

cityofnovi.org

PLAN REVIEW CENTER REPORT

January 23, 2008

Planning Review

Best Buy
SP #07-78

Petitioner

Professional Engineering Associates (Steven A. Sorensen, PE)

Review Type

Preliminary Site Plan and Special Land Use Request

Property Characteristics

- Site Location: Northeast corner of Novi Road and West Oaks Drive
- Site School District: Novi Community School District
- Site Zoning: RC, Regional Commercial
- Adjoining Zoning: North, East, West and South: RC, Regional Commercial
- Site Use(s): Former site of Newton Furniture Store and Comerica Bank
- Adjoining Uses: North: Novi Office Center; East: Twelve Oaks Mall; South: Red Lobster; West: Novi Road, West Oaks Shopping Center
- Site Size: 3.3 acres
- Proposed Building Size: 30,891 square feet
- Plan Date: Site Plan 12/21/07

Project Summary

The applicant is proposing to construct a 30,891 square foot Best Buy at the northeast corner of Novi Road and West Oaks Drive, the former site of Newton Furniture Store and Comerica Bank, both of which are now closed. As part of the proposed store, a portion of the parking would be provided underground.

Recommendation

Provided the applicant can get the necessary waivers from the Zoning Board of Appeals, approval of the ***Preliminary Site Plan and Special Land Use Permit is recommended***. Considering the size of the property in question, some of these variance requests may be unavoidable. In order to meet the building setbacks on all four sides of the proposed building, the applicant would have to reduce the size of the building by almost half. There are minor Planning related items to be addressed at the time of Final Site Plan submittal. In its recommendation to the City Council, the Planning Commission will also need to consider the standards for Special Land Use consideration as well as the standards of the site plan review section of the Planned Development option (Section 2406.4)

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC, Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted in gray on the attached chart. Items in **bold** below must

be addressed by the applicant, Planning Commission or City Council before Preliminary Site Plan Approval may be granted.

1. Building Setbacks: The proposed building should be setback one-hundred feet from all property lines. The building setback on the northern side of the property is approximately 46 feet and the building setback on the eastern side of the property is approximately 63 feet. **The applicant should revise the site to meet the building setback requirements or seek a Zoning Board of Appeals variance.**
2. Parking Space Dimensions: Per Section 2506 of the Zoning Ordinance, 90° parking layouts require spaces that are 19 feet in length. The spaces along the perimeter of the underground parking are approximately 18 feet in length. **The applicant should adjust the underground parking to meet the parking space length requirements or seek a Zoning Board of Appeals variance.**
3. Barrier Free Spaces: Seven barrier free accessible spaces must be provided per the Barrier Free Code. Presently, four barrier free spaces have been provided in the above ground parking lot. **The applicant should add three additional barrier free spaces.**
4. Loading Space: Loading areas must be located in the rear yard or interior side yard (of a double-fronted lot). **The applicant should relocate the loading area to the rear yard or seek a Zoning Board of Appeals variance.**
5. Trash Compactor: Accessory structures must be located in the rear yard or interior side yard. **The applicant should relocate the proposed trash compactor or seek a Zoning Board of Appeals variance.** The screen wall proposed for the trash compactor should be at least one foot higher than the compactor. **The applicant should indicate the height of the trash compactor.**
6. Exterior Lighting: A photometric plan was submitted with the Preliminary Site Plan. There were a number of deficiencies. Please see the attached lighting review chart for additional information.

Special Land Use Considerations

In the RC District, a retail establishment whose principal activity is the sale of merchandise in an enclosed building falls under the Special Land Use requirements (Section 1903.11). One of the main planning related requirements with respect to Special Land Use is the submittal of a noise analysis. The applicant has submitted a noise analysis prepared by Kolano and Saha Engineers Inc. discussing noise pollution from outdoor mechanical equipment and truck deliveries. The report indicates that the noise emanating from rooftop mechanical equipment and delivery activities during peak periods of operation would be well below the ordinance limits for adjacent non-residential receiving zones.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit 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.

Additional Requirements

In the RC District, there are additional requirements for enclosed retail establishments as noted in Section 1702.1. Namely, the proposed retail establishment should be part of an existing or developing planned commercial shopping center. The proposed Best Buy would be located on the Twelve Oaks Mall ring road and therefore considered a part of the existing Twelve Oaks Mall shopping area. In addition, retail establishments are also subject to the site plan review requirements of Section 2406.4 of the ordinance. This would require the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan.

Section 2406.4.A of the Zoning Ordinance outlines specific factors the Planning Commission and City Council shall consider in the review:

1. The plan meets all the requirements of Section 2516 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual. *Deficiencies and appropriate relief remedies are indicated in the review letters.*
2. The plan satisfies the intent of the Special Land Use provisions as stated in Section 2516.2.c. *See the Special Land Use Considerations noted in this Plan Review Letter.*
3. The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and Development Manual. *The applicant has provided a Community Impact Statement and Traffic Study. See the attached Traffic Review Letter for additional information regarding the Traffic Study.*
4. The plan satisfies the intent of this Section with respect to use of the land and principal and accessory use relationships within the site as well as with uses on adjacent sites.
5. That all existing or proposed streets, road, utilities and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements. *See the attached Engineering Review Letter for additional information.*
6. The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site

- engineering requirements. *See the attached Plan Review Chart for additional information.*
7. That there exists a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between:
 - a. The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features. *Minimal topography for adjacent properties is included in the Preliminary Site Plan package.*
 - b. The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances. *The applicant has adequately screened mechanical appurtenances and service areas from adjacent properties.*
 - c. The rooftops of buildings that may lie below street levels or from windows of higher adjacent buildings. *The Planning Commission may want to see an additional graphical illustration of the proposed buildings in relation to surrounding buildings and roadways due to the grade changes in the area.*
 - d. Landscape plantings, off-street parking areas and service drives on adjacent lands. *See the Landscape Review Letter for additional information.*
 - e. Compliance with street, road and public utility layouts approved for the area. *See the Engineering and Traffic Review Letters for additional information.*
 - f. The architecture of the proposed building including overall design and façade materials used. Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area. *See the Façade Review Letter for additional information.*

Section 2406.4.B indicates the City Council shall review the proposed plan considering the Planning Commission's recommendation and the requirements of Section 2406.4.A. As part of its approval of the Preliminary Site Plan, the Council is permitted to impose conditions that are reasonably related to the purposes of this section and that will:

1. Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
2. Protect the natural environment and conserving natural resources and energy;
3. Insure compatibility with adjacent use of land; and
4. Promote the use of land in a socially and economically desirable manner.

Response Letter

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 next set of plans submitted highlighting the changes made to the plans addressing each of the comments listed above.

Pre-Construction Meeting

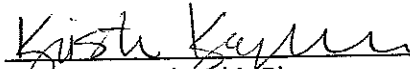
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Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the 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. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. If you have questions regarding the checklist or the Pre-Con itself, 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 at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, Planner

Attachments: Planning Review Chart
Lighting Review Chart

