



CITY of NOVI CITY COUNCIL

Agenda Item 1
August 11, 2014

SUBJECT: Approval of the request of Novi Town Center Investors for Town Center Fountain Shops JSP14-24, for the Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located at the intersection of Ingersol Drive and Crescent Boulevard in the TC, Town Center district. The applicant is proposing a 7,108 square foot retail building.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Banks*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The applicant is proposing to construct a 7,108 square foot retail building and pedestrian plaza as part of the overall 47.77 acre Town Center Shopping Center Development. The proposed building and plaza will be located at the corner of Ingersol Drive and Crescent Boulevard, which currently is developed with an existing plaza, fountain, and parking.

The plan shows the development of a retail and/or restaurant building, with outside dining areas, surrounded by a landscaped pedestrian plaza, fountain and artwork (please see attached rendering). Retail businesses and restaurants or other places serving food or beverage (except those having the character of a drive-in or having a drive-through facility), are both permitted uses in the TC, Town Center District.

All staff and consultant reviews recommended approval of the plan. The planning review notes that a City Council waiver for a reduced front setback, from 50 feet to 20 feet, is required. The northwest corner of the building is proposed to be located within 27 feet of Crescent Boulevard, and the adjacent covered outdoor seating area is located within 20 feet of Crescent Boulevard. In the Town Center District, setbacks may be reduced by City Council provided:

- (1) It will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premise;
- (2) It would result in a more desirable relationship between a proposed building and an existing building; and
- (3) The adherence to a minimum required setback would result in the establishment of non-usable land area that could create maintenance problems.

It is staff's opinion that the standards of this section of the ordinance noted above have been met, and the waiver is supported.

The landscape review notes that a City Council waiver is needed to allow a waiver of the required decorative wall along the Crescent Boulevard and Ingersol Drive rights of way. Staff supports this waiver as the required wall would obscure the proposed pedestrian amenities, including the landscaped plaza, fountain and proposed artwork, as shown on the proposed site plan and which will enhance the desirability of the Town Center. Additionally, no such walls or fences currently exist within the vicinity of the development.

A total of twenty existing parking spaces will be removed as a part of the site plan, but will be replaced with thirteen new parking spaces, including four barrier free parking spaces. The parking requirements for the overall Town Center development are still satisfied with the construction of the proposed project.

The Planning Commission considered the Preliminary Site Plan and Storm Water Management Plan at the meeting of July 23, 2014, and has recommended approval of both items. Relevant meeting minutes are attached.

RECOMMENDED ACTION: The following 2 motions are recommended:

Motion 1

Approval of the Preliminary Site Plan based on, with, and subject to the following:

- a. City Council approval of a building setback reduction from 50 feet to 20 feet along Crescent Boulevard is hereby granted since the plan meets the standards of Ordinance Section 1603.4 as noted in the review letter; and
- b. City Council waiver of the required 3 foot tall decorative wall along the rights of way is hereby granted since the proposed landscaping features and pedestrian amenities provide an attractive substitute; and
- c. Subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made based on and subject to the site plan and site being in compliance with all applicable provisions of the Zoning Ordinance, including Articles 16, 24 and 25, and all applicable City Zoning Ordinance approvals, decisions, conditions and permits.

Motion 2

Approval of the Storm Water Management Plan, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because, with those items addressed, the Plan will be in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP14-24 Town Center Fountain Shops

Location



Map Legend

 Subject Property

Feet
0 45 90 180 270

1 inch = 165 feet



City of Novi

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

Map Author: Sara White
Date: 06-30-14

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.

JSP14-24 Town Center Fountain Shops

Zoning



Map Legend

-  Subject Property
-  TC: Town Center



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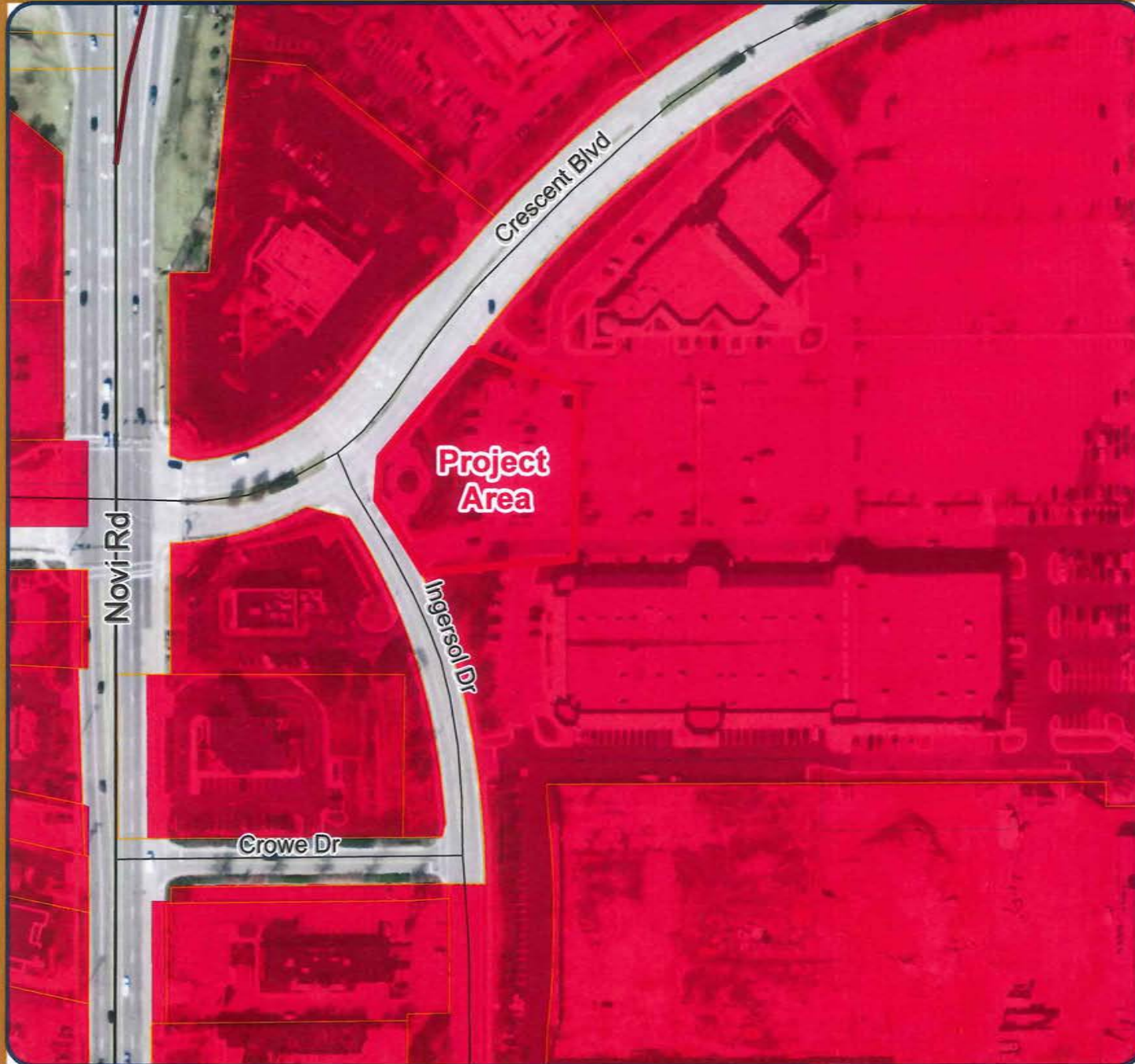
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JSP14-24 Town Center Fountain Shops

Future Land Use



Map Legend

-  Subject Property
-  Town Center Commercial



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JSP14-24 Town Center Fountain Shops

Natural Features



Map Legend

 Subject Property



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Community Development Dept.
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cityofnovi.org

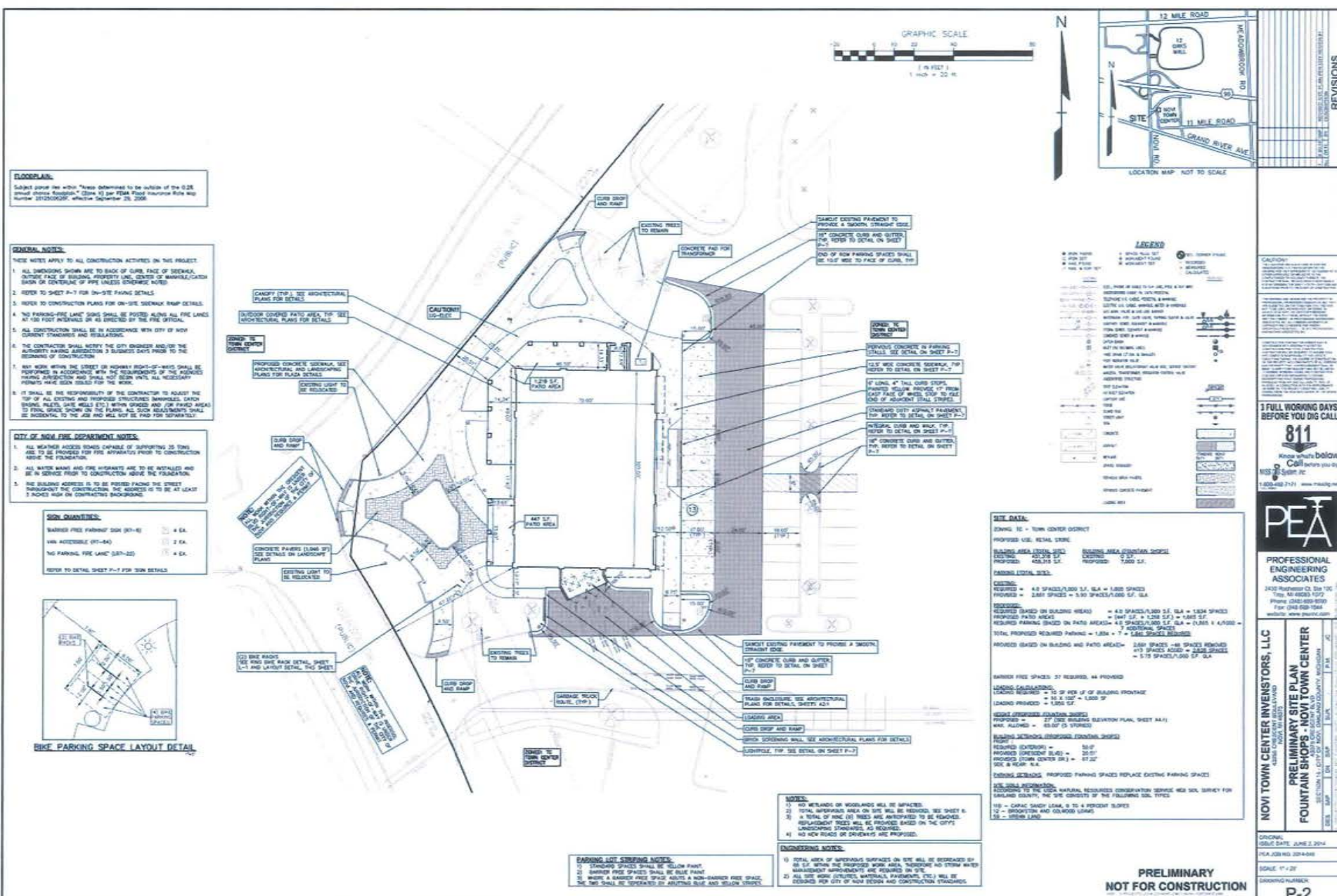
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SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



FLOORPLANS:
 Subject your site within "Areas Determined to be within of the 0.25 Acre Flood Hazard Zone" (Zone V) per FEMA Flood Hazard Risk Map Number 2102000200C, effective September 20, 2006.

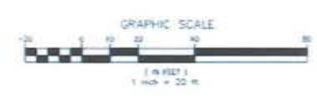
GENERAL NOTES:
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
 1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CAUTION BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET P-7 FOR IN-SITE PARKING DETAILS.
 3. REFER TO CONSTRUCTION PLANS FOR ON-SITE SIDEWALK RAMP DETAILS.
 4. "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS SPECIFIED BY THE FIRE DEPARTMENT.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVY CURRENT STANDARDS AND REGULATIONS.
 6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 7. ALL WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE PERMITS, JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES, MANHOLES, DITCH CHANNELS, PAVED AREAS, SHALL BE WITHIN 0.05 FEET OF FINISH HEIGHTS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

CITY OF NOVY FIRE DEPARTMENT NOTES:
 1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 25 TONS ARE TO BE PROVIDED FOR THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION BEGINS THE FOUNDATION.
 2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE SIGNS TO BE AT LEAST 7 FEET HIGH ON CONTRACTOR'S BACKGROUND.

Sign Quantities:
 BARRIER FREE PARKING SIGN (801-8) 4 EA.
 VAN ACCESSIBLE (801-8A) 2 EA.
 NO PARKING FIRE LANE (307-20) 4 EA.
 REFER TO DETAIL SHEET P-7 FOR SIGN DETAILS.



BIKE PARKING SPACE LAYOUT DETAIL



REVISIONS

NO.	DATE	DESCRIPTION
1	06/24/2014	ISSUED FOR PERMIT REVIEW
2	06/24/2014	ISSUED FOR PERMIT REVIEW
3	06/24/2014	ISSUED FOR PERMIT REVIEW

LEGEND

● PERMITS	○ 10' SIDEWALK SET	○ 10' SIDEWALK SET
○ 10' SIDEWALK SET	○ 10' SIDEWALK SET	○ 10' SIDEWALK SET
○ 10' SIDEWALK SET	○ 10' SIDEWALK SET	○ 10' SIDEWALK SET

SITE DATA:
 ZONING: IC - TOWN CENTER DISTRICT
 PROPOSED USE: RETAIL STORE
 PROPOSED AREA: 40,000 S.F.
 EXISTING AREA: 40,000 S.F.
 PROPOSED AREA: 40,000 S.F.
 PROPOSED AREA: 40,000 S.F.

NOTES:
 1) NO WETLANDS OR WOODLANDS WILL BE IMPACTED.
 2) TOTAL IMPROVEMENT AREA ON SITE WILL BE REDUCED. SEE SHEET 6.
 3) BARRIER FREE SPACES SHALL BE BLUE PAINT.
 4) NO NEW ROADS OR DRIVEWAYS ARE PROPOSED.

PARKING LOT STRIPING NOTES:
 1) BARRIER FREE SPACES SHALL BE YELLOW PAINT.
 2) BARRIER FREE SPACES SHALL BE BLUE PAINT.
 3) BARRIER FREE SPACES SHALL BE BLUE PAINT.
 4) BARRIER FREE SPACES SHALL BE BLUE PAINT.

ENGINEERING NOTES:
 1) TOTAL AREA OF IMPROVEMENTS ON SITE WILL BE DECREASED BY 50 S.F. DURING THE STRIPING WORK AREA. NECESSARY NO STOP WORK MANAGEMENT APPROXIMATIONS ARE REQUIRED ON SITE.
 2) ALL SITE WORK STRUCTURAL MATERIALS, FINISHMENTS, SHALL BE IN ACCORDANCE WITH CITY OF NOVY DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY NOT FOR CONSTRUCTION

CAUTION:
 THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A REVISION SHEET.

3 FULL WORKING DAYS BEFORE YOU DIG CALL
 811
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 1-800-487-7171 www.711dig.org

PEA
 PROFESSIONAL ENGINEERING ASSOCIATES
 14325 Redwood Ct. Ste. 100
 Troy, MI 48063-1020
 Phone: (248) 850-8509
 Fax: (248) 850-1944
 Website: www.peainc.com

NOVI TOWN CENTER INVESTORS, LLC
 11000 W. WATSON
 FOUNTAIN SHOPS - NOVI TOWN CENTER
 SECTION 11, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE: JUNE 2, 2014
 PEA JOB NO: 2014-040
 SCALE: 1" = 20'
 DRAWING NUMBER: P-2



EAST ELEVATION
SCALE: 1/8" = 1'-0"

EAST FACADE MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	3,898.1 S.F.	82.0%
C.P.S.	25%	402.6 S.F.	7.8%
CAST STONE	25%	154.5 S.F.	3.3%
STANDING SEAM METAL RAINING	25%	194.7 S.F.	4.2%
WOODS CORONA #10M	15%	134.3 S.F.	2.8%
TOTAL		4,785.2 S.F.	100.0%



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH FACADE MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	891.0 S.F.	21.3%
C.P.S.	25%	397.6 S.F.	9.6%
CAST STONE	25%	44.3 S.F.	1.0%
STANDING SEAM METAL RAINING	25%	2.0 S.F.	0.0%
WOODS CORONA #10M	15%	82.9 S.F.	2.1%
TOTAL		1,317.8 S.F.	33.0%



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH FACADE MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	1,155.2 S.F.	25.6%
C.P.S.	25%	242.7 S.F.	5.8%
CAST STONE	25%	74.6 S.F.	1.7%
STANDING SEAM METAL RAINING	25%	30.7 S.F.	0.7%
WOODS CORONA #10M	15%	1,628.3 S.F.	36.8%
TOTAL		2,131.5 S.F.	50.6%



WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST FACADE MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	3,403.2 S.F.	75.7%
C.P.S.	25%	476.0 S.F.	10.6%
CAST STONE	25%	138.7 S.F.	3.0%
STANDING SEAM METAL RAINING	25%	0.0 S.F.	0.0%
WOODS CORONA #10M	15%	133.7 S.F.	2.9%
TOTAL		4,151.6 S.F.	100.0%



GENERAL NOTES

- 1) COLORS SHOWN FOR CONCEPT ONLY. FINAL DECISIONS ARE SUBJECT TO CHANGE PER FINAL LOADINGS AND TENANT REQUIREMENTS.
- 2) TENANT SIGNS SHOWN FOR CONCEPT ONLY. SIZE, COLOR, POSITION AND LOCATIONS ARE SUBJECT TO CHANGE PER A FINAL TENANT SITES SUBJECT TO LOCAL ORDINANCES TO BE SUBMITTED SEPARATELY.
- 3) ROOF TOP MECHANICAL UNITS WILL BE COORDINATED AS REQUIRED BY BUILDING PERMIT OFFICE. UNIT SIZES AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.

**NOVI TOWN CENTER :
FOUNTAIN SHOPS**

NOVI, MICHIGAN



**WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS**

3711 WEST TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
PHONE 248-481-9140 FAX 481-8733

PROJECT NO. 4758

CAD DWG 4758_COLOR A4.LR.30-9-DWG

ISSUED FOR:
REV. 04
2-25-14
SITE PLAN
SUBMITTAL
4-2-14
9-30-14

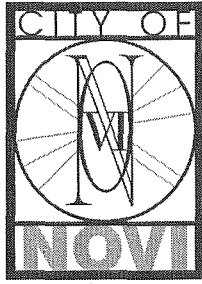
**PRELIMINARY
NOT FOR
CONSTRUCTION**



WORLD OF BEER

PANCHEROS
MEXICAN GRILL

**DRAFT EXCERPT FROM
PLANNING COMMISSION MINUTES
JULY 23, 2014**



cityofnovi.org

PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

July 23, 2014 7:00 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: Member Anthony, Member Greco, Member Lynch, Member Zuchlewski

Absent: Member Baratta (excused), Member Giacometti (excused), Chair Pehrson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara White, Planner; Jeremy Miller, Engineer; Gary Dovre, City Attorney.

1. TOWN CENTER FOUNTAIN SHOPS, JSP14-24

Consideration of the request of Novi Town Center Investors for recommendation of approval to the City Council of Preliminary Site Plan and Stormwater Management Plan. The subject property is 47.77 acres in Section 14 of the City of Novi and located at the intersection of Ingersol Drive and Crescent Boulevard in the TC, Town Center district. The applicant is proposing a 7,108 square foot retail building.

Planner Sara White said the applicant is proposing a 7,108 square foot retail building as part of the larger 47.77 acre Town Center development. The subject project is located at the corner of Crescent Boulevard and Ingersol Drive in section 14. The subject project is zoned TC, Town Center, and is surrounded by TC on all sides. The Future Land Use map indicates Town Center Commercial uses for the subject property with the same use suggested for all surrounding properties. There are no regulated woodlands or wetlands on the site. The proposed development will result in a 7,108 square foot retail building and new pedestrian plaza with fountain and art work. 20 existing parking spaces will be removed and will be replaced with 13 new parking spaces, including 4 barrier free. The proposed building is set back 20 feet from the front property along Crescent Boulevard. This is less than the minimum 50 foot setback and will require a variance from the City Council. In the Town Center, setbacks may be reduced by City Council provided: (1) It will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premise (2) It would result in a more desirable relationship between a proposed building & an existing building (3) The adherence to a minimum required setback would result in the establishment of nonusable land area that could create maintenance problems. It is staff's opinion that these standards have been met. The Town Center also has a minimum open space requirement of 15%. The proposed project would result in 17.21% open space throughout the entire Town Center.

In the Town Center district, a three foot tall decorative wall is required along rights-of-ways. The applicant has proposed a border of decorative piers with wrought iron fencing at the outside seating areas. This will require a waiver. Staff could support this waiver since it is possible that the installation of a wall could detract from the welcoming aesthetics proposed. There are currently no such walls or fences within the vicinity of the development. The existing pedestrian plaza and fountain will be demolished, but the project proposes a new plaza and fountain with a pad to feature sculptures on a rotating basis. The applicant also anticipates outdoor seating facing the pedestrian plaza. It is staff's opinion that these pedestrian and architectural amenities are in sync with the intent of the recently completed Town Center Study and help to enhance the desirability of the center. All reviews are recommending approval of the proposed plan with items to be addressed on the final site plan. The Planning Commission is asked to consider and approve the Preliminary Site Plan and Stormwater Management Plan. The applicant is here tonight to answer any questions that you may have, as well as city staff.

Mathew Quinn said it's not often that I get to come with a project that appears to be so easy, normally I'm here for the hard ones. This one is a nice one and it's caused by the reinvigoration of Novi Town Center. I have with me Jim Clear, the manager of the mall and the other consultants to answer any questions that you might have. This is a brand new building that will go into what is currently a parking location. It will have two tenants with outdoor seating and the seating will wrap around the sides of the building and along the new park area. The 7,108 foot building meets the architectural scheme of the Town Center overall. It will fit in very nicely.

Mr. Quinn said, as far as the new redone park area is concerned, they're going to maintain a water feature there, but in the center of the water feature there will be a year around vertical art element and they're going to be working with the Novi Arts Council on which type of elements will go there. Just to give you an example of what they may be. This is the area where the fountain will be with the cascading water 360 degrees around the sides. The vertical element will change periodically and then we have the pedestrian orientation for the park. Right now, it's a hard scape. The fountain looks nice in the summer but the rest of the year it's just hard cement. So with the change, you're always going to have an art object there. You will always have the shrubbery all the way around and in the summer, three-quarters of the year you will have the pedestrian ability to move in and out. Even though we have a couple business referenced here, I wouldn't guarantee that those will go there but the outdoor seating will be in each of those locations. So it's going to be a nice setting for people to sit outside and eat and watch the water fountain and watch the people go by.

Mr. Quinn said, we acknowledge that we need to go to the City Council for the variance on the front yard setback. Since there's really 360 degrees of front yard to this type of building, it's not out of the ordinary to require the variance for the setback and we're confident that we'll get that from the city. Then we're asking you for the variance for that three foot knee wall that goes around. You can see from the way that landscaping is setup and the way the pedestrian orientation is, that would actually defeat the purpose and the landscaping will actually be a little more favorable of a benefit. So we're looking for your approval on all of the items in front of you this evening and we'll answer any questions you may have.

Member Anthony said I'm fully in support of this. I think the request for the waiver on the three-foot decorative wall still brings this site consistent with the rest of the Town Center. It looks like they've improved on recognizing how the area is used and what the new trends on with being able to sit outside in an appropriate manner. This is a nice improvement from the area where Pot Belly and Bagger Dave's was located.

Attorney Dovre said addressing Mr. Quinn's comment on who has the ability to grant the waiver on the landscape wall. With this going to the City Council, I believe the past practice has been and my recommendation would be that that waiver also be left for the City Council. In the normal situation where the preliminary site plan wasn't going to the City Council it certainly is a Planning Commission call, but since it's going there for preliminary site plan, our recommendation would be that Council be left to act on that as well.

Member Anthony said would we need to then modify the motion.

Planner White said the motion is currently written to reflect it going to the City Council.

Moved by Member Anthony and seconded by Member Lynch:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER LYNCH:

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend approval of the Preliminary Site Plan to the City Council based on and subject to the following:

- a) 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;
- b) Building setback reduction from 50 feet to 20 feet along Crescent Boulevard since the plan meets the standard of Ordinance Section 1603.4; and
- c) Waiver of 3' decorative wall along rights of way to allow views of the proposed decorative landscaping and amenities.

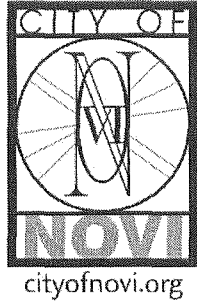
This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

Moved by Member Anthony and seconded by Member Lynch:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend approval of the Stormwater Management Plan to the City Council based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 14, 2014

Planning Review

Town Center Fountain Shops

JSP 14-24

Petitioner

Novi Town Center Investors LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: East side of Crescent Blvd. and Ingersol Dr. intersection (Section 14)
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Adjoining Zoning: North, East, West and South: TC, Town Center
- Site Use(s): Vacant, Existing pedestrian plaza
- Adjoining Uses: North: Crescent Blvd; East: Shopping Center; South: Ingersol Dr ; West: Novi Rd
- Site Size: 47.77 Overall shopping center
- Proposed Building Size: 7,108 square feet
- Plan Date: 06-30-2014

Project Summary

The applicant is proposing to demolish an existing pedestrian plaza and 20 parking spaces to construct an approximately 7,108 sq. ft. building consisting of two tenant spaces, a new pedestrian plaza with fountain, and 13 new parking spaces, including 4 barrier free spaces. The proposed tenant spaces are 4,550 sq. ft. and 2,450 sq. ft. Two outside patio areas are proposed, consisting of 447 square feet and 1,218 feet. Associated parking and other site amenities will also be constructed.

Recommendation

Approval of the **Preliminary Site Plan is recommended** with minor changes to be made with the next plan submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (TC and TC-1, Town Center Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant on the Final Site Plan submittal.

1. Town Center Study: The recently completed Town Center Area Study evaluates and makes recommendations for the desired changes and growth of the Town Center, as it is primed to become a focus area for potential redevelopment. The overall vision is that the "Development of the Town Center Study Area will create a dynamic, attractive city core that provides residents and visitors with unique opportunities to participate in active community life and meet their needs for goods, services, housing, and entertainment." This project is in sync with the intent of the study for the area as it proposes attractive pedestrian and architectural amenities that enhance the desirability of the center.
2. Building Setbacks: The proposed building is set back 20 feet from the front property line along Crescent Blvd. This is less than the minimum required 50 feet and **will require a variance from City Council** since the site is larger than 5 acres total. Setbacks may be reduced by City Council provided: (1) It will not impair the health, safety or general welfare

of the City as related to the use of the premises or adjacent premise (2) It would result in a more desirable relationship between a proposed building & an existing building (3) The adherence to a minimum required setback would result in the establishment of nonusable land area that could create maintenance problems. It is staff's opinion that these standards have been met.

3. Open Space: The proposed project results in 17.21% open space of the total shopping center, which exceeds the minimum required open space of 15%.
4. Bicycle Spaces: The required bicycle spaces have been provided.
5. Development Amenities: Proposed sculpture pad to feature works of art from local artists on a rotating basis. Contact Rochelle Vallance (rvallance@cityofnovi.org), Cultural Arts Coordinator, to talk about the plans for the sculpture pad if desired.
6. Exterior Lighting: **Photometric plan and exterior lighting details needed at Final Site Plan.**
7. Economic Impact: This development will create 50 permanent jobs in a combination of full and part time positions. It will create around 80 construction jobs for a duration of roughly 9 months. The total cost of building and site improvement will total approximately \$2 Million.
8. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

Chapter 26.5

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.

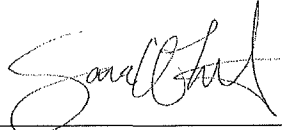
Pre-Construction Meeting

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. 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.

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 to be submitted with the Revised Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments listed above and in other review letters.

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 swhite@cityofnovi.org.



Sara White, Planner

Planning Review Summary Chart

Novi Town Center Fountain Shops JSP 14-24

Preliminary Site Plan Review

Plan Date: 06-02-14

Bolded items must be addressed by the applicant

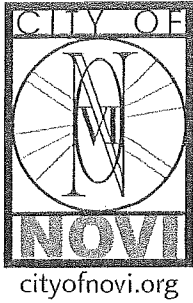
Item	Proposed	Meets Requirements?	Comments
Master Plan Town Center Commercial	No change	Yes	
Zoning TC Town Center District	No change	Yes	
Use Uses listed in Section 1601 & 1602	7,000 sq. ft. retail building	Yes	
Max. Height (Sec. 1603.2 & 2400) 65 ft./5 stories	27 ft./1 story	Yes	Rooftop equipment should be indicated on plans & screened
Min. Building Setbacks (Sec. 1603.4 & 2400)			
a. Front (north/Crescent Blvd.): 50 ft.	20.5 ft.	No	Setbacks may be reduced by City Council provided: 1. It will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premise 2. It would result in a more desirable relationship between a proposed building & an existing building 3. The adherence to a minimum required setback would result in the establishment of nonusable land area that could create maintenance problems
b. Rear (south/Walmart)): 10 ft.	300+ ft.	Yes	
c. Exterior Side (west/Ingersol Dr.): 50 ft.	67 ft.	Yes	
d. Side (east/Town Center Dr.): 10 ft.	1,00+ ft.	Yes	
Min. Parking Setbacks (Sec. 1603.5 & 2400)			
a. Front (north/Crescent Blvd.): 20 ft.	85+ ft.	Yes	
b. Rear (south/Walmart)): 10 ft.	280+ ft.	Yes	
c. Exterior Side (west/Ingersol Dr.): 20 ft.	140+ ft.	Yes	
d. Side (east/Town Center Dr.): 10 ft.	1,000+ ft.	Yes	

Item	Proposed	Meets Requirements?	Comments
<p>Number of Parking Spaces (Sec. 2505) <u>Planned Shopping Center (7,000 sq. ft. proposed building/458,318 sq. ft. total)</u> Sliding scale: 1 space for each 250 sq. ft. of GLA (4 spaces per 1,000 sq. ft. GLA) at 400,000 sq. ft. to 1 space for each 222 sq. ft. of GLA (4.5 spaces per 1,000 sq. ft. GLA) at 600,000 sq. ft. = 1 space for each 244 sq. ft. of GLA = 29 spaces required proposed building/1,878 spaces total</p>	2,628 spaces total	Yes	
<p>Parking Space & Maneuvering Lane Dimensions (Sec. 2506) 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping</p>	Spaces dimensioned appropriately	Yes	
<p>Barrier Free Spaces (ADA standard) 2 spaces, including 1 van accessible space</p>	4 spaces, 2 van accessible 44 total in shopping center	Yes	
<p>Barrier Free Space Dimensions (Barrier Free Code) 8 ft. wide with an 8 ft. wide access aisle for van accessible</p>	Spaces dimensioned appropriately	Yes	
<p>Barrier Free Signs (Barrier Free Design Graphics Manual) 1 barrier free sign per space</p>	One sign shown per spot	Yes	
<p>Architecture/Pedestrian Orientation (Sec. 1603.7) Proposed uses, through innovative architecture, shall create a significant pedestrian orientation in keeping with the intent & purpose of the district Architectural amenities shall include pedestrian walkways, brick or other approved decorative paving, coordinated pedestrian scale lighting, benches, trash receptacles, small scale landscape treatments, & major architectural features at entranceways & focal points of the development (e.g., arch, gateway, bell tower, fountain) Architectural design & materials are to be complimentary to buildings within the site & the surrounding area</p>	Entry doors are proposed to front both ROW and parking lot Fountain patio area & landscaping is proposed	Yes	

Item	Proposed	Meets Requirements?	Comments
<p>Open Space (Sec. 1603.8) Minimum 15% open space required for entire center</p>	<p>17.21% total</p>	<p>Yes</p>	
<p>Facades (Sec. 1603.9 & 2520) Exterior building facades shall be primarily of brick or stone</p>	<p>Brick façade, with cast stone base & EIFS cornice</p>	<p>Yes</p>	
<p>Loading Spaces (Sec. 1603.10 & 2507) Located in rear or interior side yard at a ratio of 10 sq. ft. for each front foot of building 100 ft. x 10 = 1,000 sq. ft. of loading required View of loading & waiting areas must be shielded from rights of way & adjacent properties</p>	<p>1,050 sq. ft. provided</p>	<p>Yes</p>	<p>Loading area screening added</p>
<p>Accessory Structures (Sec. 2503) Located in rear yard and meet setback requirements of an accessory building</p>	<p>Transformer located on north side of building and screened appropriately</p>	<p>Yes</p>	
<p>Bicycle Parking Facilities (Sec. 2526) Retail = 5% of required spaces, min. 2 spaces = $29 \times .05 = 2$ bicycle parking spaces Located along the building approach line & easily accessible from the building entrance Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance Be accessible via a paved 6 ft. route & separated from auto facilities 4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces</p>	<p>4 bicycle spaces provided</p>	<p>Yes</p>	
<p>Sidewalks and Pathways (Sec. 1603.11, Sub. Ord. Sec. 4.05, Bicycle & Pedestrian Master Plan) A 6 to 8 ft. wide sidewalks/pathways shall be constructed along all major thoroughfares & collectors Building exits must be connected to sidewalk system or parking lot Direct pedestrian access shall be provided between all buildings & uses within a development & between a development & adjacent areas</p>	<p>Existing concrete sidewalks along roads Building exits connected to sidewalk Direct pedestrian access to fountain patio area</p>	<p>Yes</p>	

Item	Proposed	Meets Requirements?	Comments
Development Amenities (Sec. 1603.14) All sites shall provide development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walls & planters in accordance with the Town Center Design & Development Study/Technical Reference	Removal of existing plaza to be replaced with new waterfall & plaza	Yes	
Accessory Structure Setback- Dumpster (Sec. 2503) Located in the rear or interior side yard Min. 10 ft. from any building unless structurally attached & setback the same as parking from all property lines	Located in the rear yard, structurally attached to the building	Yes	
Dumpster Requirements (City Code Sec. 21-145) Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown Screening should be 1 foot taller than dumpster	Masonry screen wall to match the building	Yes	
Exterior Lighting (Sec. 1603.10 & 2511) Photometric plan and exterior lighting details needed at final site plan	Not provided	Information to be provided	
Economic Impact Total cost of the proposed building & site improvements Number of anticipated jobs created (during construction & after building is occupied, if known)	Provided	N/A	This development will create 50 permanent jobs in a combination of full and part time positions. It will create around 80 construction jobs for a duration of roughly 9 months. The total cost of building and site improvement will total approximately \$2 Million.
Signs (Sec. 1603.10 & Chpt. 28) Signs are not regulated by the Planning Division or Planning Commission	None shown	If a sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

July 14, 2014

Engineering Review

Novi Town Center Outlots

JSP14-0024

Petitioner

Novi Town Center Investors LLC, property owner

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: N. of Eleven Mile Road and E. Novi Road
- Site Size: 47.77 acres
- Plan Date: June 30, 2014

Project Summary

- Removal of existing parking lot, sidewalks, and fountain/open space to facilitate construction of an approximately 7,000 square-foot building and construction of 13 parking stalls. Site access would be provided from the existing Town Center parking lot via Crescent Boulevard and Ingersol Drive.
- No new water main will be constructed as part of the project. A 1.5-inch domestic lead and a 6-inch fire lead would be provided to serve the building.
- Relocation of an existing 10-inch sanitary sewer is proposed to facilitate construction of the new building. Sanitary sewer service would be provided by a 6-inch sanitary lead from the proposed relocated sanitary sewer east of the proposed building.
- Storm water from the new portion of the parking lot would infiltrate through pervious pavement into an underdrain collection system before discharging to storm sewer system for Town Center. Storm water from the building and proposed open space area would be collected by the sewer collection system and detained on-site in underground storage than flow into the existing storm system for Town Center.

Recommendation

Approval of the Revised Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Revised Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Callout all utility crossings and provide a minimum of 18 inches of vertical clearance.
4. Provide a demolition sheet to better illustrate the removals of the proposed site.
5. Provide a minimum of two ties to established section or quarter section corners.

Sanitary Sewer

1. Provide pipe slope for proposed sanitary sewer.
2. Provide rim and invert elevations for all proposed sanitary structures.
3. Provide profiles for all proposed sanitary sewer.
4. Show the location of the existing and proposed 20 foot wide sanitary easements on the utility plan. The existing sanitary easement must be amended to include the revised locations.
5. The Oakland County Water Resource Commission IWC form for non-domestic sites must be submitted prior to Final Stamping Set approval.
6. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

7. Provide length of proposed 4 inch under drain on the west side of the site.

Storm Water Management Plan

8. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
9. Provide a minimum of two soil borings in the location of the proposed underground detention.

10. Provide additional detail regarding the backfill material to be used for underground detention so that the stone porosity used in the sizing calculations can be verified.
11. The SWMP provides a storage quantity calculation, but does not provide any discharge calculation's for the orifice sizing and should be provided at final site plan.
12. The detail for the outlet control manhole must specify the dimensions of the outlet orifice.

Paving & Grading

13. Provide top of curb / gutter and pavement elevations at proposed curb cut in island at the east side of the site.

The following must be provided at the time of Preliminary Site Plan resubmittal:

14. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

The following must be submitted at the time of Final Site Plan submittal:

15. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:


16. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
17. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.

The following must be addressed prior to construction:

18. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).

19. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
20. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
21. A permit for work within the right-of-way of Crescent Blvd. and Ingersol Dr. must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
22. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
23. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
24. Unrestricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
25. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
26. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
27. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
28. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sara White, Community Development Department
Michael Andrews, Water & Sewer Dept.

TRAFFIC REVIEW

July 2, 2014

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

**SUBJECT: Fountain Shops – Novi Town Center, JSP14-0024,
Traffic Review of Revised Preliminary Site Plan, PSP14-0115**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary site plan, subject to the issues shown below in **bold** being satisfactorily addressed by the final site plan.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant is proposing to construct a 7,000-s.f. building at Crescent Boulevard and Ingersol Drive. The proposed floor plan shows the building divided into a 4,550-s.f. portion and a 2,450-s.f. portion, both parts appearing to be restaurants due to their outdoor dining areas.

Trip Generation

How much new traffic would be generated?

2. On average, 7,000 s.f. of high-turnover, sit-down restaurant space can be expected to about 69 vehicle trips in the PM peak hour, 41 entering and 28 exiting. Given the site's location, 20% or more of these trips will likely be from/to other businesses within Novi Town Center.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

3. Not applicable. Vehicular access will take place via the revised parking lot east of the building. No new access drives are proposed.

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed access point(s)?

4. Not applicable.

Access Drive Design and Control

Are the proposed design, pavement markings, and signage satisfactory?

5. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. The plan shows a space only 6 ft wide between the face of the frontage walk and the posts supporting the barrier-free parking signs, 2 ft of which must be considered dedicated to parked vehicle overhang. **The barrier-free parking signs should be shifted west by at least 1 ft to ensure a clear space for walking (in the presence of overhanging vehicles) at least 5 ft wide. This may require widening the walk slightly, since it would also be desirable to provide a clear walking space of that width between the sign posts (of unspecified size) and the building façade (assuming that the signs are not mounted on that façade).**
7. **The proposed barrier-free signs, their posts, and any related design changes to the sidewalk, should also be shown on architectural sheet A2.1. That sheet should also show the wheelchair symbols on the pavement located and oriented in the same fashion as they are on sheet P-2.**

Circulation and Parking

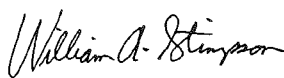
Can vehicles safely and conveniently maneuver through the site?

8. Radii specified for new curbing are appropriate.
9. The plan now shows the maneuvering requirements of a garbage truck servicing the dumpsters.
10. **The label for the "curb stops" should continue to cite yellow for a color, but need not refer to this color as being "painted" (commercially available yellow rubber blocks may be used).**
11. For completeness, **the "Parking Lot Striping Notes" on sheet P-2 should indicate (as the associated detail on sheet P-7 now does, but in very small, relatively obscure print) that the wheelchair symbols to be painted on the pavement shall be white.**
12. **Both the Sign Quantities table on sheet P-2 and the detail on sheet P-7 should refer to the current MMUTCD code for the VAN ACCESSIBLE sign as R7-8P (not R7-8a).**

Sincerely,
CLEARZONING, INC.

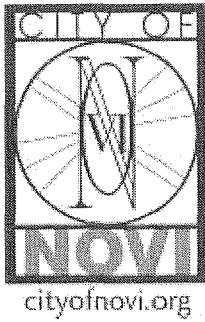


Rodney L. Arroyo, AICP
President



William A. Stimpson, P.E.
Director of Traffic Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 11, 2014

Revised Preliminary Landscape Review Town Center Outlots / Fountain Shops JSP14-24

Petitioner

Novi Town Center Investors, LLC

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: East side of Crescent Blvd. and Ingersol Dr.
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Adjoining Zoning: North, East, West and South: TC, Town Center
- Site Use(s): Vacant, Existing pedestrian plaza
- Adjoining Uses: N: Crescent Blvd; E: Shopping Center; S: Ingersol ; W: Novi Rd
- Site Size: 47.77 Overall shopping center
- Proposed Building Size: 7,108 square feet
- Plan Date: 6-30-2014

Recommendation

Approval of the Revised Preliminary Site Plan for Town Center Fountain Shops JSP14-24 is recommended provided the Applicant addresses the noted concerns and receives the noted Planning Commission waiver.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. The property is not adjacent to residential properties.

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

1. A 3' tall decorative wall is required along the right-of-ways in the TC District. Alternately the Applicant could seek a Planning Commission waiver to use decorative piers with wrought iron fencing. This would be required along Ingersol Drive and Crescent Boulevard. Due to the proposed decorative landscape and amenities, it may be that installation of a wall or fence would actually detract from the welcoming aesthetics as proposed. There are currently no such walls or fences located within the vicinity of this development. **The Planning Commission may wish to grant a waiver of the wall and/or fencing in favor of the attractive exterior amenities and architecture. Staff would support the waiver.** In the event that this waiver is not granted, The Applicant will be required to revise the plans to indicate a wall or fence at the road frontages.

Street Tree Requirements (Sec. 2509.3.b.)

1. No street trees are required in the TC District.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 269 SF of Interior Parking Lot Landscape Area. This requirement has been met.
2. A total of four (4) Parking Lot Canopy Trees are required. This requirement has been met.
3. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. This requirement has been met.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required at the building foundation with the exception of access areas. This requirement has been met.
2. A total of 8' x the building foundation is required as foundation landscape area is required. This requirement has been met.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

Planting Details & Notations (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.

Storm Basin Landscape (Sec. 2509.3.e.(4)) & LDM)

1. No storm basin is proposed.

Irrigation (Sec. 2509.3.f.(6)(b))

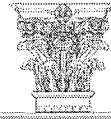
1. All landscape areas are required to be irrigated. Please submit an irrigation plan with the final site plan submittal.

General

1. Please depict the required 25' clear vision areas at points of access and verify that no plant or built element over 24" height will be placed within the clear vision zones. This requirement appears to have been met.
2. Please see woodland and wetland reviews for additional comments, if any.
3. Please provide additional detail for the proposed artwork.

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.

FACADE REVIEW



July 8, 2014

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 – Revised Preliminary Site Plan Review**
Novi Town Center Outlot / Fountain Shops, PSP14-0115
 Façade Region: 1, Zoning District: TC

Dear Ms. McBeth:

The following is the Façade Review for Preliminary and Final Site Plan for the above referenced project based on the drawings prepared by Yah Yee Associates, Architects, dated June 2, 2014. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the bottom row. Materials that are in non-compliance with the Façade Schedule are highlighted in bold.

	West	East	South	North	Ordinance Maximum (Minimum)
BRICK	64%	58%	62%	65%	100% (30%)
EIFS	22%	21%	24%	20%	25%
MOLDED CORNICE & TRIM (EIFS)	6%	5%	5%	9%	15%
CAST STONE	6%	8%	9%	6%	50%
STANDING SEAM METAL	2%	8%	0%	0%	25%

Recommendation: As shown above all proposed materials are in full compliance with the Façade Chart of Section 2520, and Sections 1602.9 which requires that facades materials in the TC district be primarily of Brick and Stone. The use of non-copper colored standing seam metal (note 3 of the Façade Chart) is consistent with the Section 9 Waiver previously granted by the Planning Commission on this project. This application therefore qualifies for administrative approval as described in section 2520.9 of the Façade Ordinance, provided that the eligibility requirements of Section 2516.c are met.

Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view using materials consistent with the building design.
2. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>

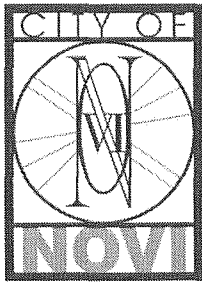
If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



June 5, 2014

July 2, 2014

TO: Barbara McBeth- Deputy Director of Community Development
Sara White- Plan Review Center
Sara Roediger- Plan Review Center

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

Interim City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

David E. Molloy

Director of EMS/Fire Operations

Jeffery R. Johnson

Assistant Chief of Police

Victor C.M. Lauria

Assistant Chief of Police

Jerrod S. Hart

RE: Town Center Out lots

PSP# 14-0096

PSP#14-0115

Project Description: A new mercantile building located in the North West corner of the Town Center development.

Comments:

- 1) Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. (Fire Prevention Ord. Sec. 15-17) **Corrected 7/2/14**

Recommendation: Approval

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



Wah Yee Associates
Architects & Planners
Since 1961

Response to Plan Review Center Report of July 14, 2014

July 15, 2014

Ms. Sara White, Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: Town Center Fountain Shops
JSP 14-24

Planning Review by Sara White, June 16, 2014

Ordinance Requirements

1. Response not required
2. The owner is requesting weaver from the City Council for a minimum setback of 20' setback.
3. Response not required
4. Response not required
5. The Cultural Arts Coordinator will be consulted.
6. A photometric plan and exterior lighting details will be submitted with the Final Site Plan.
7. Response not required
8. Exterior signage will be submitted at a later date.

Engineering Review by Jeremy Miller, July 14, 2014

General:

1. The requested note will be included on the final site plan.
2. Standard detail sheets will be included with the stamping sets.
3. The requested utility crossing information will be included on the final site plan.
4. The requested demolition sheet will be included on the final site plan.
5. The requested section ties will be included on the final site plan.

37911 West Twelve Mile Road
Farmington Hills, MI 48331
(248) 489-9160 FAX: (248) 489-0133
E-Mail: wya@wahyeeassoc.com



Sanitary Sewer:

1. The requested pipe slopes will be included on the final site plan.
2. The requested rims and inverts will be included on the final site plans.
3. The requested profiles will be included on the final site plans.
4. The requested existing and proposed sanitary sewer easements will be included on the final site plans.
5. The Water Resource Commission IWC form will be submitted prior to stamping set approval.
6. The MDEQ permit application and plans will be submitted to the city after the sewer design is finalized.

Storm Sewer:

7. The requested pipe length will be included on the final site plans.

Storm Water Management Plan:

8. The SWMP will be designed in accordance with the resources listed.
9. The requested borings will be included on the final site plans.
10. The requested backfill detail will be included on the final site plans.
11. The requested SWMP outlet discharge calculations will be included on the final site plans.
12. The requested SWMP outlet orifice dimensions will be included on the final site plans.

Paving & Grading:

13. The requested elevations will be included on the final site plans.

Miscellaneous:

14. A letter highlighting changes to the plans will be submitted with the final site plans.
15. The requested cost estimate will be included with the final site plan submittal.
16. The requested storm water maintenance agreement will be included with the final site plans.
17. The requested draft copy of the proposed sanitary sewer easement will be included with the final site plans.
18. through 28. Response not required.

Traffic Review by Clearzoning, July 2, 2014

1. Response not required.
2. Response not required
3. Response not required
4. Response not required
5. Response not required

6. Adjustments to the barrier-free parking signs will be included on the final site plans.
7. The barrier-free signs, adjustments to the sidewalk width if required and any related changes and wheelchair symbols on pavement will be coordinated on sheet A2.1 on the final site plans..
8. Response not required
9. Response not required
10. The curb stop label will be revised as requested to accommodate additional materials and will be included on the final site plans.
11. The requested note will be included on the final site plans.
12. The requested sign code will be updated and included on the final site plans.

Revised Preliminary Landscape Review by David Beschke, July 11, 2014

Adjacent to Public Right-of-Way Berm (Wall) & Buffer (Sec. 2509.3.b):

1. The owner will request a waiver for this requirement.

General:

1. Response not required.
2. Any requested revisions from additional review letters will be included on the final site plans.
3. Additional information regarding the proposed artwork will be included with the final site plans.

Façade Ordinance by Douglas Necci, June 16, 2014

The building facades were found to be in full compliance – response not required.

1. All roof top equipment will be screened from view.
2. Inspection of the façade materials will be requested at the appropriate time.

Fire Department, Joseph Shelton, July 2, 2014

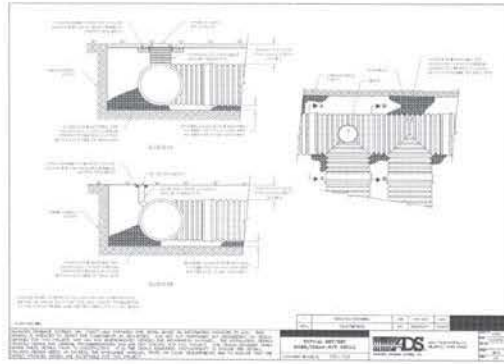
1. Response not required.

Prepared by,



Charles E. Fosse, NCARB

Wah Yee Associates



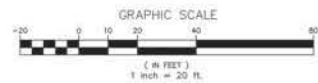
PROFESSIONAL ENGINEERING ASSOCIATES, INC.
 Project No. 2016-008 Date: 6/20/16
 Designer: J. D. Smith
 Checker: J. D. Smith

DETECTION POND: 1.5 YEAR STORM
 DESIGN STORM EVENT: 1.5 YEAR STORM
 ALLOWABLE OUTFLOW: 1.12 CFS/AC POND OUTLET: 18" DIA.

WORK AREA
 TOTAL GRAZING AREA: 10.00 AC (From Walk Area Note)
 A. TOTAL CHANGES AREA: 80 AC

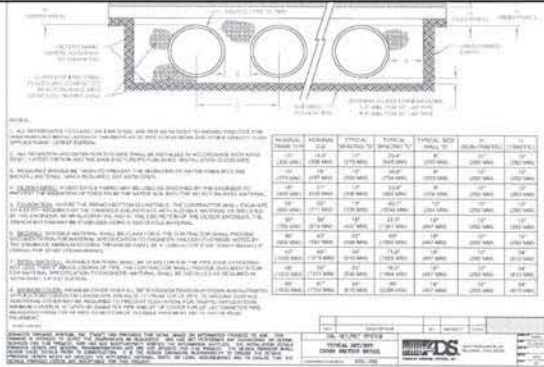
FACTORS
 NET IMPERVIOUS AREA: 54 AC (From Impervious Note)
 PERVIOUS PARKING STALLS: 105 AC (From Pervious Concrete Note)
 PERVIOUS AREAS: 27 AC (From Pervious Concrete Note)
 C. COMPOUND: 8.22

BANK FILL VOLUME REQUIRED
 V_{req} = 310 + AREA * C = 288 CF



REVISIONS

NO.	DATE	DESCRIPTION
1	6/20/16	ISSUED FOR PERMIT REVIEW



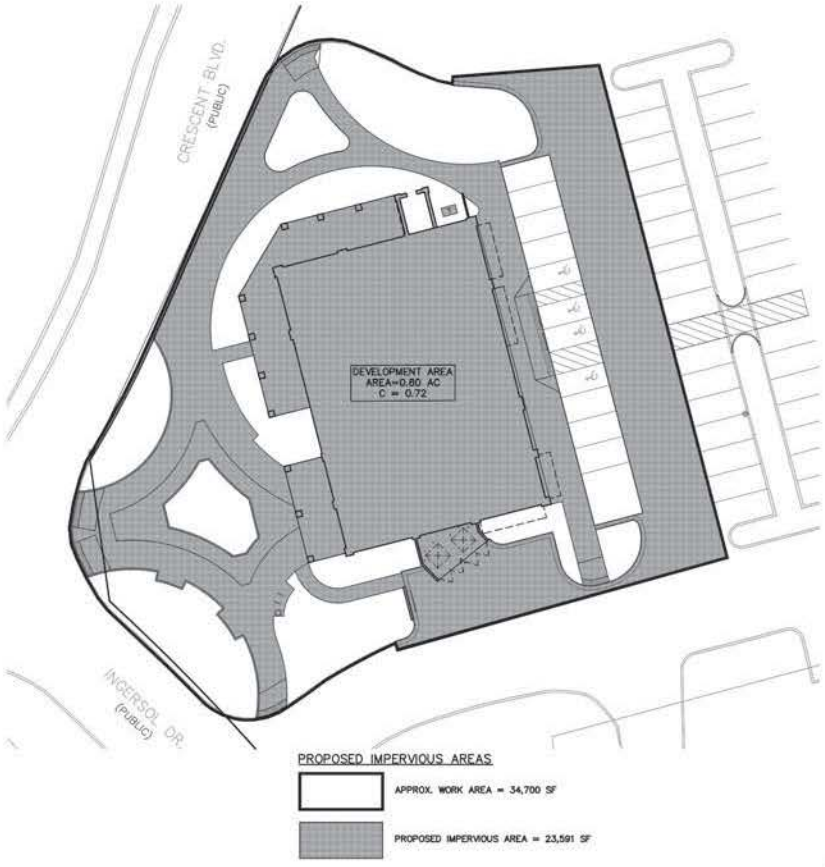
STORMWATER RETENTION / DETENTION PIPE SYSTEM SIZING WORKSHEET

PROJECT NAME: FOUNTAIN SHOPS
 LOCATION: 2017 SE
 PROJECT NO.: 2016-008
 DATE PREPARED: 6/20/16
 PREPARED BY: J. D. SMITH
 CHECKED BY: J. D. SMITH

DESIGNER: J. D. SMITH
 CHECKER: J. D. SMITH

DESIGNER'S LICENSE NO.: 2016-008
 CHECKER'S LICENSE NO.: 2016-008

INLET	LETTER	LETTER	NUMBER OF STILES	APPROX. LENGTH	APPROX. LENGTH	APPROX. LENGTH
1	1	1	1	1	1	1



CAUTION!
 This drawing is a preliminary design and is not to be used for construction without the approval of the engineer. It is the responsibility of the contractor to verify all dimensions and conditions on the ground before construction begins.

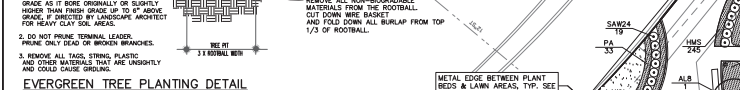
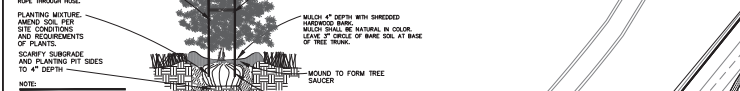
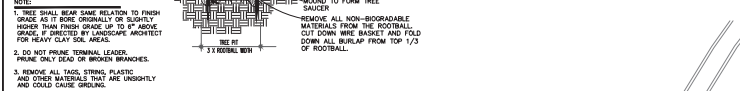
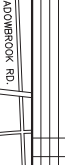
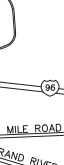
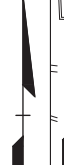
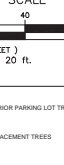
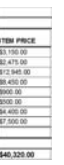
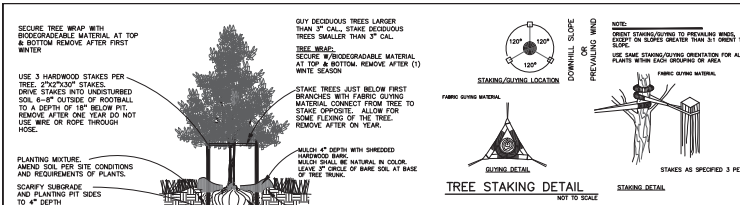
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 Call before you dig
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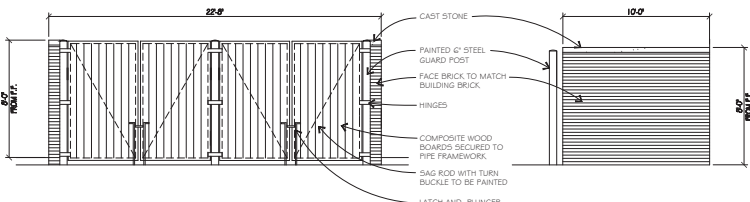
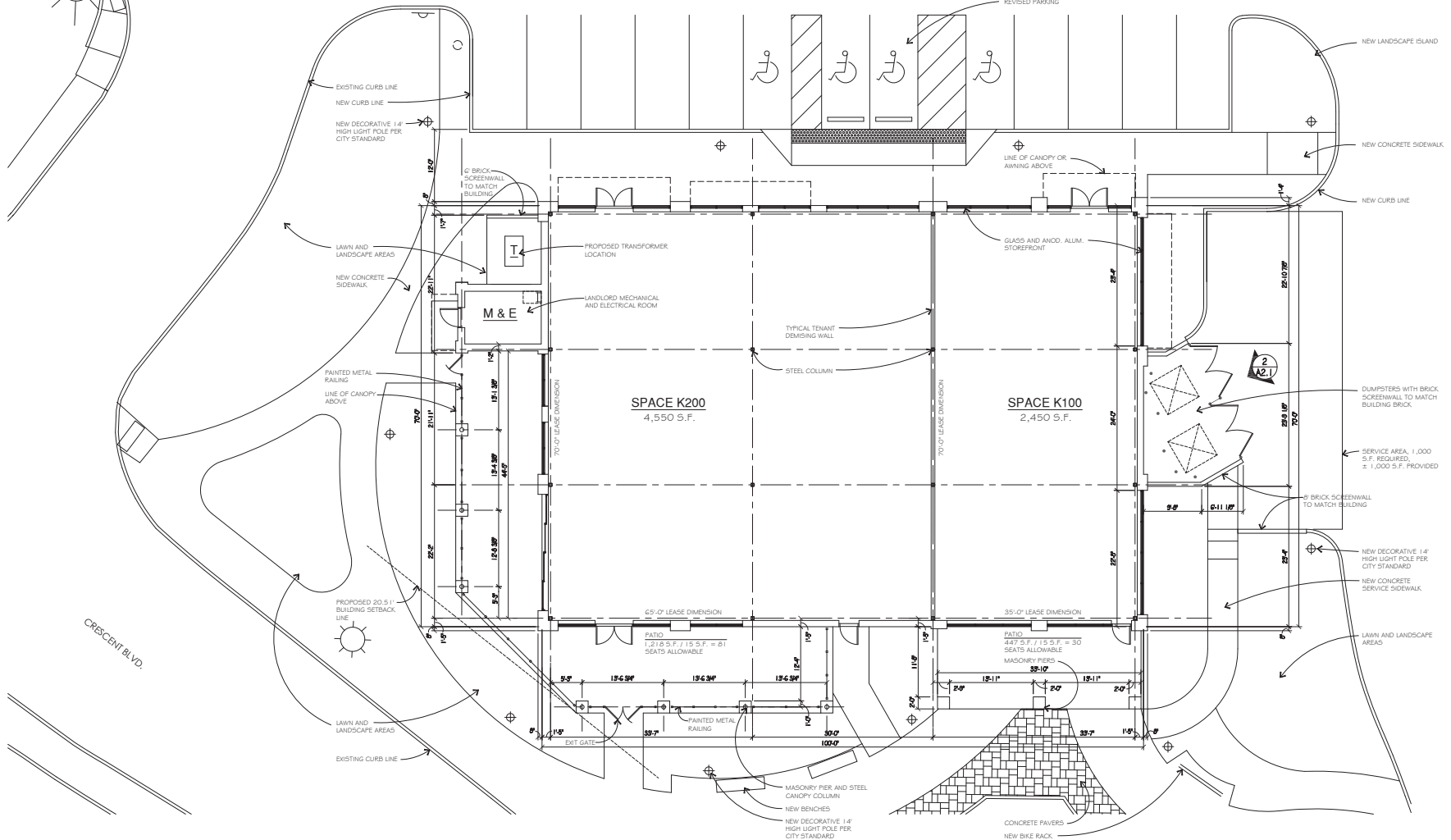
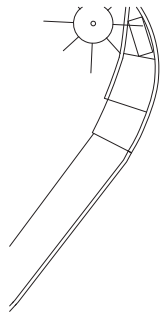
PROFESSIONAL ENGINEERING ASSOCIATES
 2430 Rochester Ct. Ste. 100
 Troy, MI 48063-1072
 Phone: (248) 609-9090
 Fax: (248) 609-1044
 website: www.peainc.com

NOVI TOWN CENTER INVESTORS, LLC
 45055 N. HAWK DR., SUITE 100
 NOVI, MI 48240
 STORM WATER MANAGEMENT PLAN
 FOUNTAIN SHOPS, NOVI TOWN CENTER
 SECTION 14, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
 DSS: SDP, DW, DDP, E, SUR, E, BUR, E, JDC
 PROJECT NO. 2016-008

ORIGINAL
 ISSUE DATE: JUNE 2, 2016
 PEA 209 MD 2016-048
 SCALE: 1" = 20'
 DRAWING NUMBER:
 P-6

PRELIMINARY
 NOT FOR CONSTRUCTION





DUMPSTER GATE ELEVATION **2**
SCALE: 1/4" = 1'-0" **A2.1**

SCREENWALL ELEVATION **1**
SCALE: 1/4" = 1'-0" **A2.1**

BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- 1) DOORS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS ARE SUBJECT TO CHANGE PER FINAL LEASING AND TENANT REQUIREMENTS.
- 2) TENANT DEMISING WALLS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS ARE SUBJECT TO CHANGE PER FINAL LEASING AND TENANT REQUIREMENTS.
- 3) PATIO AREAS SHOWN FOR CONCEPT ONLY. FINAL SIZE AND LOCATIONS ARE SUBJECT TO CHANGE PER FINAL LEASING AND TENANT REQUIREMENTS.
- 4) COLUMNS AND STRUCTURAL GRID SHOWN FOR CONCEPT ONLY, AND SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.
- 5) SEE PEA LANDSCAPE PLAN FOR COMPLETE PLAZA DESIGN AND INFORMATION.



NOWI TOWN CENTER :
FOUNTAIN SHOPS
NOWI, MICHIGAN



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
37911 WEST TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
PHONE 248.489.9160 FAX 489.0133
PROJECT NO. 4755

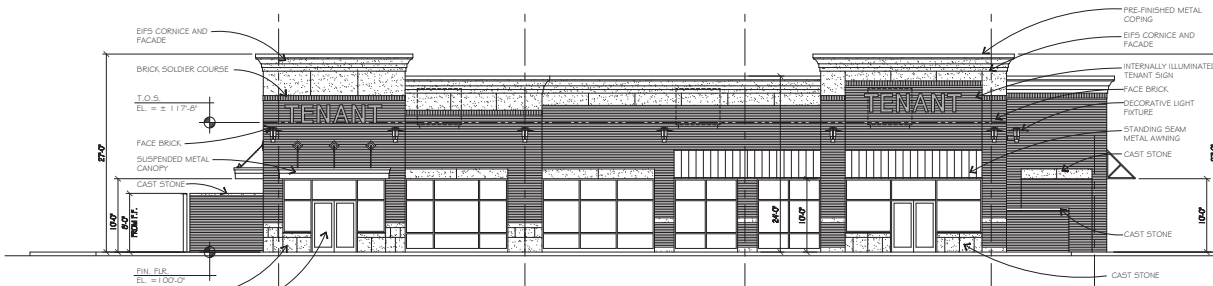
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ISSUED FOR REVIEW
5-21-14
SITE PLAN
SUBMITTAL
6-2-14
6-30-14

PRELIMINARY
NOT FOR CONSTRUCTION

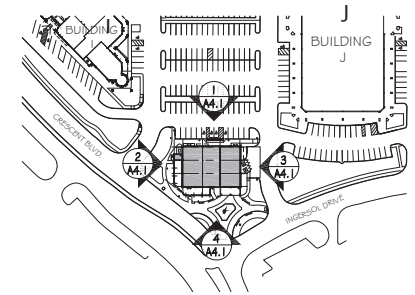
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A2.1

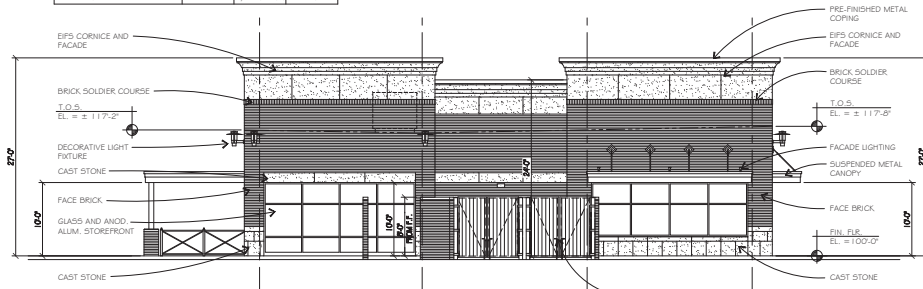


EAST ELEVATION 1
SCALE: 1/8"=1'-0"
A4.1

EAST FACADE MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	1,393.1 S.F.	62.0%
E.I.F.S.	25%	400.6 S.F.	17.8%
CAST STONE	25%	164.5 S.F.	7.3%
STANDING SEAM METAL AWNING	25%	154.7 S.F.	6.9%
MOLDED CORNICE & TRIM	15%	134.5 S.F.	6.0%
TOTAL		2,247.4 S.F.	100.0%

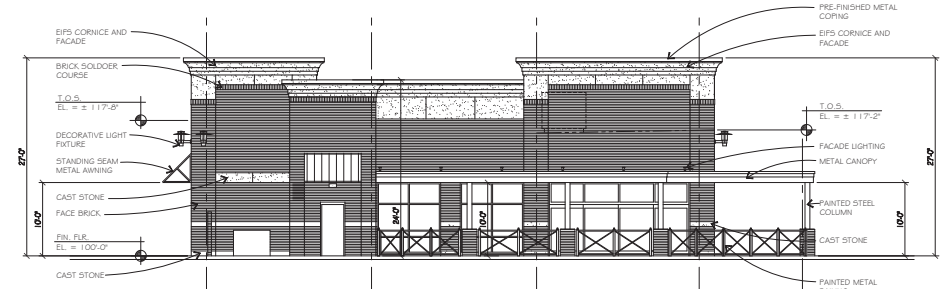


KEY PLAN
SCALE: NO SCALE
N



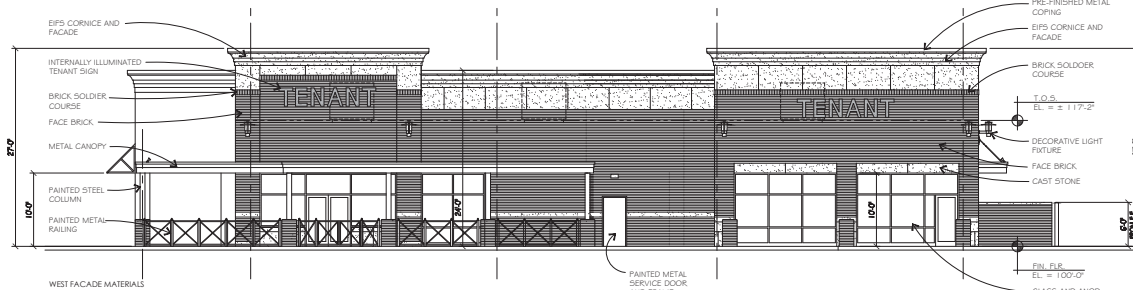
SOUTH ELEVATION 3
SCALE: 1/8"=1'-0"
A4.1

SOUTH FACADE MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	991.0 S.F.	61.3%
E.I.F.S.	25%	397.8 S.F.	24.6%
CAST STONE	25%	144.3 S.F.	9.0%
STANDING SEAM METAL AWNING	25%	0.0 S.F.	0.0%
MOLDED CORNICE & TRIM	15%	62.9 S.F.	3.1%
TOTAL		1,616.0 S.F.	100.0%



NORTH ELEVATION 2
SCALE: 1/8"=1'-0"
A4.1

NORTH FACADE MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	1,155.2 S.F.	65.8%
E.I.F.S.	25%	329.7 S.F.	18.8%
CAST STONE	25%	74.6 S.F.	4.2%
STANDING SEAM METAL AWNING	25%	30.7 S.F.	1.7%
MOLDED CORNICE & TRIM	15%	166.9 S.F.	9.5%
TOTAL		1,757.1 S.F.	100.0%



WEST ELEVATION 4
SCALE: 1/8"=1'-0"
A4.1

WEST FACADE MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	1,430.0 S.F.	65.7%
E.I.F.S.	25%	476.0 S.F.	21.9%
CAST STONE	25%	135.7 S.F.	6.2%
STANDING SEAM METAL AWNING	25%	0.0 S.F.	0.0%
MOLDED CORNICE & TRIM	15%	135.7 S.F.	6.2%
TOTAL		2,177.4 S.F.	100.0%

NOWI TOWN CENTER :
FOUNTAIN SHOPS
NOWI, MICHIGAN

GENERAL NOTES

- DOORS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS ARE SUBJECT TO CHANGE PER FINAL LEASING AND TENANT REQUIREMENTS.
- TENANT SIGNS SHOWN FOR CONCEPT ONLY. SIZE, COLOR, DESIGN AND LOCATIONS ARE SUBJECT TO CHANGE ON A PER TENANT BASIS SUBJECT TO LOCAL ORDINANCES. TO BE SUBMITTED SEPARATELY.
- ROOF TOP MECHANICAL UNITS WILL BE SCREENED AS REQUIRED BY BUILDING PARAPET WALLS. UNIT SIZES AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.



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ARCHITECTS & PLANNERS

37911 WEST TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
PHONE 248.489.9140 FAX 489.0133

PROJECT NO. 4755

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A4.1