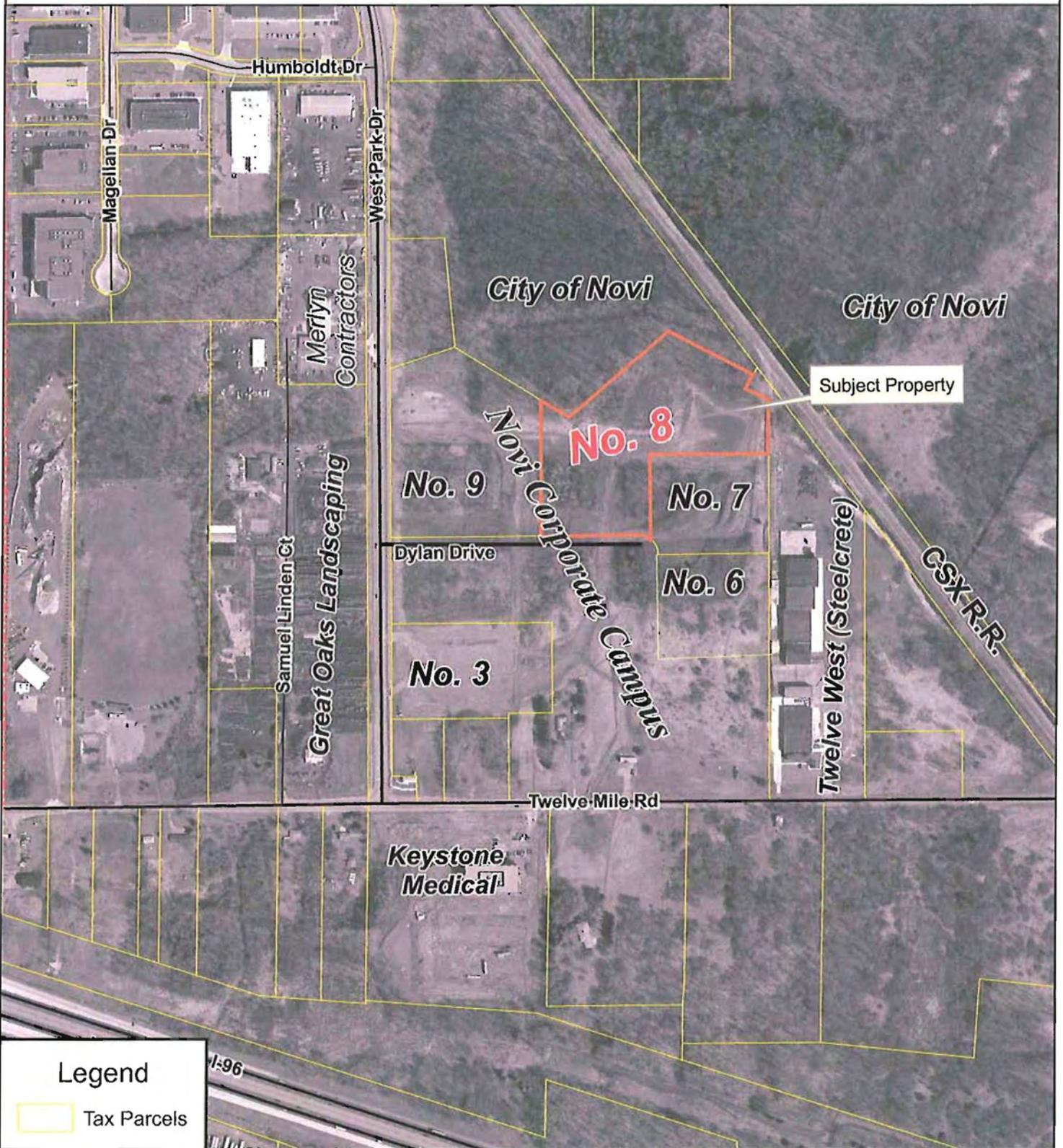
PROVIDE R1-1 STOP SIGN AS REQ. - BOTTOM OF SIGN TO BE 7'-0" A.F.G.

PROVIDE R1-1 STOP SIGN AS REQ. - BOTTOM OF SIGN TO BE 7'-0" A.F.G.

PROVIDE 5'-0" CONC. SIDEWALK ALONG THE ENTIRE LENGTH OF PROPERTY ALONG RYAN COURT

LOCATION MAP

Novi Corporate Campus No. 8 Location Map



Legend

Tax Parcels

CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
 rev May 29, 2008
 NOVI PLANNING DEPARTMENT
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CITYOFNOVI.ORG

N
 W ——— E
 S

0 110 220 440 660
 FEET

/novi corp campus 8 location.mxd

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.