TO: BARBARA MCBETH, COMMUNITY DEVELOPMENT DIRECTOR
FROM: JANA PRITCHARD, PLANNER
SUBJECT: SP06-67B-ZCM08-17 CAMPUS TECH PARK EXTENSION OF FINAL SITE PLAN APPROVAL FOR JUNE 10, 2009 PLANNING COMMISSION MEETING
DATE: JUNE 5, 2009

The 11.9-acre subject property is located north of Eleven Mile Road and south of I-96 between Meadowbrook Road and Seeley Drive in Section 13. The applicant is proposing a speculative 14,210 sq. ft. mixed office and industrial/warehouse/research and development building (Building B). Building B is one of three buildings to be constructed in the Campus Tech office/research and development/light industrial general condominium development. Building A, which is the closest to the freeway, has not been constructed. Building C has been constructed and is now occupied by JPRA Architects.

This project has received the following approvals:

- The Planning Commission approved the Preliminary Site Plan, subject to conditions, on February 28, 2007.
- The Planning Commission approved the Final Site Plan for Building B's revised façade through the Consent Agenda on June 11, 2008.
- Stamping sets were approved on June 17, 2008.

The applicant is currently requesting a one-year extension of the Final Site Plan approval. The Zoning Ordinance allows for a maximum of three, one-year extensions of Preliminary and Final Site Plan approvals. The applicant has not previously requested or received any site plan extensions.

The Community Development Department is not aware of any changes to the ordinances, or surrounding land uses, which would impact the approval for the requested one-year extension. Approval for the one-year extension of the Final Site Plan is recommended.

Please refer to the attached letter dated June 2, 2009, from Paul Landry of Landry & Newman Architecture. The letter requests the extension of the Final Site Plan approval. Also attached are the minutes from relevant Planning Commission meetings, a reduced copy of the approved site plan, and a location map.

Memo

To: Ms. Barbara McBeth
Deputy Community Development Director
City of Novi

From: Paul Landry, AIA

Date: June 2, 2009

Re: Campus Tech Park
Building "B"
Project Number ZCM 08-17

We would like to request a one-year extension of the Site Plan Approval for the above referenced project.

Questions or request for information regarding this may be forwarded to either myself (248-593-6577) or the developer, Gary Jonna of Campus Tech Holdings LLC (248 324 0400 ext. 209).

Thank you for your efforts in this matter.

PLANNING COMMISSION

CITY OF NOVI
Regular Meeting
Wednesday, June 11, 2008 | 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: Members Brian Burke, Victor Cassis, David Greco, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel
Absent: John Avdoulos (Excused), Andrew Gutman (Excused)
Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Lindon Ivezaj, Civil Engineer; Kristin Kolb, City Attorney

CONSENT AGENDA - REMOVALS AND APPROVAL

3. CAMPUS TECH PARK REVISED FAÇADE, ZCM08-0017

Consideration of the request of Landry & Newman Architecture, for a revised Final Site Plan for façade only. The subject property is located in Section 13, north of Eleven Mile and south of I-96 between Meadowbrook Road and Seeley Road, in the I-1, Light Industrial District. The subject property is approximately 11.9 acres and Building B is a 14,210 square foot speculative office/research and development/industrial building in the three building general condominium development.

Moved by Member Pehrson, seconded by Member Wrobel:

ROLL CALL VOTE ON CONSENT AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:

Motion to approve the June 11, 2008 Consent Agenda. ***Motion carried 7-0.***

PLANNING COMMISSION

REGULAR MEETING
WEDNESDAY, FEBRUARY 28, 2007 7:00 PM
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475

CALL TO ORDER
The meeting was called to order at or about 7:00 PM.
ROLL CALL
Present: Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, David Lipski, Michael Lynch, Mark Pehrson, Wayne Wrobel
Absent: Member Michael Meyer (excused)
Also Present: Barbara McBeth, Deputy Director of Community Development; Tim Schmitt, Planner; Mark Spencer, Planner; Kristen Kapelanski, Planner; Ben Croy, Engineer; David Beschke, Landscape Architect; Rob Hayes, City Engineer; Mike McLaren, EIT; Tom Schultz, City Attorney; John Freeland, Wetland Consultant; Alan Hall, Façade Consultant

2. CAMPUS TECH PARK, SP06-67

Consideration of the request of Gary Jonna of Campus Tech Holdings, LLC, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 13 north of Eleven Mile, south of I-96, between Meadowbrook Road and Seeley Road, in the I-1, Light Industrial District. The Applicant is proposing revisions to the previously approved buildings B & C.

Planner Mark Spencer described the project. The north and east is I-96 right-of-way. To the south is the Meadowbrook Medical Office, which is under construction. To the west are the Fed-Ex building and Bridge Street industrial buildings.

The site is zoned I-1, Light Industrial, as are the properties on three sides. To the north is I-96. Across the expressway the land is zoned OST, Office Service Technology. The area is master planned for Industrial uses, and Office is master planned for the area north of the I-96 corridor.

There are wetlands on the site. The Applicant mitigating on the site already. No changes are proposed to the wetland permit that was already written, except for perhaps one hundred feet or so of wetland buffer area. This will be quantified at a later time. A light-cover regulated woodland is located on the site and a woodland permit was previously issued. Only minor replacement tree changes are proposed and the changes are acceptable to the Woodland Consultant. In February of this year the City Council accepted a Conservation Easement over the remaining woodlands and wetlands and the wetland mitigation area.

Mr. Spencer showed the original site plan. Building A is basically the same. The entrance is the same. Parking is very similar. Mr. Spencer then showed the new site plan. The three buildings are all about the same size as the first plan. Building C is a 30,000 square-foot general office building. The Applicant has JPRA Architects moving into this building. Mr. Jonna proposes that this building will meet LEED certifications.

Building B is a speculative 14,210 square-foot mixed office and industrial/warehouse/research building. Building A is a speculative 30,072 square-foot two story office with 20,806 square-foot high-bay research building.

Mr. Spencer said that there are some items of interest, but the Staff supports approval of this plan subject to some modifications. The parking spaces adjacent to landscaping may be reduced to 17 feet deep with a two-foot overhang extending across the adjacent landscaping or sidewalk. The overhang must meet all setback requirements. The proposed parking adjacent to Eleven Mile overhangs into the required forty

foot setback by about two feet. The Applicant is asked to redesign the parking to meet the forty foot parking setback requirement and he has agreed to do so.

The parking spaces next to Bridge Street, a private street, are also required to be setback forty feet from the road easement. The Applicant is proposing a parking setback of eight feet from this easement, and the Planning Department supports this design though it will require a Planning Commission Waiver. The Planning Commission may modify setback requirements in those instances where it determines that such modification may result in an improved use of the site and/or improved landscaping, provided however, that such modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements found in Section 2400. The Community Development Staff supports this Waiver since Bridge Street is private, it functions as a driveway, and the Planning Commission previously approved a reduced setback in this location and the reduction in landscaping is provided on the east side of the site.

The Applicant has provided a joint dumpster enclosure for Buildings B and C. The enclosure does not meet the forty-foot setback required from Bridge Street. The Applicant is asking for a Planning Commission Waiver of the setback requirement.

The Applicant has proposed to develop this site in phases. The Planning Department has discussed this with the Applicant, specifically the concern that all necessary components be included in Phase 1. Mr. Spencer showed the Planning Commission a plan with a blue outline that described the items that the Applicant has agreed to include in Phase 1: the landscaping and sidewalk along Eleven Mile, the detention pond, the mitigation area, the woodland replacements and the access road for detention pond maintenance. This access road will be designed with gravel, and the Applicant will address the final version of the road at a later date.

The Applicant will most likely not change the design of the Building B. Building C is completely speculative and that increases the possibility that the design will change. The Applicant has agreed to come back with a more updated Final Site Plan, and if the design changes substantially, he understands that the Planning Commission will have to review the plan.

The Fire Marshal was concerned about access around the building, within 150 feet of where a fire truck can be parked. The concern comes into play near the warehouse. The Applicant will address this on the Final Site Plan or on a revised Preliminary Site Plan. The Fire Marshal accepts this response.

The City's Landscape Architect would recommend approval if the Planning Commission grants the Applicant's requested waivers. These include the landscape berms required along the east property line and Bridge Street and a Waiver of the dumpster landscape screening.

The reviews from Engineering, Traffic, Woodlands and Wetlands recommend approval subject to minor corrections.

The City's Façade Consultant also recommends approval subject to the Planning Commission granting a Section 9 Waiver for a small increase in metal siding on the north side of Building C. Also the Consultant would like to confirm and approve the final choice of glass colors. This second review of the glass color will ensure that the mixture of colors in the area is acceptable. The Applicant agrees with this suggestion.

Gary Jonna addressed the Planning Commission. He gave an introductory description of JPRA Architects. Their moving here is a long-term commitment to the City of Novi. Mr. Jonna explained that the building is slightly larger now, and it has been oriented to take advantage of the conservation area. The building design now complements that area, and provides greater views and open space. He introduced Greg Tysowski, Vice President of Design. Mr. Tysowski said that they chose Novi because it was progressive and was looking toward the future. They have done work across the United States, Europe and Australia. They designed Somerset and Great Lakes Crossing. They designed the Village of

Rochester Hills. They primarily design retail and retail hospitality, but they also do mixed-use projects. They hope to expand the scope of their work in the future.

Mr. Tysowski said this move will bring their employees together. They are pleased that Mr. Jonna has allowed them to be part of the design process. They have tried to make maximum use of natural light, and they are trying to approach LEED credentials; they would be remiss if they didn't. They currently have 92 employees, but they will be closer to 100 when the move takes place.

Mr. Jonna introduced Paul Landry, their project architect most familiar with the LEED program.

Member Avdoulos thanked Mr. Jonna for another nice development. This is an exciting company for the City. Landry Neumann designed the building. He was pleased that the building is being designed with LEED standards. He has mentioned to the City that he would like to see more of this in the City. It benefits the building, the environment and the City.

Member Avdoulos felt the project is in order, and the Applicant has responded that they would correct the setback issue, so Member Avdoulos confirmed that it wouldn't have to be addressed in the motion. Regarding the landscape, the Applicant indicated that there would be an improvement in the tree replacement plan; Member Avdoulos confirmed that these trees were not being used in the parking lot. The Applicant has agreed to screen the transformer. Member Avdoulos asked about the loading zone.

Mr. Jonna said that there was a narrative describing how this would be resolved. Mr. Landry explained that the original design didn't work that well. The new design will move the landscape end-cap ten feet south and the loading zone will become a forty-foot by ten-foot space that allows a truck to pull in and park. The service door is right next to this area. He said the new design functions better and JPRA agreed.

Landscape Architect David Beschke said that he will continue to work with the Applicant to help them attain their landscape LEED certification.

Mr. Alan Hall, the Façade Consultant, explained that the metal panels exceeded their allowed percentage by two percent. He said it was a nicely designed building and one that would be welcomed in this area. He did not see a colored design of the glass building. He did not have an issue with the glass now that he has seen a colored rendering.

Member Avdoulos liked the building and the campus composition. It is understood that major changes to the plan would come back to the Planning Commission for review.

Moved by Member Avdoulos, seconded by Member Pehrson:

In the matter of Campus Tech, SP06-67, motion to approve the Revised Preliminary Site Plan subject to: 1) The Applicant providing forty feet of parking setback adjacent to Eleven Mile; 2) A Planning Commission Waiver to permit an eight-foot parking setback adjacent to Bridge Street; 3) A Planning Commission Waiver of the forty-foot dumpster enclosure setback adjacent to Bridge Street; 4) The Applicant including the detention, mitigation and Eleven Mile sidewalk in Phase 1; 5) A Planning Commission Waiver of the landscape berm adjacent to the east property line and Bridge Street; 6) A Planning Commission Waiver of the dumpster enclosure landscape screening; 7) Planning Commission approval of a Section 9 Waiver to permit 52% metal panel siding on north façade; 8) Glass colors being approved by the Façade Consultant; 9) The Applicant labeling Building A and associated parking on the site plan as Phase 3 with the understanding that a separate Final Site Plan will be required for Phase 3 and all concerns of the Fire Marshal regarding Building A shall be addressed to the satisfaction of the Fire Marshal with the understanding that if the layout and design of the building changes substantially, a revised preliminary site plan will be required; 10) The Applicant providing a gravel access road to the detention pond outlet structure

in Phase 1 with the final road surface to be determined with the Phase 3 Plan; and 11) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan submittal; for the reason that the plan presented meets the intent of the Zoning Ordinance.

DISCUSSION

Member Gutman welcomed JPRA to the City.

Mr. Spencer confirmed that Member Avdoulos' motion was granting the waivers in those instances where the prepared motion language provided an either/or statement; Member Avdoulos said that was indeed his intent.

Member Pehrson understood this to be the intent as well.

Chair Cassis thanked the Façade Consultant for his review.

ROLL CALL VOTE ON CAMPUS TECH, SP06-67, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

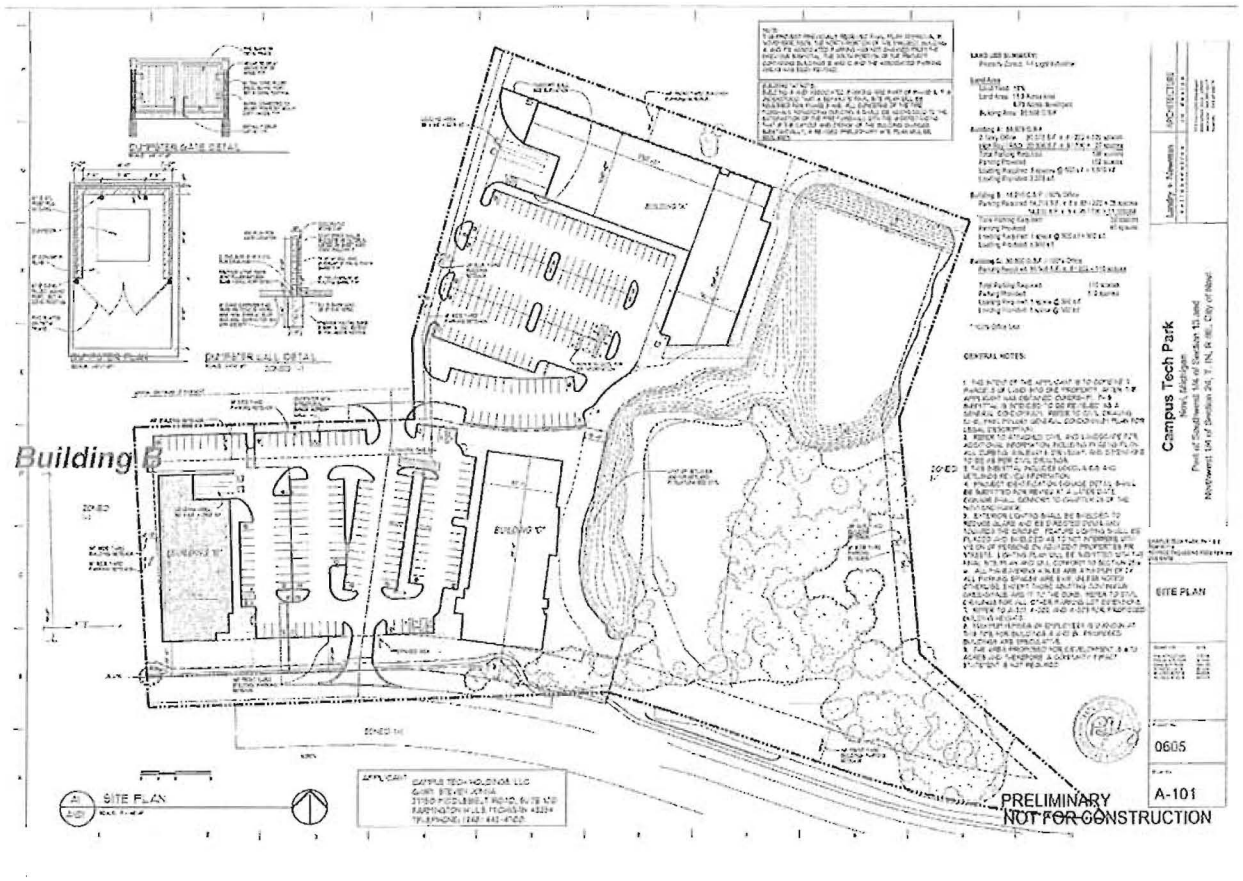
In the matter of Campus Tech, SP06-67, motion to approve the Revised Preliminary Site Plan subject to: 1) The Applicant providing forty feet of parking setback adjacent to Eleven Mile; 2) A Planning Commission Waiver to permit an eight-foot parking setback adjacent to Bridge Street; 3) A Planning Commission Waiver of the forty-foot dumpster enclosure setback adjacent to Bridge Street; 4) The Applicant including the detention, mitigation and Eleven Mile sidewalk in Phase 1; 5) A Planning Commission Waiver of the landscape berm adjacent to the east property line and Bridge Street; 6) A Planning Commission Waiver of the dumpster enclosure landscape screening; 7) Planning Commission approval of a Section 9 Waiver to permit 52% metal panel siding on north façade; 8) Glass colors being approved by the Façade Consultant; 9) The Applicant labeling Building A and associated parking on the site plan as Phase 3 with the understanding that a separate Final Site Plan will be required for Phase 3 and all concerns of the Fire Marshal regarding Building A shall be addressed to the satisfaction of the Fire Marshal with the understanding that if the layout and design of the building changes substantially, a revised preliminary site plan will be required; 10) The Applicant providing a gravel access road to the detention pond outlet structure in Phase 1 with the final road surface to be determined with the Phase 3 Plan; and 11) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan submittal; for the reason that the plan presented meets the intent of the Zoning Ordinance. ***Motion carried 7-0.***

Moved by Member Avdoulos, seconded by Member Pehrson:

roll call vote on campus tech, sp06-67, Stormwater Management Plan motion made by Member Avdoulos and seconded by Member Pehrson:

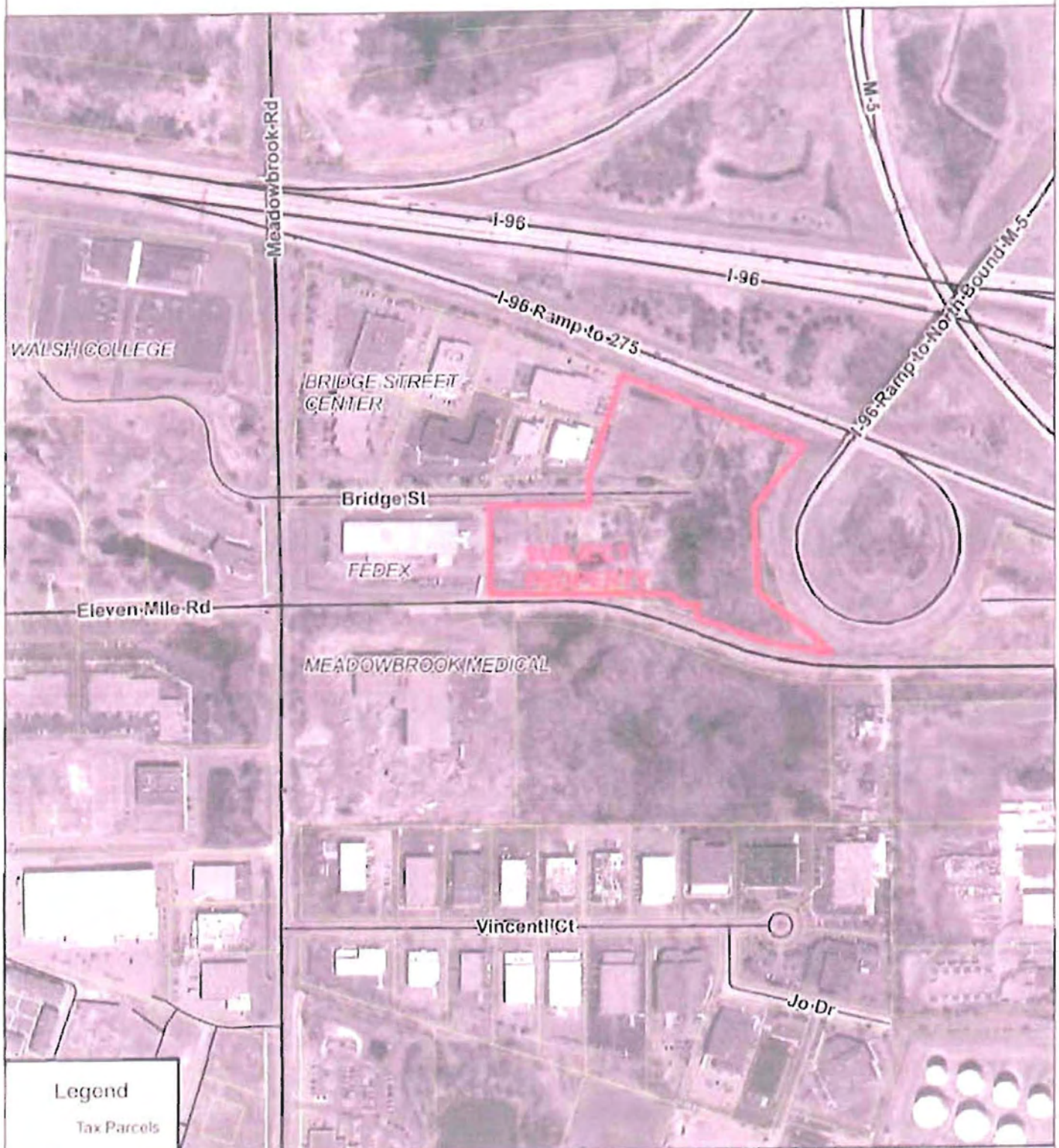
In the matter of Campus Tech, SP06-67, motion to approve the Revised Stormwater Management Plan subject to the conditions and items listed in the Staff and consultant review letters being addressed on the Final Site Plan submittal. ***Motion carried 7-0.***

Reduced Copy of Approved Site Plan



Campus Tech

Location Map



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
1/29/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CITYOFNOVI.ORG

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MAP INTERPRETATION NOTICE

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Plans available for viewing at the
Community Development Department.