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## Department of Public Services Storage Domes SP 09-33

### **Department of Public Services Storage Domes, SITE PLAN NUMBER 09-33**

Consideration of the request of the City of Novi Department of Public Services for Preliminary Site Plan approval. The subject property is located in Section 14, north of Eleven Mile Road and east Delwal Drive, in the I-1, Light Industrial District. The subject property is approximately 32 acres and the applicant is proposing to construct two 30 foot by 60 foot dome style storage buildings adjacent to the current DPS storage dome.

### **Required Action**

Approve/deny the Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12/1/09	Minor items to be addressed at time of Stamping Set submittal
Landscaping	Approval recommended	12/1/09	
Engineering		No Report	Submittal produced by Engineering
Façade	Approval recommended	12/3/09	
Fire		No Report	No concerns per e-mail to M. Spencer 12/4/09

12/9/09

## **Motions**

### **Approval – Preliminary Site Plan**

In the matter of Department of Public Service Storage Domes, SP 09-33, motion to **approve** the Preliminary Site Plan, subject to the following:

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

for the following reasons...*(because it is otherwise in compliance with Article 19, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance).*

### **Denial Preliminary Site Plan**

In the matter of Department of Public Service Storage Domes, SP 09-33, motion to **deny** the Preliminary Site Plan, for the following reasons...*(because it is not in compliance with Section \_\_\_\_\_ of the Zoning Ordinance.)*

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

December 1, 2009

### **Planning Review**

DPS Storage Domes

SP #09-33

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#### **Petitioner**

City of Novi

#### **Review Type**

Preliminary and Final Site Plan

#### **Property Characteristics**

- Site Location: Northeast corner of Delwal Dr. and Eleven Mile Rd.
- Site Size: 32 acres
- Zoning: I-1, Light Industrial
- Surrounding Zoning: North: I-96 Freeway; West, East & South: I-1
- Surrounding Land Uses: North: I-96 Freeway; West: Light industrial and vacant land; South: Vacant land; and East: Offices
- School District: Novi Community Schools
- Proposed: Two 1,800 square foot accessory storage buildings
- Plan Date: November 16, 2009

#### **Project Summary**

The City's Department of Public Services (DPS) proposes to construct two 30 foot by 60 foot dome style storage buildings adjacent to the current DPS storage dome on the City's 32 acre DPS facilities site. The project also includes relocating the existing bulk material storage bins to an area that currently includes outdoor storage.

#### **Recommendation**

The Planning Staff **recommends approval** of the combined Preliminary and Final Site Plan subject to minor corrections on the Stamping Set submittal.





**Comments:**

The Site Plan was reviewed under the general requirements of Article 19, I-1, Light Industrial District and Section 2400, the Schedule of Regulations of the Zoning Ordinance, and other sections of the ordinance, as noted. Please see the attached chart for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted on the attached chart. Items underlined need to be addressed at the time of Stamping Set review:

- 1. Schedule of Regulations** The plans demonstrate general compliance with the standards of Section 2400, the Schedule of Regulations, relating to building and parking setbacks and maximum building height. The applicant is asked to review the attached Planning Review Summary Chart and supply the minor corrections requested on the Stamping Set Submittal.
- 2. Response Letters** A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested prior to the matter being reviewed by the Planning Commission. Additionally, a letter from the applicant is requested to be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above, and with any conditions of Planning Commission approval.

Please contact Mark Spencer at (248) 735-5607 or [mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org) with any questions or concerns.

  
\_\_\_\_\_

Prepared by Mark Spencer, AICP, Planner

Attachment: Planning Review Chart

## PLANNING REVIEW SUMMARY CHART

Review Date: 11/30/09  
 Project Name: DPS Storage Domes  
 Project Number: SP09-33  
 Plan Date: 11/16/09

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Public	No change	Yes	
Zoning	I-1, Light industrial	No change	Yes	
Principal Uses Permitted (1902.17)	Accessory buildings and structures permitted in rear yard – outdoor storage is existing non-conforming – bins located in existing outdoor storage area	Two 30 ft. X 60 ft. (1800 sq. ft.) storage buildings proposed in rear yard and relocate existing storage bins in rear yard	Yes	
Building Height (Section 2400, Schedule of Regulations & 2305.1.I)	40 feet	20.75 feet	Yes	<u>Depict on elevations</u>
Accessory Buildings (2503.1.L)	If over 200 sq. ft. 3/12 roof pitch and 6 inch overhang	Overall pitch ratio exceeds 3/12 Overhang not possible since roof material overhangs block support wall	Yes	
<b>Building Setback Accessory Buildings</b>				
Front (2400, 2305.1.I & 2908) west	$40 + (20.75-14)=$ 46.75 feet	Over 700 feet	Yes	<u>Label on plan</u>
Side north (2400, 2305.1.I & 2908)	$20 \cdot 2 + (20.75-14)=$ 20.675 feet	Over 700 feet	Yes	<u>Label on plan</u>
Side south interior (2400, 2305.1.I & 2908)	$20 \cdot 2 + (20.75-14)=$ 20.675 feet	Over 500 feet	Yes	
Rear east (2400, 2305.1.I & 2908)	$20 \cdot 2 + (20.75-14)=$ 20.675 feet	216 feet	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
<b>Building Setback Accessory Structures (storage bins)</b>				
Front (2400 & 2908) west	40 feet	Over 700 feet	Yes	<u>Label on plan</u>
Side north (2400 & 2908)	20 feet	Over 700 feet	Yes	<u>Label on plan</u>
Side south interior (2400 & 2908)	20 feet	Over 200 feet	Yes	<u>Label on plan</u>
Rear east (2400 & 2908)	10 feet	73.5 feet	Yes	
<b>Parking</b> - No changes proposed Additional 3,600 sq. ft. requires additional 5 parking spaces (3600/700=5.1=5) -- Current site has at least 5 extra spaces.				

Prepared by Mark Spencer, AICP (248) 735-5607

**LANDSCAPE REVIEW**





**PLAN REVIEW CENTER REPORT**  
December 1, 2009  
**Preliminary and Final Landscape Review**  
DPS Storage Domes

**Petitioner**

City of Novi

**Review Type**

Preliminary and Final Site Plan

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**Project Summary**

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**Ordinance Considerations**

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

1. No alterations are proposed within the right-of-ways.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. No street trees will be required.

**Parking Landscape (Sec. 2509.3.c.)**

1. No additional parking or pavement is proposed. Due to the working nature of this Department of Public Services yard, it would be impractical to retrofit the existing paved areas with interior landscape. Plantings would need to be placed in islands and would pose a serious obstruction to the use of the necessary large trucks, loaders, etc.

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

1. No additional parking or pavement is proposed. However, the Applicant is still proposing seven to ten additional trees to help buffer the proposed domes from the surrounding properties. Due to the likelihood that soils surrounding the yard would have high

concentrations of salt and other contaminants associated with the machinery, it is suggested that highly environmentally tolerant species be utilized. The plans state that the species will be determined by the Parks, Recreation and Forestry Department.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. A minimum 4' wide landscape bed is typically required around the entire building foundation. Again, due to the nature of the facility, foundation plantings are impractical. Pavement would have to be removed in order to facilitate the plantings, and survivability would be very low. In addition, the structures proposed are to be built on existing grade and standard foundations are not proposed.

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

## FAÇADE REVIEW



December 3, 2009

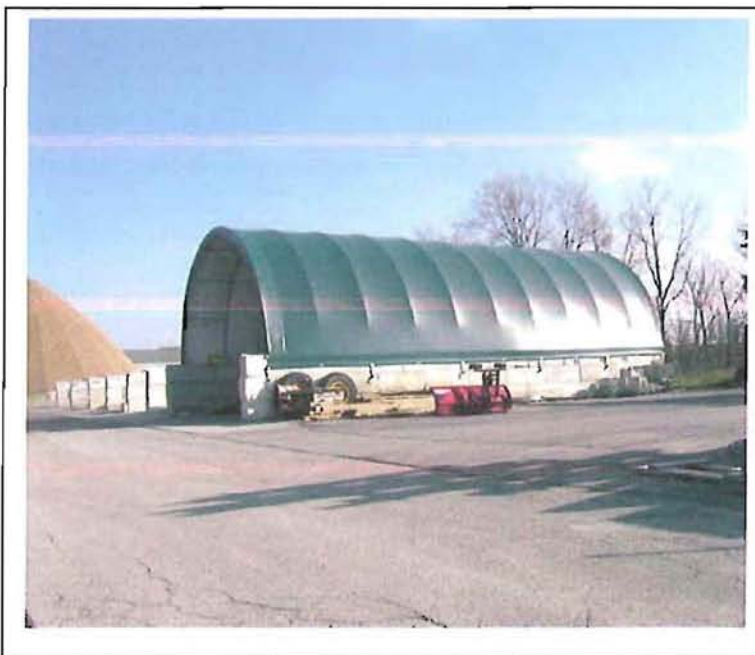
City of Novi Planning Department  
45175 W. 10 Mile Rd.  
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW - Novi DPS Storage Dome Addition**  
Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth:

The following is the Façade Review for the proposed DPS Storage Dome addition based on the drawings dated November 16, 2009. Paragraph 2520.7 of the Façade ordinance allows for a continuation of material on additions, providing the certain criteria are met.



The proposed structures meet said criteria as follows;

1. The floor area of each building does not exceed 100% of the existing building.
2. The proposed materials substantially represent a continuation of existing materials.
3. The structure is not located in TC or TC-1 districts.
4. The visual effect will make the addition appear as a continuation of the existing building.

It is our recommendation that the buildings are in full compliance with the Façade Ordinance and that a section 9 waiver is not required. If you have any questions regarding this matter please do not hesitate to call.

Sincerely,  
DRN & Associates, Architects PC

Douglas R. Necci, AIA

**APPLICANT RESPONSE LETTER(S)**





## **DPS - Engineering Response Letter**

DPS – Dome Additions  
December 4, 2009

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### **Property Characteristics**

- Site Location: Delwal and Eleven Mile Roads

### **Project Summary**

- Installing two additional 30'x60'x20' storage domes adjacent to the existing storage dome at the Novi DPS Field Services Complex. The additional domes are the exact size, color and material of the existing dome.

### **Planning**

- 1) Building detail elevation will be updated to incorporate total height at Stamping Set submittal. The total height of 20' 9" is labeled on the plan sheet.
- 2) All required setback dimensions shall be provided on the Stamping Set submittal.

### **Landscaping**

- 3) Highly tolerant trees shall be selected by our Parks, Recreation and Forestry Division for any screening behind the storage structures.
- 4) The Zoning Ordinance and Landscape Design Guidelines shall be followed for this project.

### **Façade**

- 5) No comments were submitted by the façade consultant.



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**Lindon K. Ivezaj**  
**City of Novi**  
**Department of Public Services**  
**Engineering Division**

**MAPS**

**Location**

**Zoning**

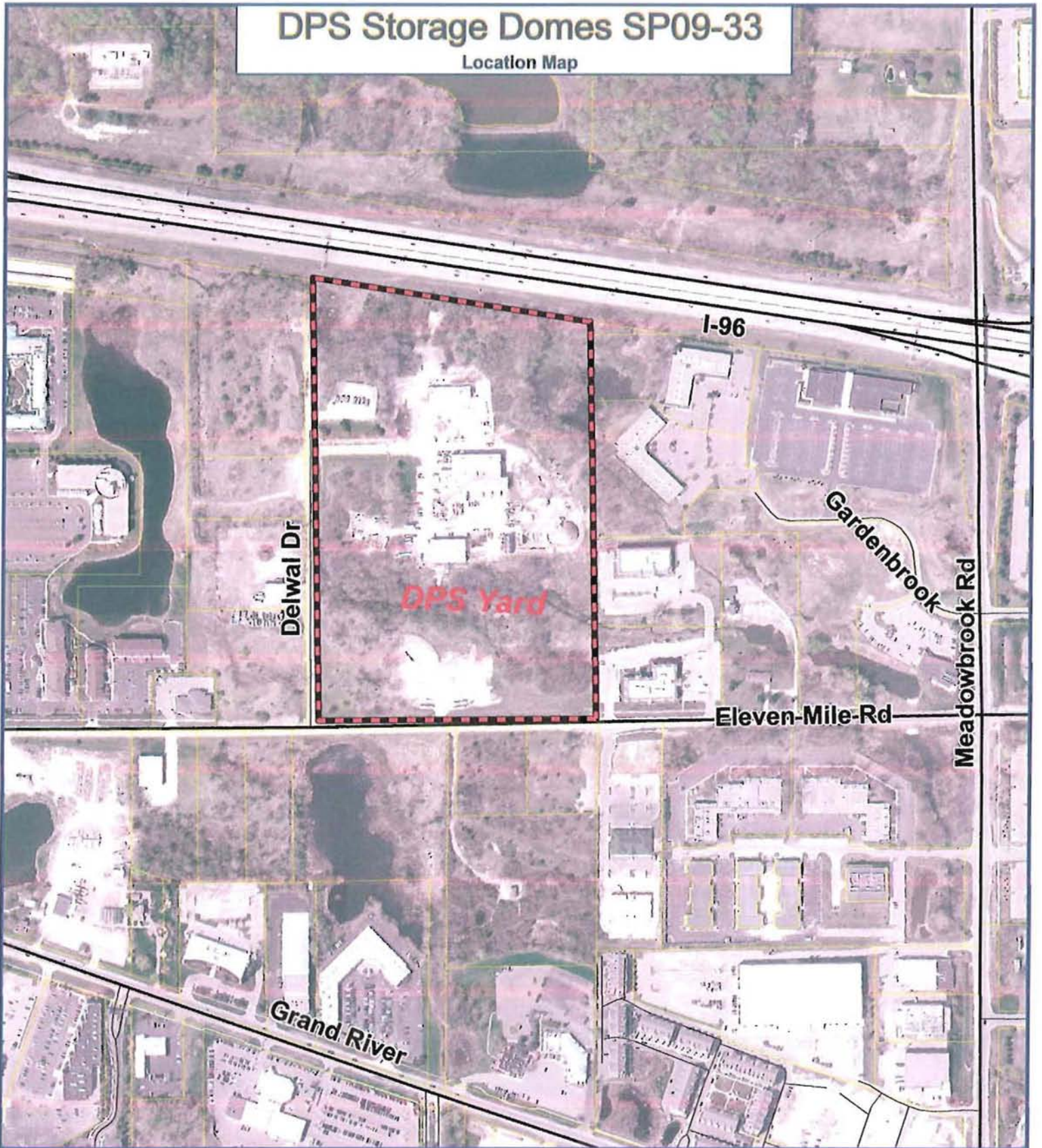
**Future Land Use**

**Wetlands, Woodlands, Flood Zones and Natural Features**



# DPS Storage Domes SP09-33

Location Map




Map Author: Mark Spencer  
Date: 12/1/09  
Project: DPS Storage Dome  
Version #: 1.1

#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

#### Map Legend

 Tax Parcels



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

0 75 150 300 450 600  
Feet

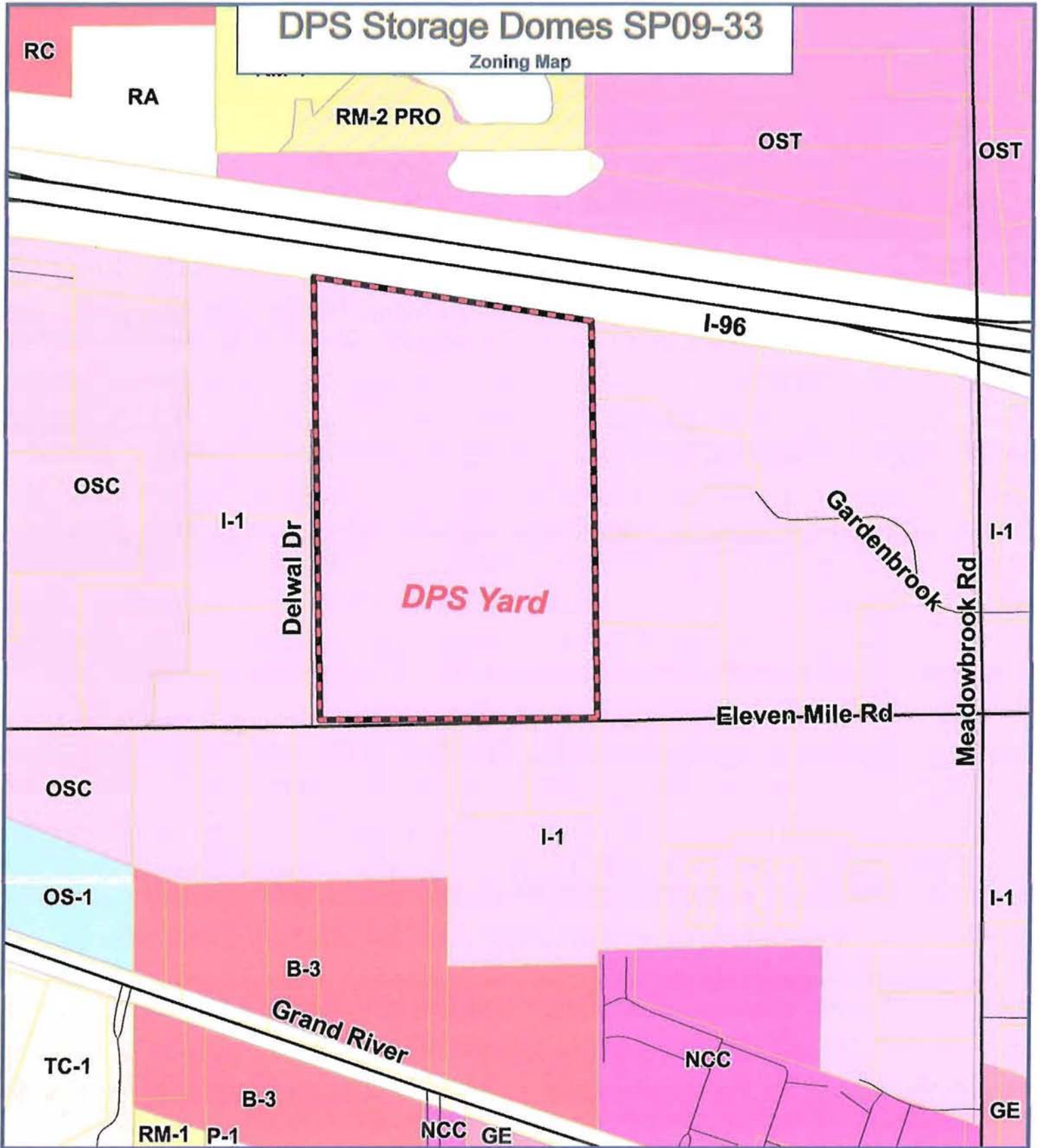


1 inch = 452 feet



# DPS Storage Domes SP09-33

Zoning Map



Map Author: Mark Spencer  
 Date: 12/1/09  
 Project: DPS Storage Dome  
 Version #: 1.1

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**Map Legend**

- |  |                                       |
|--|---------------------------------------|
| Tax Parcels                                | FS: Freeway Service District          |
| <b>Zoning</b>                              | I-1: Light Industrial District        |
| R-A: Residential Acreage                   | NCC: Non-Center Commercial District   |
| RM-1: Low-Density Multiple Family          | OS-1: Office Service District         |
| RM-2 PRO: RM-2 with Planned Rezone Overlay | OS-2: Planned Office Service District |
| B-1: Local Business District               | OSC: Office Service Commercial        |
| B-2: Community Business District           | OST: Office Service Technology        |
| B-3: General Business District             | RC: Regional Center District          |
| GE: Gateway East District                  | TC-1: Town Center                     |



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 Novi, MI 48375  
 cityofnovi.org



1 inch = 452 feet



# DPS Storage Domes SP09-33

Future Land Use Map

OFFICE

REGIONAL  
COMMERCIAL

OFFICE

I-96

EDUCATIONAL FACILITY

PUBLIC

*DPS Yard*

LIGHT INDUSTRIAL

OFFICE

Delwal Dr

Gardenbrook

Meadowbrook Rd

Eleven-Mile-Rd

TC GATEWAY

LIGHT INDUSTRIAL

Grand River





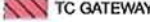
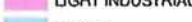




TC

Map Author: Mark Spencer  
Date: 12/1/09  
Project: DPS Storage Dome  
Version #: 1.1

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**Map Legend**

-  Tax Parcels
-  OFFICE
-  REGIONAL COMMERCIAL
-  TC COMMERCIAL
-  TC GATEWAY
-  LIGHT INDUSTRIAL
-  PUBLIC
-  EDUCATIONAL FACILITY
-  MULTIPLE FAMILY
-  PD1



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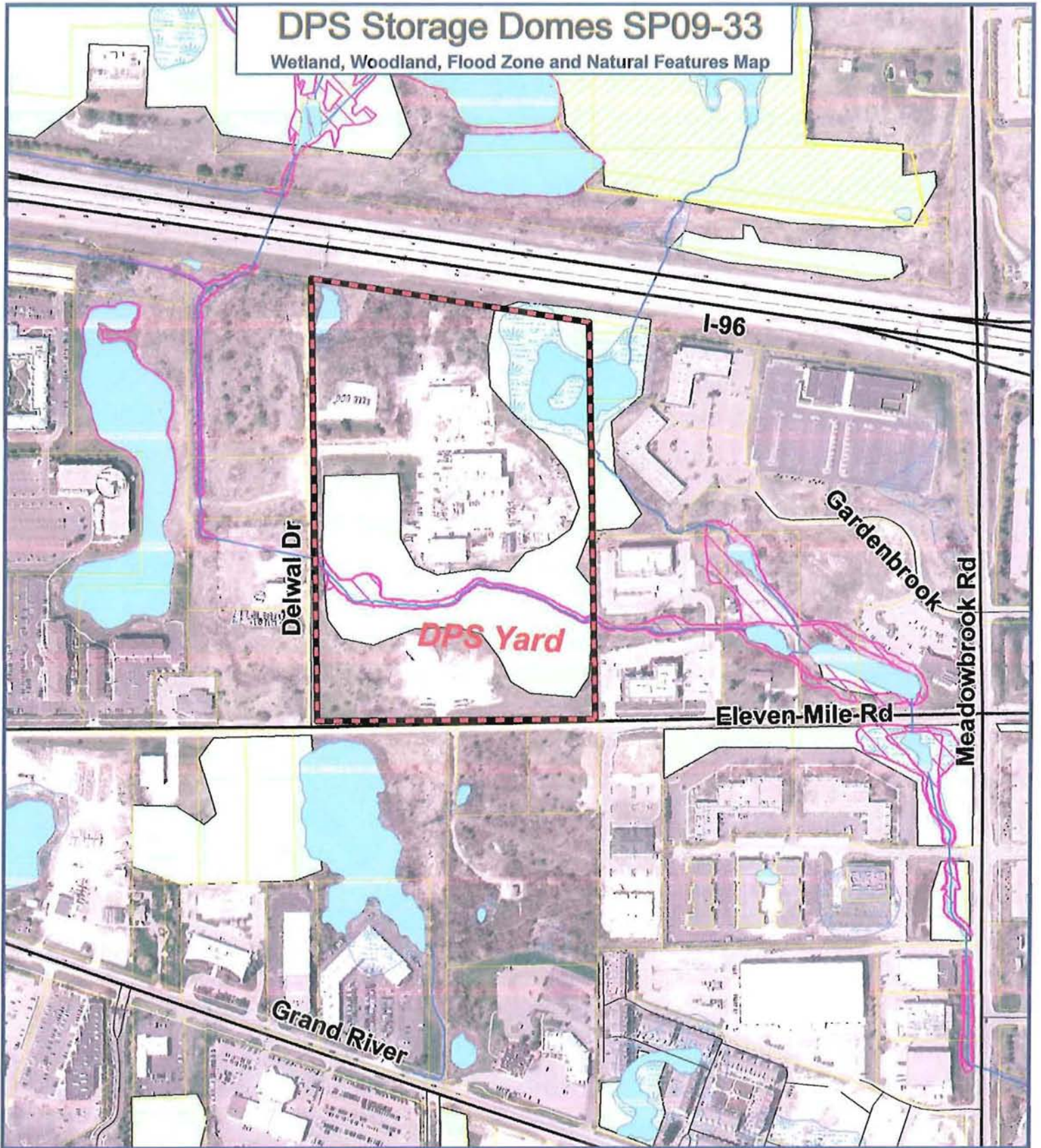


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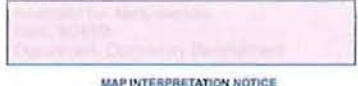


# DPS Storage Domes SP09-33

## Wetland, Woodland, Flood Zone and Natural Features Map



Map Author: Mark Spencer  
 Date: 12/1/09  
 Project: DPS Storage Dome  
 Version #: 1.1



**MAP INTERPRETATION NOTICE**

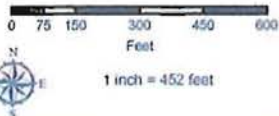
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**Map Legend**

- Tax Parcels
- Lake or Pond
- Waterways
- Wetlands
- Woodlands
- Habitat Priority Areas**
- Flood Zones**
- 1.0% Chance Flood Zone A
- 1.0% Chance Flood Zone AE
- RANK**
- High
- Medium
- Low



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**REDUCED SITE PLAN**





Plans available for viewing at the  
Community Development Department.