



## SOMNIO GLOBAL PARKING EXPANSION JSP21-26

### **SOMNIO GLOBAL PARKING EXPANSION JSP21-26**

Consideration at the request of Somnio Global for approval of revised Preliminary Site Plan. The subject property is located in Section 15 south of Twelve Mile Road, west of Taft Road, and is zoned OST, Office Service Technology. The applicant is proposing to provide 17 striped parking spaces in a portion of the loading area to the north of the existing building in order to accommodate a tenant on a temporary basis.

### **Required Action**

Approval/denial of the revised Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	8-20-21	<ul style="list-style-type: none"><li>• <b>Waiver to allow painted end islands in lieu of raised curbed end islands</b></li><li>• <b>Approval limited to the term of the tenant's occupancy</b></li><li>• Items to be addressed on the Electronic Stamping Set submittal</li></ul>
Engineering	Approval recommended	8-19-21	<ul style="list-style-type: none"><li>• Items to be addressed on the Electronic Stamping Set submittal</li></ul>
Fire	Approval recommended	8-6-21	<ul style="list-style-type: none"><li>• No additional concerns</li></ul>

## **MOTION SHEET**

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

In the matter of Somnio Global Temporary Parking Expansion, JSP21-26, motion to **approve** the revised Preliminary Site Plan based on and subject to the following:

- a. At the end of the tenant's anticipated three-year lease, the temporary parking lot striping and other improvements shall be removed and the loading areas shall be restored to the previously approved configuration, *unless Planning Commission approval is granted to extend the parking;*
- b. A waiver to allow the proposed painted end islands in lieu of raised islands, *as traffic circulation at this location is anticipated to be low and the painted islands will meet the dimensional requirements of the Ordinance as shown in the applicant's response letter, which is hereby granted;*
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- d. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**- OR -**

### **Denial – Preliminary Site Plan**

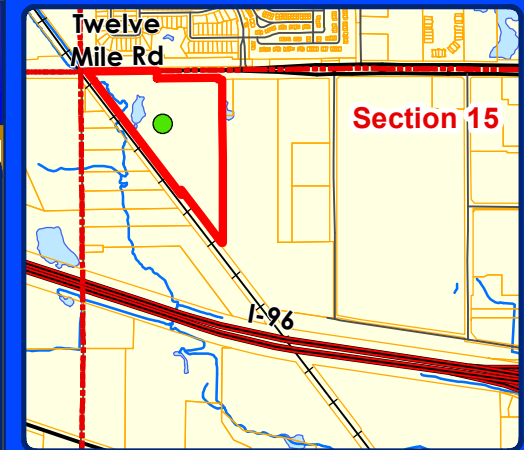
In the matter of Somnio Global Temporary Parking Expansion, JSP21-26, motion to **deny** the revised Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**MAPS**  
**Location**  
**Zoning**  
**Future Land Use**  
**Natural Features**


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# JSP 21-26 SOMNIO GLOBAL TEMP PARKING

## LOCATION



### LEGEND

 Subject Property



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Lindsay Bell  
Date: 9/7/21  
Project: SOMNIO PARKING  
Version #: 1



1 inch = 250 feet

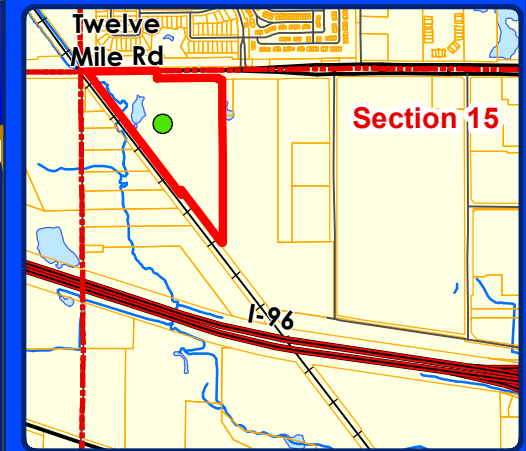


### MAP INTERPRETATION NOTICE


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# JSP 21-26 SOMNIO GLOBAL TEMP PARKING

## LOCATION DETAIL



### LEGEND

 Subject Property



### City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
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Version #: 1



1 inch = 167 feet

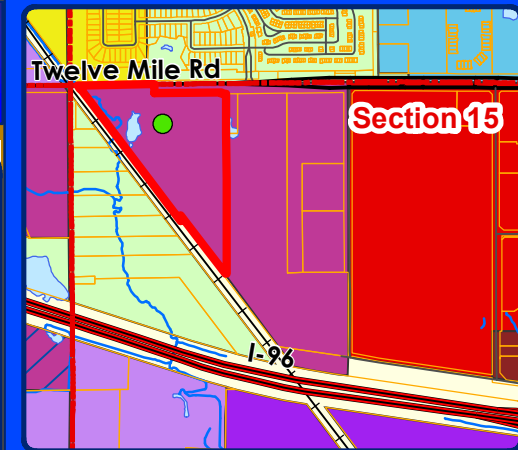
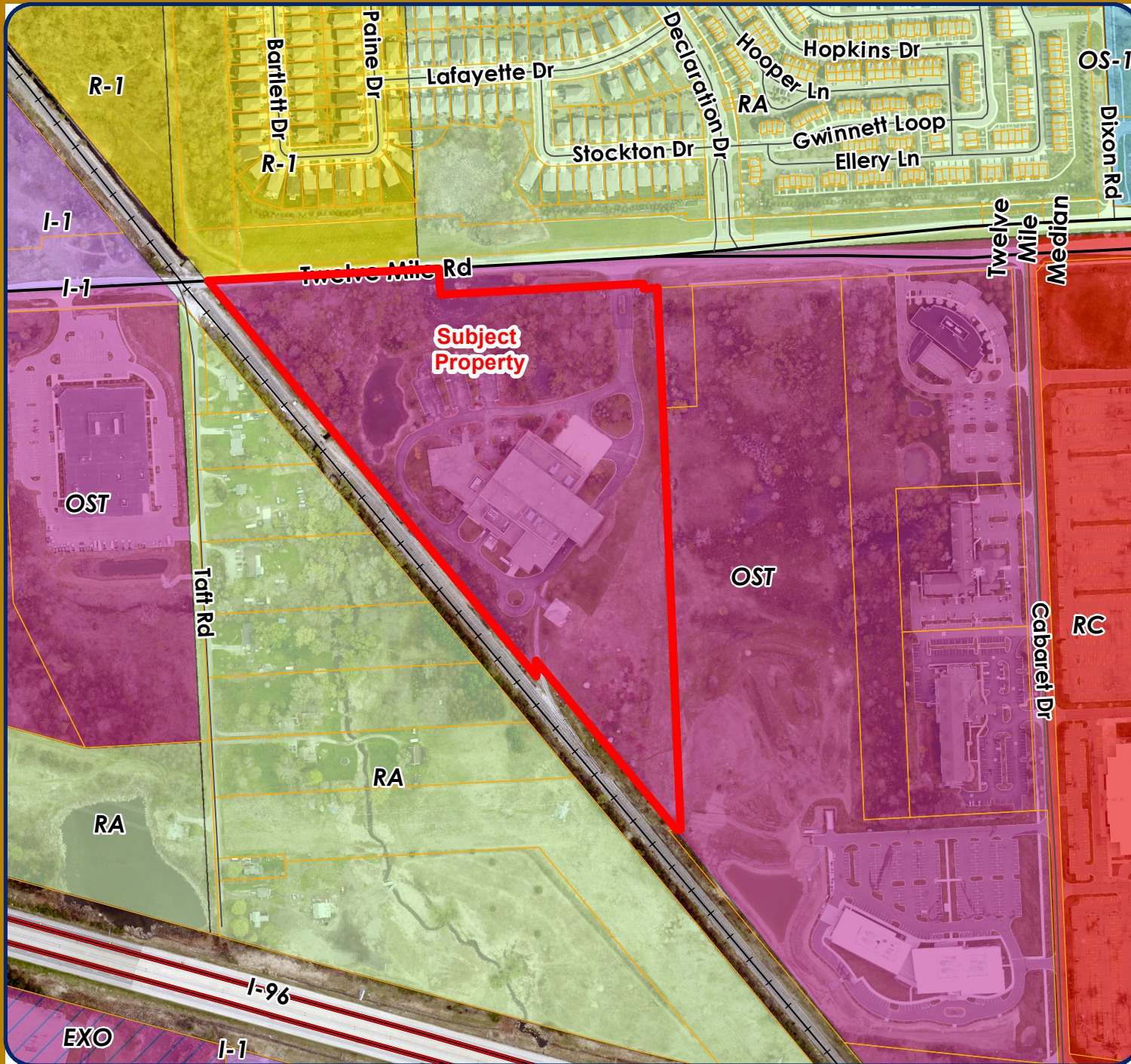


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# JSP 21-26 SOMNIO GLOBAL TEMP PARKING

## ZONING



**LEGEND**


- R-A: Residential Acreage
- R-1: One-Family Residential District
- C: Conference District
- EXO: OST District with EXO Overlay
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- Subject Property


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[cityofnovi.org](http://cityofnovi.org)

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Feet  
 0 90 180 360 540

1 inch = 417 feet

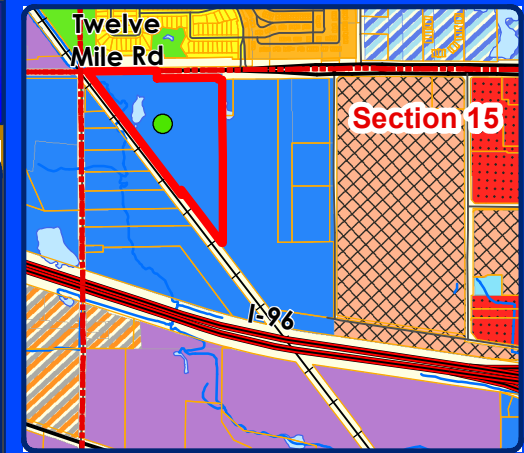


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# JSP 21-26 SOMNIO GLOBAL TEMP PARKING

## FUTURE LAND USE



### LEGEND

- Single Family
- Multiple Family
- Community Office
- Office Research Development Technology
- Industrial Research Development Technology
- Regional Commercial
- City West
- PD2
- Public
- Public Park
- Subject Property



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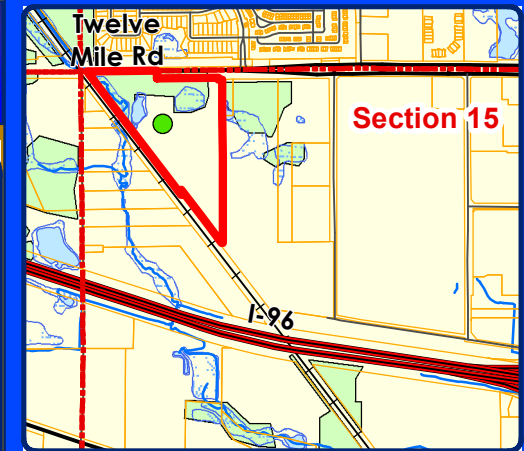


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# JSP 21-26 SOMNIO GLOBAL TEMP PARKING

## NATURAL FEATURES



### LEGEND

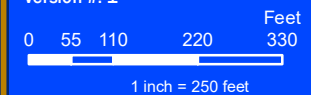
-  WETLANDS
-  WOODLANDS
-  Subject Property



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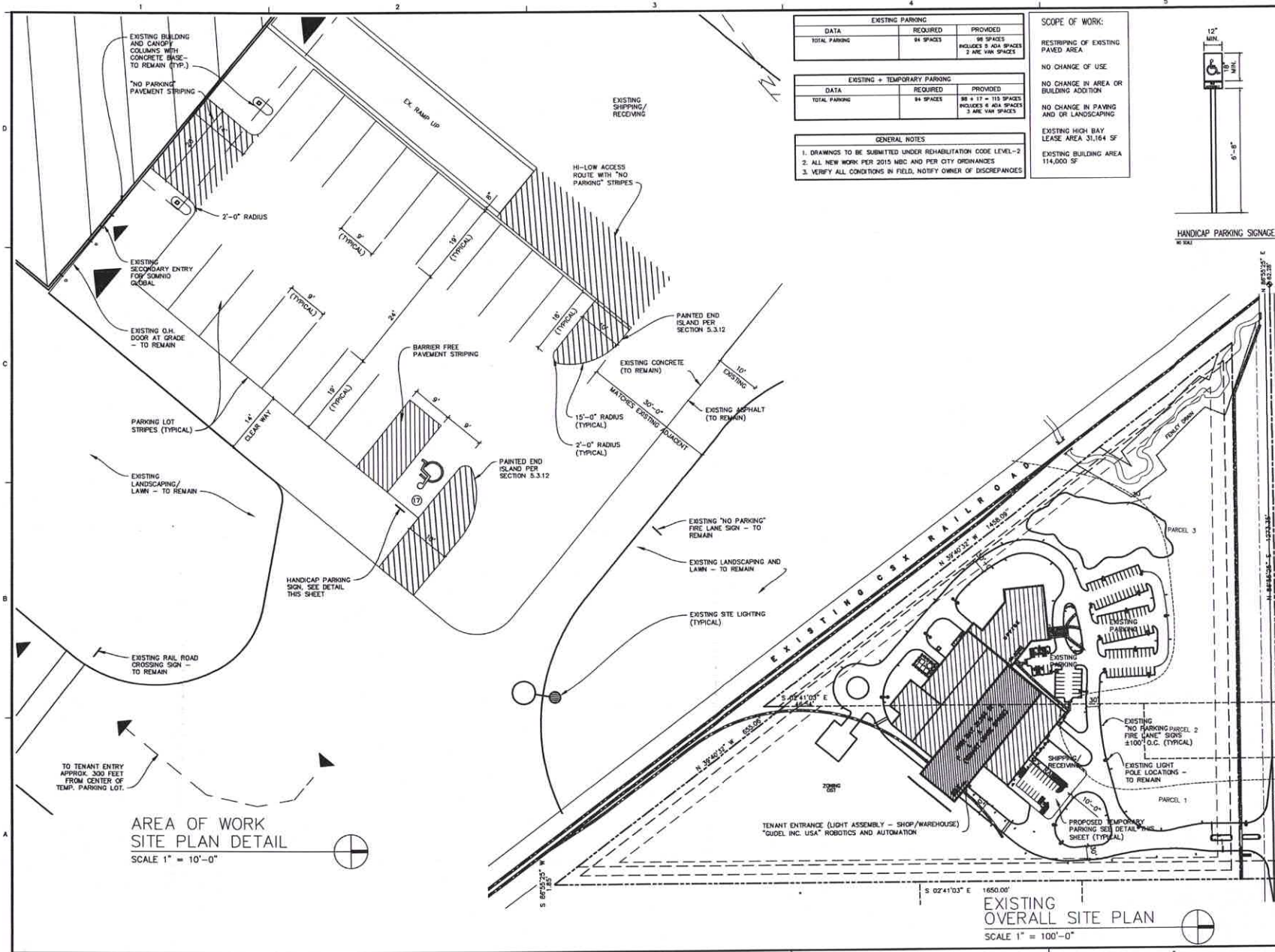


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**SITE PLAN**



EXISTING PARKING		
DATA	REQUIRED	PROVIDED
TOTAL PARKING	94 SPACES	96 SPACES INCLUDES 8 ADA SPACES 2 ARE VAN SPACES

EXISTING + TEMPORARY PARKING		
DATA	REQUIRED	PROVIDED
TOTAL PARKING	94 SPACES	88 ± 17 = 113 SPACES INCLUDES 8 ADA SPACES 3 ARE VAN SPACES

GENERAL NOTES
1. DRAWINGS TO BE SUBMITTED UNDER REHABILITATION CODE LEVEL-2
2. ALL NEW WORK PER 2015 NBC AND PER CITY ORDINANCES
3. VERIFY ALL CONDITIONS IN FIELD, NOTIFY OWNER OF DISCREPANCIES

**SCOPE OF WORK:**

RESTRIPEING OF EXISTING PAVED AREA

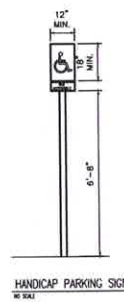
NO CHANGE OF USE


NO CHANGE IN AREA OR BUILDING ADDITION

NO CHANGE IN PAVING AND/OR LANDSCAPING

EXISTING HIGH BAY LEASE AREA 31,164 SF

EXISTING BUILDING AREA 114,000 SF





NOVA Consultants, Inc.  
21580 Novi Road  
Suite 300  
Novi, MI 48375  
Phone: (248) 347-3512  
Fax: (248) 347-4152  
www.novaconsultants.com

ISSUED		
DATE	DESCRIPTION	APPV.
7/23/2021	PRELIMINARY	SV
7/28/2021	CLIENT REVIEW	SV
7/27/2021	REVIEW	SV
8/24/2021	PERMIT	SV

REVISED			
NO.	DATE	DESCRIPTION	APPV.

CERTIFICATION	
DESIGNED BY	CHECKED BY
SOMNIO GLOBAL 45145 W. 12 MILE RD. NOVI, MI 48377	
TEMPORARY PARKING	

PROJECT NUMBER	21-07-1102	SHEET NUMBER	C-101
DRAWN BY	GAK		
SCALE	SV		
SHEET SIZE	22x34		

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

August 20, 2021

## Planning Review Somnio Global - Parking JSP 21-26

### PETITIONER

Somnio Global, LLC

### REVIEW TYPE

Combined Preliminary & Final Site Plan

### PROPERTY CHARACTERISTICS

<b>Section</b>	15	
<b>Site Location</b>	South of Twelve Mile Road, East of Taft Road; 22-15-126-015	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	OST: Office Service Technology	
<b>Adjoining Zoning</b>	North	RA, R-1: Single Family
	East	OST: Office Service Technology
	West	Railroad; RA Single Family
	South	Railroad; RA Single Family
<b>Current Site Use</b>	Research & Development	
<b>Adjoining Uses</b>	North	Single Family
	East	Vacant land
	West	Single Family
	South	Single Family
<b>Site Size</b>	23.88 acres	
<b>Plan Date</b>	July 27, 2021	

### PROJECT SUMMARY

The applicant is proposing to stripe an existing paved area in their loading zone on the northeast side of the building to create 18 new parking spaces. The new spaces would allow a tenant's employees to park closer to the access door to their leased space. The applicant indicates the parking spaces would be temporary, as the lease terms are for three years, and they plan to reoccupy the space at that time. There are 98 permanent parking spaces northwest of the building for Somnio's employees.

### RECOMMENDATION

**Planning recommends approval of the Combined Preliminary & Final Site Plan.** The plan mostly conforms to the requirements of the Zoning Ordinance, with deviations identified below. All reviewers recommend approval of the Combined Preliminary & Final Site Plan. **Please address the items listed in all reviews in your response letter to the Planning Commission.**

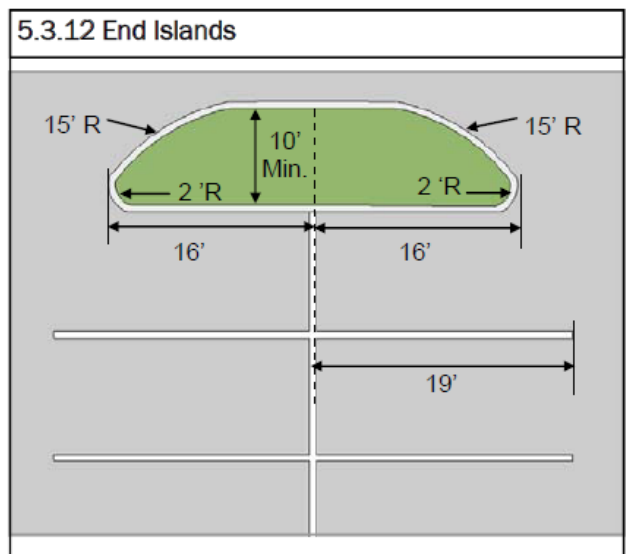
### ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please address the items in **bold** below for the next submittal.

1. Administrative Approval (Sec. 6.1.C): A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances: when the plan

only proposes improvements to or expansion of an existing off-street parking area. *This plan would qualify for administrative approval, however as the layout proposed does not meet all ordinance standards the Planning Commission and/or Zoning Board of Appeals must approve waivers and/or variances.*

2. End Islands (Sec. 5.3.12): End islands with raised curbs and landscaping are required at the end of all parking bays that abut traffic circulation aisles in off-street parking lots. For surface lots 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 islands and may allow for painted islands only. The end islands, whether raised or painted, shall generally be at least 10 feet wide, have an outside radius of 15 feet, and be constructed 3 feet shorter than the adjacent parking stall (see image below). Staff supports the waiver to allow the end islands to be painted given the intent that the parking be temporary. **The current plan shows the painted islands to be 2 feet wide. Revise the painted end islands to meet the dimensional requirements of the ordinance, or seek a variance from the Zoning Board of Appeals.**



3. Barrier Free Parking: Federal ADA law requires accessible parking spaces for each parking facility on a site, such as lots and garages. Requirements apply equally to public and employee or restricted parking. On sites with multiple parking facilities (or separate parking lots), the minimum number of accessible spaces must be calculated separately for each parking facility instead of on the combined total of parking spaces provided on the site. **The applicant should provide the minimum of one barrier-free space for this parking lot.**
4. Building Permit: A Building Permit may be required for this project. Please contact the Building Department to determine what is required.
5. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

## OTHER REVIEWS

- a. Engineering Review: Engineering recommends **approval** of the Preliminary/Final Site Plan with comments to be addressed on the Electronic Stamping Set.
- b. Fire Review: Fire recommends **approval**.

### **NEXT STEP: PLANNING COMMISSION MEETING**

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Since the plan will require a waiver from the Planning Commission for painted end islands, this item will be placed on the September 22, 2021, agenda for consideration. **Please submit the following no later than noon on September 15, 2021 if you wish to keep this schedule:**

1. Original Site Plan submittal in PDF format (maximum of 10MB).
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers & variances as you see fit.**

### **ZONING BOARD OF APPEALS MEETING**

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**If the dimensions of the painted end islands cannot be revised to meet the Ordinance requirements, then the applicant should then seek Zoning Board of Appeals variance.** The application can be found at this [link](#). Please contact staff at 248-347-0459 for meeting and deadline schedules.

### **ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER**

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After receiving necessary approvals of waivers or variances, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.** *If required, drafts for all legal documents with a legal transmittal are to be submitted along with the electronic stamping set.*

### **STAMPING SET APPROVAL**

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Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **7 size 24" x 36" copies with original or electronic signature and original or electronic seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for Final Stamping Set approval.

### **CHAPTER 26.5**

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Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248.347.0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).



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Lindsay Bell, AICP, Senior Planner



## PLANNING REVIEW CHART: OST – Office Service Technology

**Review Date:** August 20, 2021  
**Review Type:** Preliminary/Final Site Plan  
**Project Name:** **JSP21-26 SOMNIO PARKING LOT EXPANSION**  
**Location:** 22-15-126-015  
**Plan Date:** July 27, 2021  
**Prepared by:** Lindsay Bell, Senior Planner  
**E-mail:** lbell@cityofnovi.org; **Phone:** (248) 347-0484

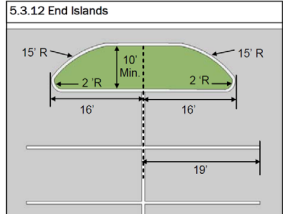
Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b>	Office Research Development and Technology	No Change	Yes	
<b>Area Study</b>	The site does not fall under any special category	NA	NA	
<b>Zoning</b> <i>(Effective January 8, 2015)</i>	OST: Office Service Technology	No Change	Yes	
<b>Uses Permitted</b> (Sec 3.1.18.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses	18 parking space expansion; No building expansion proposed	Yes	<b>Temporary parking proposed</b>
<b>Height, bulk, density and area limitations</b> <i>(Sec 3.1.18)</i>				
<b>Frontage on a Public Street.</b> <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Frontage on 12 Mile – no change	NA	
<b>Access to Major Thoroughfare</b> <i>(Sec. 5.13)</i>	vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	No Change	NA	
<b>Minimum Zoning Lot Size</b> for each Unit in Ac <i>(Sec 3.6.2.D)</i>	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
<b>Minimum Zoning Lot Size</b> for each Unit: Width in Feet			NA	
<b>Open Space Area</b>	----	No Change	NA	
<b>Maximum % of</b>	<i>(Sec 3.6.2.D)</i>	No Change	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Lot Area Covered</b> (By All Buildings)				
<b>Building Height</b> (Sec. 3.1.23.D)	46 ft. or 3 stories	No Change	NA	
<b>Building Setbacks</b> (Sec 3.1.23.D)				
Front (12 Mile Road)	50 ft	No Change	NA	
Interior Side (West)	50 ft (Sec. 3.6.2.C)	No Change	NA	
Interior Side (East)	50 ft	No Change	NA	
Rear (South)	50 ft	No Change	NA	
<b>Parking Setback</b> (Sec 3.1.23.D) & Refer to applicable notes in Sec 3.6.2				
Front (12 Mile Road)	35 ft (Sec. 3.6.2.E)	Complies	Yes	
Interior Side (West)	20 ft	Complies	Yes	
Interior Side (East)	20 ft	Complies	Yes	
Rear (South)	20 ft	Complies	Yes	
<b>Note To District Standards</b> (Sec 3.6.2)				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		NA	
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking is allowed in front yard in OST District if observes the minimum off-street parking setback requirements of the Ordinance		NA	
<b>Setback from Residential District</b> (Sec 3.6.2.H)	In OST district, distance between buildings shall be governed by Sec. 3.8.2 or by maximum setback requirements of the district, whichever is greater		NA	
<b>Wetland/Watercourse Setback</b> (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained		NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Existing landscaping	NA	



Item	Required Code	Proposed	Meets Code	Comments
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Parking setbacks conform to the minimum required	NA	
<b>Parking, Loading and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b> -	Offices or Professional Offices (Sec.5.2.12.D)  - One (1) space for each 222 square feet of Gross Leasable area - 24,400/222 = 110 spaces required	<ul style="list-style-type: none"> <li>Existing parking lot sufficient for building use 98 spaces</li> <li>Proposed parking lot adds 18 spaces</li> <li>A total of 116 spaces would be provided between existing and proposed parking.</li> </ul>	Yes	<p><b>Provide existing parking calculations on the plans</b></p> <p><b>Applicant wishes to lease part of the building for 3 years, with entrance separate from current occupant - 18 additional spaces would be closer to dedicated entrance</b></p>
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	9 ft. x 19 ft. 90° spaces with 24 foot access aisle;	Yes	
<b>Parking Ingress/Egress</b> (Sec. 5.3.4)	- Adequate ingress and egress to the parking lot by means of clearly limited and defined drives	Drives areas do not cross residential districts	Yes	
<b>Parking stall located adjacent to a parking lot entrance</b> (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Not applicable	NA	
<b>End Islands</b> (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 10 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	2' Striping at the end of the aisle proposed	No	<p><b><u>Painted islands must have same dimensions as raised islands – or ZBA variance would be required</u></b></p> <p><b>Due to temporary nature of the parking, painted end islands may be used in lieu of curbed/landscaped islands – Planning Commission would need to approve the waiver</b></p>

Item	Required Code	Proposed	Meets Code	Comments
				
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	1 barrier free parking spaces are required (for total 18 spaces)	No BF spaces proposed	<b>No</b>	<i>Accessible parking spaces must be located on the shortest accessible route to an accessible entrance</i>
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces			
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.			
<b>Loading Spaces</b> <i>(Sec. 5.4.1)</i>	Loading space shall be provided in the rear yard or in the case of a double frontage lot, interior side yard, in ratio of 5 sf/front foot of building up to total of 360 sf/building	Converting existing loading area to parking	<b>Yes?</b>	<b>New tenant will have indoor loading area</b>
<b>OST District Required Conditions (Sec 3.20)</b>				
<b>Additional Height</b> <i>(Sec. 3.20.1)</i>	Properties north of Grand River Avenue: Max height is 65 ft. with additional setbacks of 2 ft. for every 1 ft. in excess of 46 ft.	No change to building height	NA	
<b>Loading and Unloading Screening</b> <i>(Sec. 3.20.2.A)</i>	Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-of-way, and adjacent properties, except for required driveway access.	No change to existing loading area proposed	No	
<b>Required Parking Calculation</b> <i>(Sec. 3.20.2.B)</i>	A floor plan indicating different uses, leasable floor space used for calculating parking should be shown on	No change to floor plans	NA	

Item	Required Code	Proposed	Meets Code	Comments
	the plans			
<b>Additional conditions for permitted uses in 3.1.23.B.ii - v</b> (Sec. 3.20.2.C)	Uses permitted under subsections 3.1.23.B.ii – v shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless conditions in Section 3.20.2.C are met	Not adjacent to residential	NA	
<b>Outdoor Storage</b> (Sec. 3.20.D)	The outdoor storage of goods or materials shall be prohibited.	None proposed	Yes	
<b>Sidewalks and Pathways</b>				
<b>ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES</b> (Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,)	<ul style="list-style-type: none"> <li>- New streets, sidewalks required on both sides.</li> <li>- Arterials and collectors: 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan,"</li> <li>- industrial service streets: no sidewalk</li> <li>- local streets and private roadways: five (5) feet</li> </ul>	No sidewalk on 12 Mile Road	NA	
<b>Pedestrian Connectivity</b>	<ul style="list-style-type: none"> <li>- Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets</li> <li>- Building exits must be connected to sidewalk system or parking lot.</li> </ul>	Pedestrians will use existing road to get from parking to dedicated entrance	Yes	
<b>Other Requirements</b>				
<b>Exterior lighting</b> (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	No new lighting proposed	Yes	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not Provided	No	<b>Provide with Final Stamping Set submittal</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).			
<b>Economic Impact Information</b>	- Total cost of the proposed building & site improvements  - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not Applicable	NA	
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Not Applicable	NA	
<b>Development/ Business Sign</b>	Signage if proposed requires a permit.			<u>Contact Ordinance at 248-735-5602 if any changes to existing signs are proposed</u>
<b>Property Split or Combination</b>	Property split or combinations should be reviewed and approved prior to final stamping set approval			
<b>Site Addressing</b>	Application for a new address can be submitted after Preliminary Site Plan approval	The new site may or may not require a new address after combination is approved	Yes?	<u>For more information contact Brian Riley at 248-347-0438</u>

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

August 19, 2021

## Engineering Review

Somnio Global Parking  
JSP21-0026

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### Applicant

Somnio Domus, LLC

### Review Type

Combined Preliminary & Final Site Plan

### Property Characteristics

- Site Location: 45145 West Twelve Mile Road
- Site Size: 23.9 acres
- Plan Date: 07/27/2021
- Design Engineer: Nova Consultants, Inc.

### Project Summary

- Striping of 18 proposed parking spaces on existing concrete pavement.
- No building construction or changes to utilities are proposed.

### Recommendation

**Approval of the Combined Preliminary & Final Site Plan is recommended, with items to be addressed at Stamping Set submittal.**

### Comments:

The Combined Preliminary & Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance, and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

### Paving & Grading

1. Per City Zoning Ordinance, painted islands will require a waiver from the Planning Commission.
2. The 2-foot-wide painted end islands do not conform to the City standard island design and shall be revised (i.e. 2' minor radius, 15' major radius, minimum 10' wide, 3' shorter than adjacent 19' stall). Consider shortening the 20-foot-long striping proposed adjacent to the building to transfer the additional 8 feet of width required for the painted islands.

3. **Once striping has been completed, please contact Victor Boron for final inspection.**

**Soil Erosion and Sediment Control**

4. No SESC permit is required.

**Prior to preparing stamping sets**, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Victor Boron at (248) 735-5695 with any questions.



Victor Boron  
Project Engineer

cc: Lindsay Bell, Community Development  
Angela Sosnowski, Community Development  
Ben Croy, PE; Engineering  
Humna Anjum, Engineering  
Kate Purpura, Engineering

## FIRE REVIEW

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August 6, 2021

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Christian Carroll - Plan Review Center  
Madeleine Daniels - Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

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**City Manager**  
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**Fire Chief**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**  
John B. Martin

RE: Somnio/Gudel Temporary Parking

**JSP21-26**  
PSP# 21-0051

**Project Description:**

Temporary parking in Loading Dock Area.

**Comments:**

Meets Fire Department Standards

**Recommendation:**

APPROVED

Sincerely,

Kevin S. Pierce-Fire Marshal  
City of Novi - Fire Dept.

cc: file

**Novi Public Safety Administration**  
45125 Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**APPLICANT RESPONSE LETTERS**

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To:

City of Novi Planning Department  
451475 10 Mile Road  
Novi, MI 48375

September 3, 2021

**Subject: JSP 21-26 Somnio Domus Temporary Parking Permit Application – Response Letter**

This letter is in response to the Plan Review Center Report provided by the City on August 20th, 2021. Our responses to the issues raised in the Report are as follows:

1. Parking End Islands – The plan has been revised as per section 5.3.12 to meet the dimensional requirements of the ordinance at a width of 10'. See attached amended plan. We are therefore not seeking a variance from the zoning board of appeals,
2. Barrier Free Parking – One barrier free parking spot has been included.

I trust that this addresses all issues and please advise when you wish the stamped drawings to be submitted.

Best Regards



Steve Annear  
Vice President  
Somnio Domus

Attached:

Original Application Letter  
Copy of Amended Plan

To:

City of Novi Planning Department  
451475 10 Mile Road  
Novi, MI 48375

**Subject: JSP 21-26 Somnio Domus Temporary Parking Permit Application**

This letter is in response to the Pre-Application Checklist provided by the City on June 10<sup>th</sup>, 2021 and is supported by the enclosed application documents:

1. Somnio Parking Other Agency Checklist
2. Somnio Parking Application for Land Use Approval
3. Somnio Parking Final Checklist
4. Tenant Hazardous Material Survey
5. Engineering Drawings – 7 copies

**Project Description:**

Somnio Domus, LLC. owns the land and building (purchased in 2013) located at 45145 W.12 Mile Rd, Novi. The site is zoned OST and the building is primarily occupied by a related party, Somnio Global, LLC, a research and development organization that has occupied the building since 2013. Somnio Domus has recently leased 31,164 square feet of the building to an external tenant, Gudel Inc. for a three year period. Gudel will have independent access to the building at the south-eastern corner of the structure. This access point is some distance from the existing parking areas so we request a temporary permit for 18 additional parking spots on an existing concrete apron, close to the Gudel entry. This apron is adjacent to unused loading docks.

Please note that as a result of the feedback received in the Pre-Application process, the application now removes any request for parking in the driveway leading to the Gudel entry point and we request only for parking to be approved on the concrete apron.

**Specific Responses to the Pre-Application Checklist:**

**Uses Permitted:** Temporary Parking Application is hereby applied for as per attached.

**Parking Setback Screening:** Area has existing landscape screening and no new landscaping is proposed.

**Number of Parking Spaces:** Provided on the engineering plan and has been amended to request only 18 regular spots. The site already has 5 ADA compliant spots including two that are van accessible. No extra barrier free parking spots are requested.

**Parking Space Dimensions and Maneuvering Lanes:** Revised plan has removed parallel parking spots. All proposed spots are 19 feet long and 9 feet wide. A central maneuvering lane of 24 feet is now included.

**Parking Ingress/Egress:** A 30 feet wide lane is now provided at the end of the parking area with 24 feet wide space between the two rows of parking spots. There is no dead end driveway parking proposed.

**End Island:** Painted islands are proposed.

**Barrier Free Space Dimension:** This space is no longer proposed as the site has an existing 5 barrier free spaces, 2 of which are van accessible.

**Barrier Free Signs:** No longer required.

**Minimum Number of Bicycle Parking:** N/A – Temporary parking spots are being proposed.

**Loading Spaces:** New tenant will have a dedicated loading lane than is a one way lane through the building.

**Pedestrian Connectivity:** Route from the temporary carpark to the dedicated access door is noted on the engineering plan.

**Exterior Lighting:** No new lighting is proposed.

**Design and Construction Standard Manual:** Description is provided on the plan.

**General Layout:** Formal plans are submitted with the application.

**Intent:** No new fixtures are proposed.

**Engineering Review:** Issues have been addressed in formal plan.

**Traffic Impacts:** The new tenant estimates that, when in full use, they will typically have a range of 5-15 people working on site. Currently, there are approx. 35 Somnio employees working on site on a daily basis.

**Cost Estimate:** The total cost for the project is estimated and \$12,500.00, of which \$6,500 is for engineering consulting and production of plans.

**Hazardous Materials Survey:** The tenant's survey is included in this submission.

I trust that this detail provides satisfactory responses to the pre-application feedback. Please do not hesitate to contact me should you require any further information.

Yours Sincerely,

Steve Annear  
Vice President  
Somnio Domus, LLC