



ARKIN BUILDING FOR MARTIN TECHNOLOGIES JSP15-74

ARKIN BUILDING FOR MARTIN TECHNOLOGIES, JSP15-74

Public hearing at the request of Irwin Arkin, LLC on behalf of the current occupant Martin Technologies for approval of Preliminary Site Plan and Special Land Use Permit for Arkin Building for Martin Technologies, JSP 15-74. The subject property is currently zoned I-1, Light Industrial and is located in Section 26, east of Novi Road and North of Nine Mile Road. The applicant is requesting a Special Land Use Permit for proposing outside storage that is related to the current use of the existing building on site. No additional improvements to the site are being proposed.

Required Action

Approval/Denial of the Preliminary Site Plan and Special Land Use Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval not recommended	11-24-15 Revised: 01-22-16	<ul style="list-style-type: none"> • Planning Commission findings regarding the outside storage in relation to surrounding land uses – Staff does not support • Items to be addressed on the revised site plan submittal
Engineering	Approval recommended	11-24-15 Revised: 01-22-16	<ul style="list-style-type: none"> • Items to be addressed on the final site plan submittal
Landscaping	Approval not recommended	11-24-15	<ul style="list-style-type: none"> • Planning Commission Waiver required for absence of complete screening of Open Storage from all adjacent properties – Staff does not support • Items to be addressed on the revised site plan submittal
Traffic	Approval recommended	11-23-15	
Fire	Approval recommended	11-09-15	<ul style="list-style-type: none"> • Items to be addressed on the final site plan submittal

Motion Sheet

Approval – Special Land Use Permit

In the matter of Arkin Building for Martin Technologies, JSP15-74, motion to **approve** the Special Land Use permit based on the following findings:

- a. The proposed use will not cause any detrimental impact on existing *thoroughfares (given there is no change to existing temporary use on site)*;
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(given there is no change to existing use on site and that they are not adding any additional demand than anticipated)*;
- c. The proposed use is compatible with the natural features and characteristics of the land *(because the plan does not contain any existing natural features)*;
- d. The proposed use is compatible with adjacent uses of land *(given the type of use and the surrounding development)*
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use *(based on Planning Commission findings that the proposed use will be compatible with, and will not have a material negative impact upon, existing and planned uses located on adjacent and surrounding properties, taking into consideration the size and configuration of the site and any other relevant aspects of the site, per Special Land Use requirements per Section 3.14.1.B for Open Storage in non-residential properties)*;
- f. The proposed use will promote the use of land in a socially and economically desirable manner;
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- h. *(additional comments here if any)*

(This motion is made because the plan is otherwise in compliance with Article 4.4, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval –Preliminary Site Plan

In the matter of Arkin Building for Martin Technologies, JSP15-74, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards as listed in Section 3.14.1.B.iv, listed in detail in Planning Review Letter to allow non-residential Open Storage when conducted in conjunction with and accessory to an otherwise permitted use in I-1 district;
- b. Applicant to propose additional screening to provide 80-90% opacity from view of 9 Mile Road and along the east and west property lines of a height between 6-8 feet to screen the stored vehicles should also be installed, as recommended in Landscape Review Letter.

OR

Planning Commission's approval of the modifications requested by the applicant to permit the absence of adequate screening from all adjacent properties as

- listed in section 3.14.1.B.iv (*All Open Storage shall be completely screened from all adjacent properties, Staff's opinion is that existing screening is inadequate and does not comply with screening requirements*), given *Planning Commission finds that the proposed use will be compatible with, and will not have a material negative impact upon, existing and planned uses located on adjacent and surrounding properties, taking into consideration the size and configuration of the site and any other relevant aspects of the site, 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 – Special Land Use Permit

In the matter of Arkin Building for Martin Technologies, JSP15-74, motion to **deny** the Special Land Use Permit for the following reasons

- a. Non-compliance with Ordinance standards as stated in the staff and consultant review letters relating to the screening of outdoor storage in an I-1 District from adjacent properties, including as required by Section 3.14.1.B.iv of the ordinance. The Planning Commission specifically finds that the proposed deviation from these minimum requirements is not compatible with existing and planned uses located on adjacent properties because of the visibility of the storage from such areas; and
- b. Given the lack of adequate screening, the proposed use fails to meet the requirements for special land use under Section 6.1.2.c of the Zoning Ordinance, because it is not compatible with adjacent uses of land in terms of character and impact on adjacent properties and the surrounding neighborhood; is not consistent with the goals of the Master Plan; and does not promote the use of land in a socially and economically desirable manner.
- c. The additional findings of non-compliance in the staff and consultant review letters.

- AND -

Denial – Preliminary Site Plan

In the matter of Arkin Building for Martin Technologies, JSP15-74, motion to **deny** the Preliminary Site Plan ...

- a. *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*
- b. The findings of non-compliance with Ordinance standards in the staff and consultant review letters and the conditions; and
- c. (additional conditions here if any)

- OR -

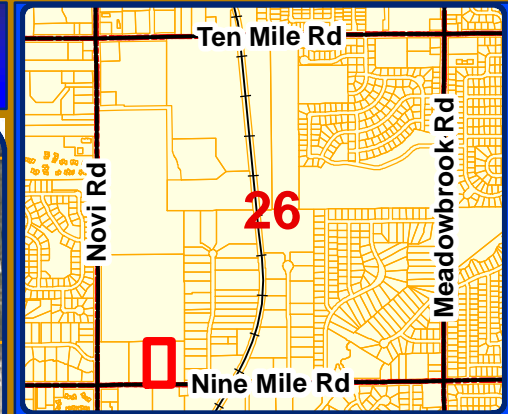
Postpone- Preliminary Site Plan and Special Land Use Permit

In the matter of Arkin Building for Martin Technologies, JSP15-74, motion to **postpone** the approval of the Preliminary Site Plan and Special Land Use to allow the applicant time to consider further modifications to the Site Plan per additional information requested in the staff and consultant review letters.

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 15-74 Arkin Building for Martin Technologies

Location



Legend

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 01/22/16
Project: JSP 15-74 Arkin Building for Martin Technologies
Version #: 1

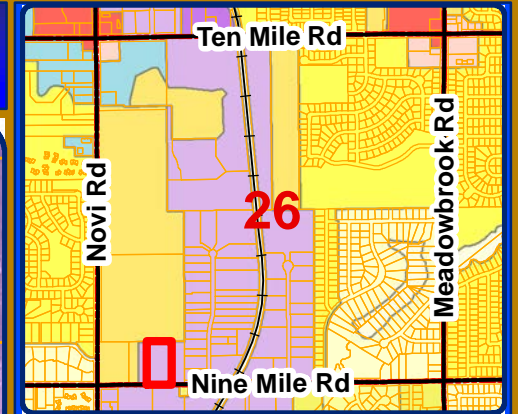
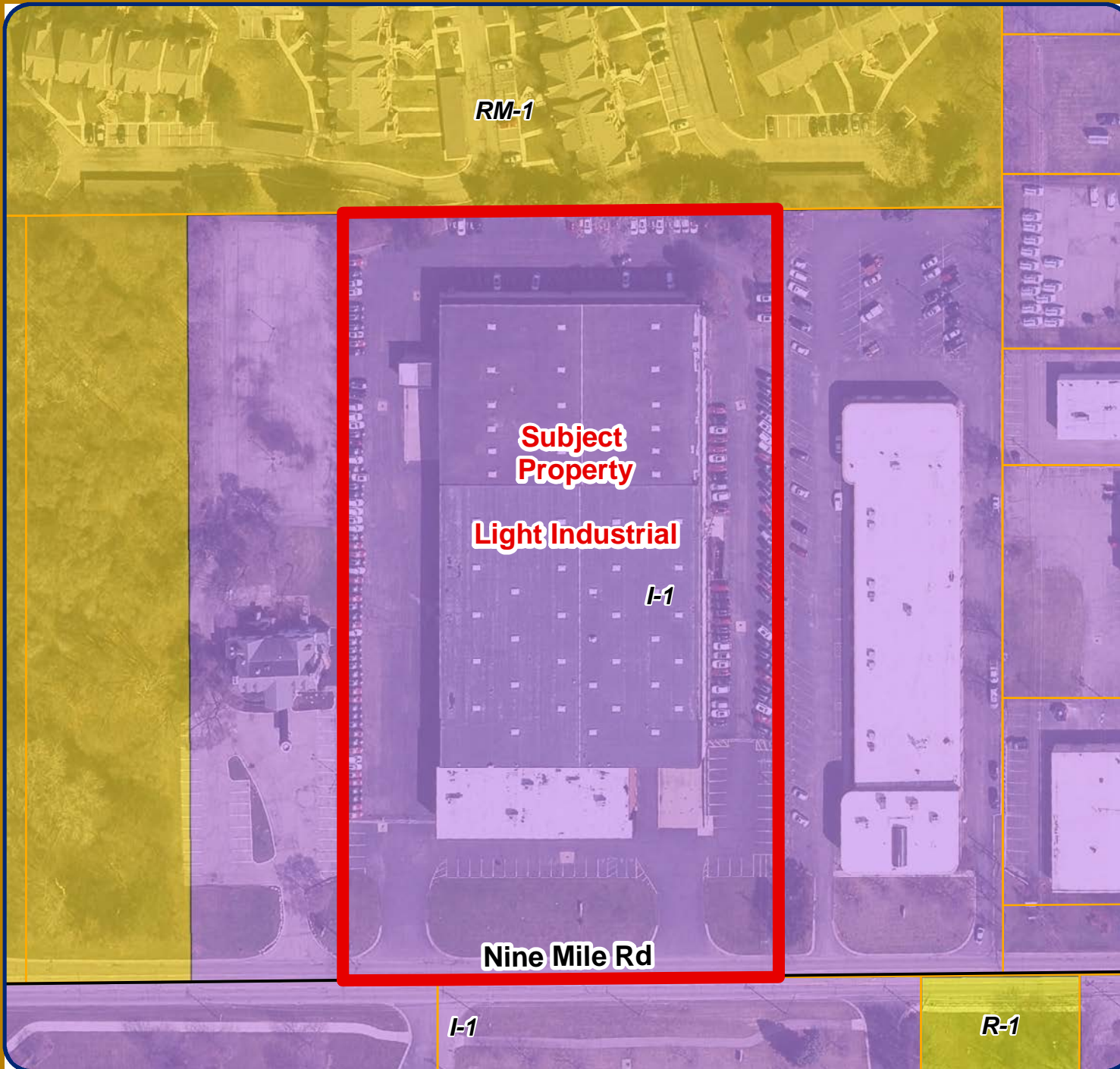


MAP INTERPRETATION NOTICE

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

JSP 15-74 Arkin Building for Martin Technologies

Zoning



Legend

- Sections
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District



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1 inch = 125 feet

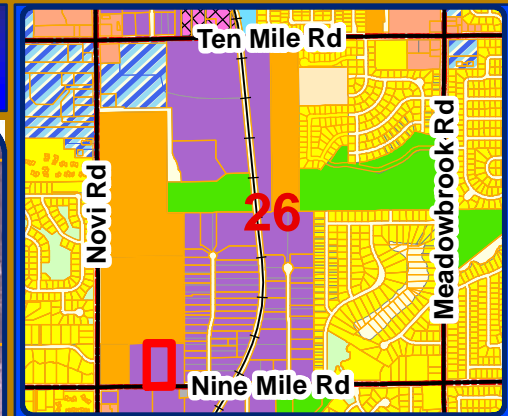
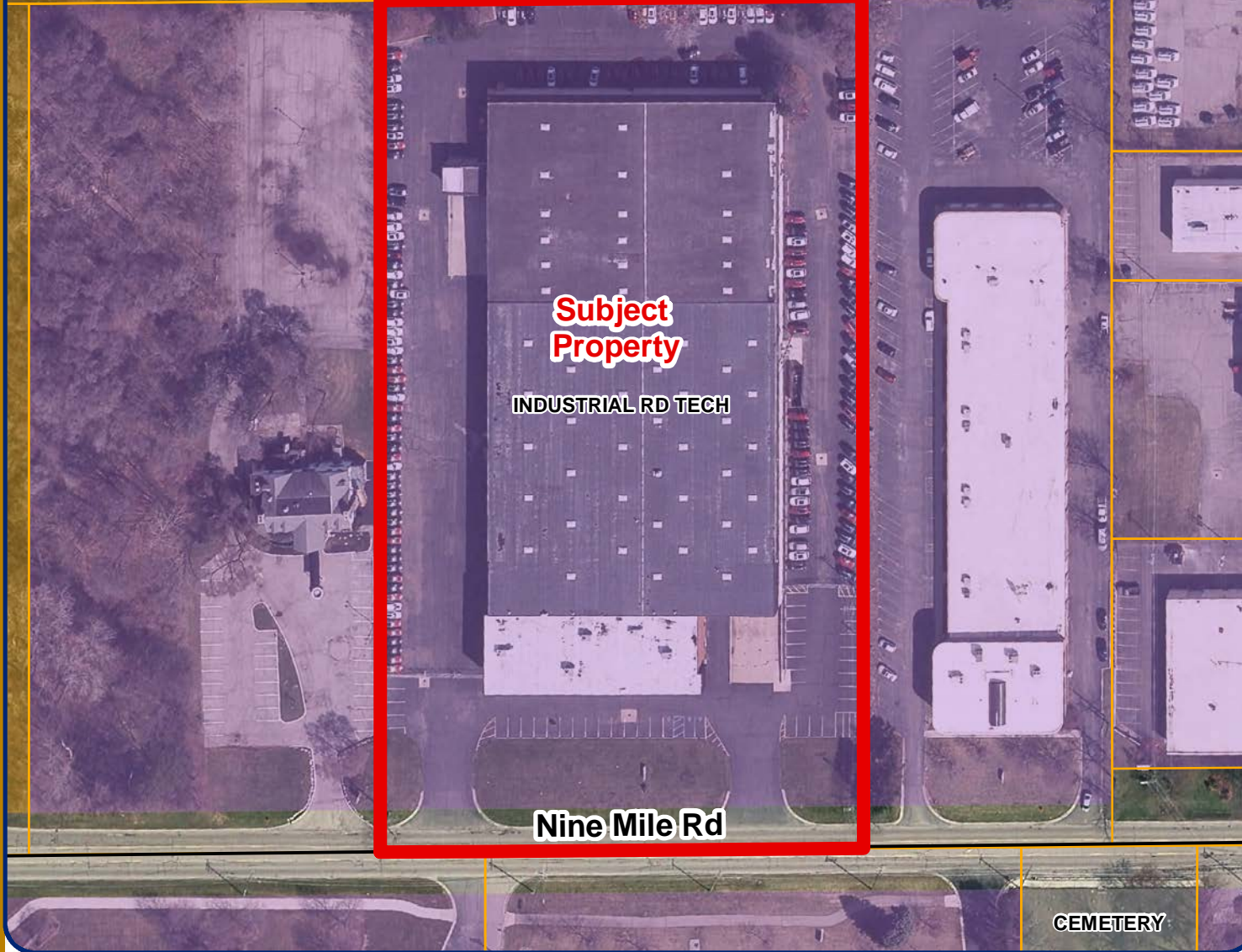


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JSP 15-74 Arkin Building for Martin Technologies

Future Land Use



Legend

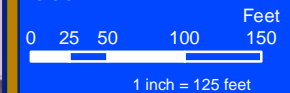
- Sections
- SINGLE FAMILY
- MULTIPLE FAMILY
- COMMUNITY OFFICE
- INDUSTRIAL RES DEV TECH
- HEAVY INDUSTRIAL
- LOCAL COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC
- PUBLIC PARK
- PRIVATE PARK
- CEMETERY



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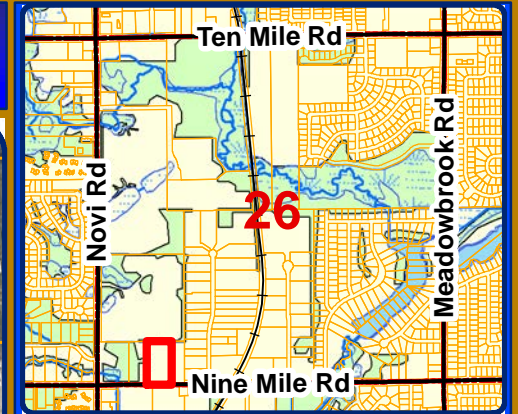
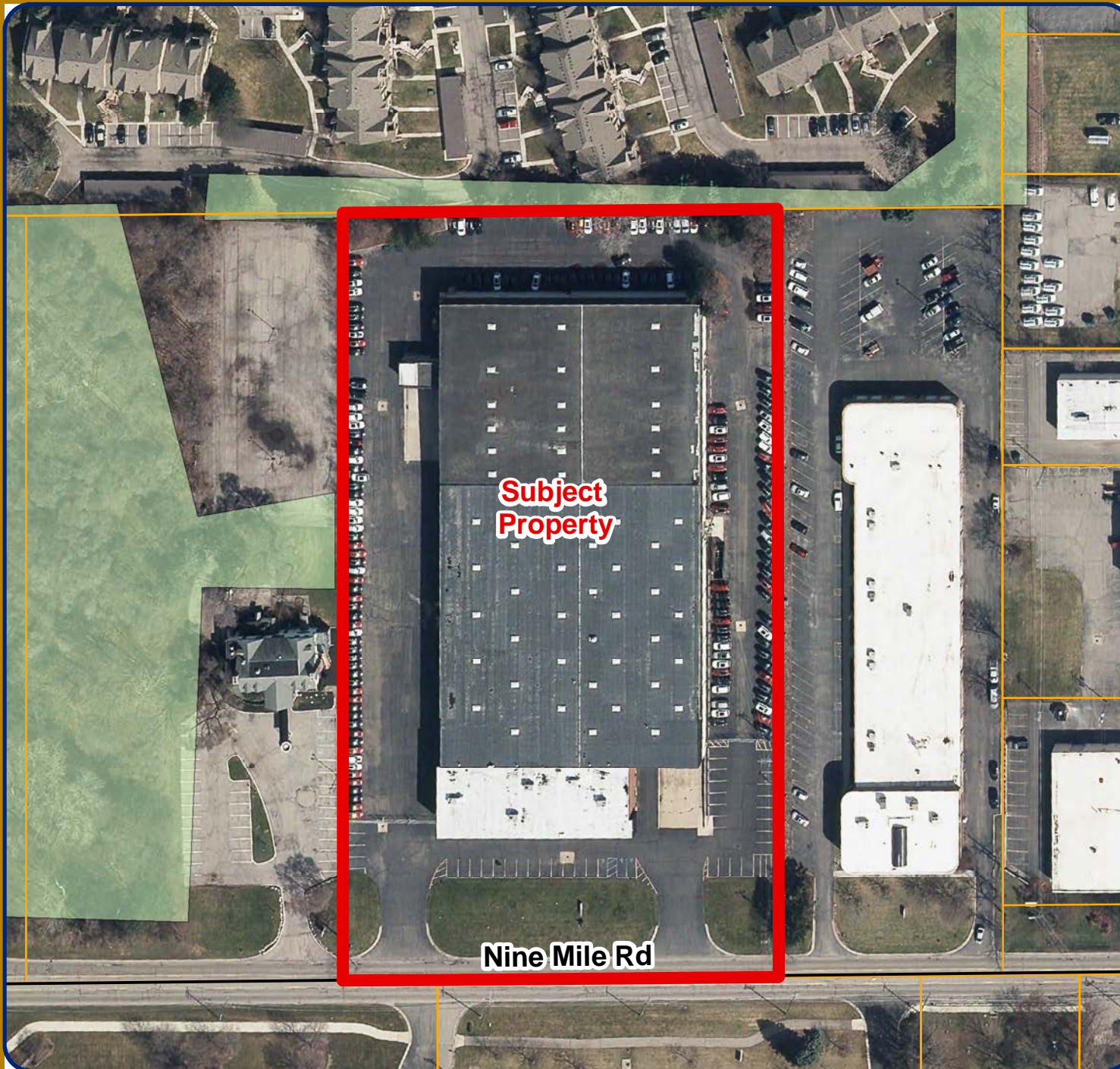


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JSP 15-74 Arkin Building for Martin Technologies

Natural Features



Legend

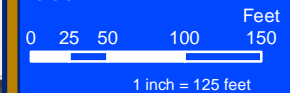
-  Sections
-  Wetlands
-  Woodlands



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SITE PLAN

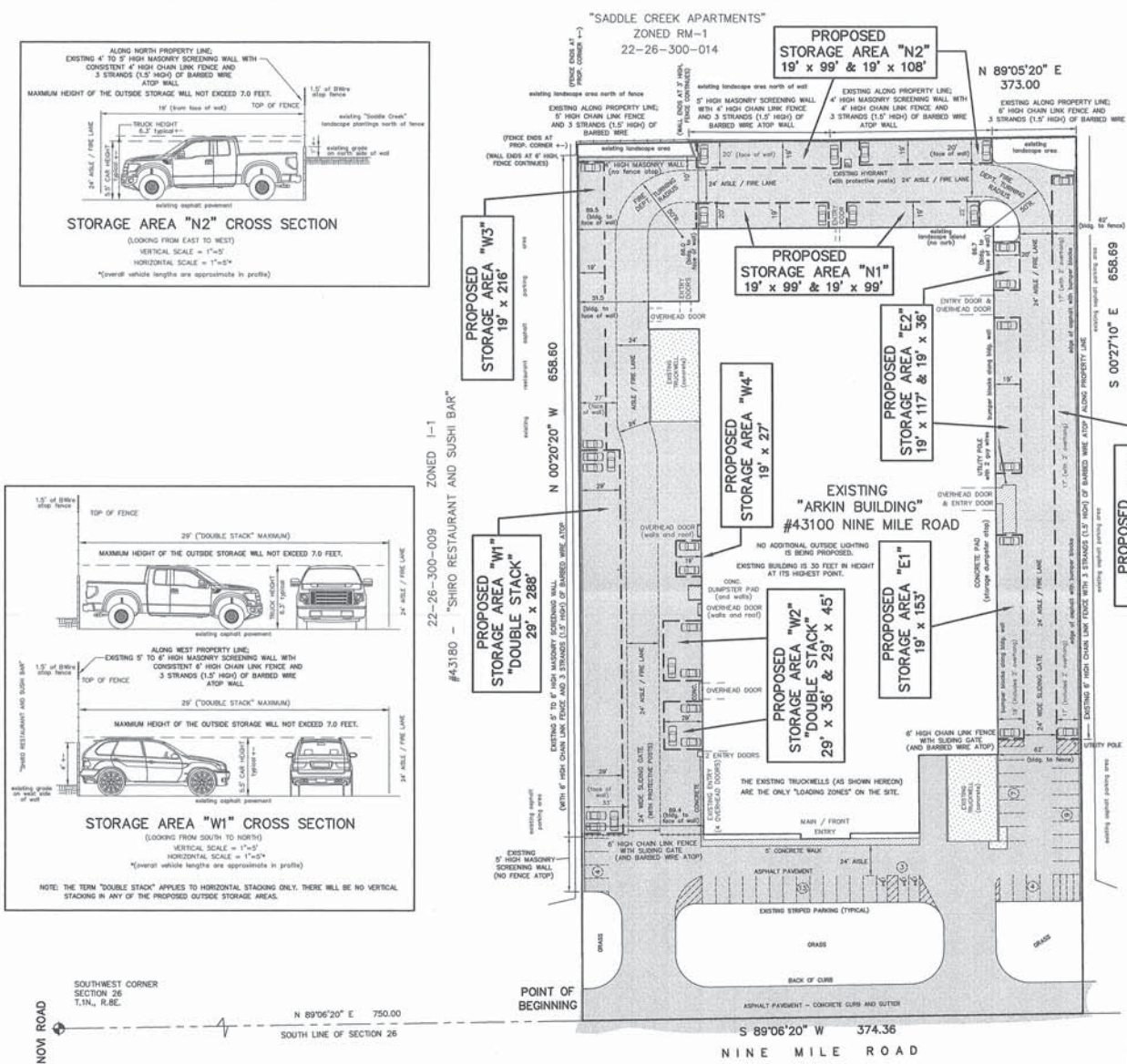
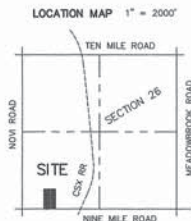
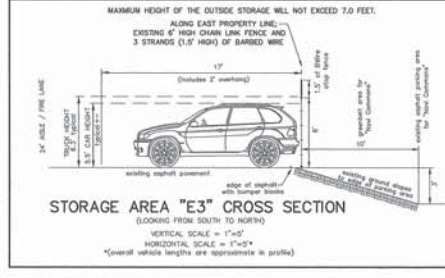
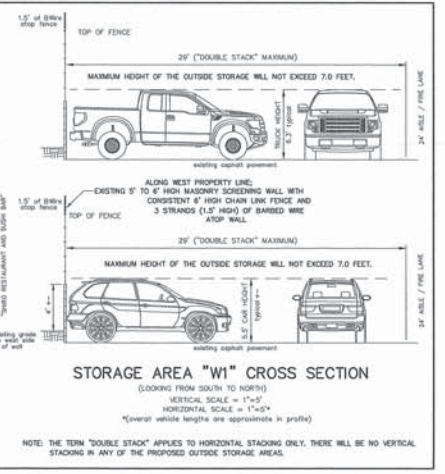
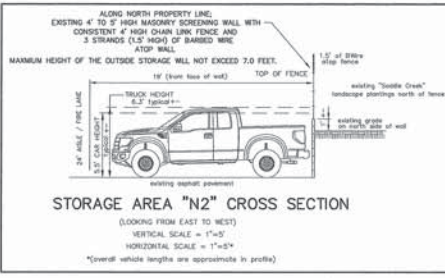
(Full plan set available for viewing at the Community Development Department.)

LEGAL DESCRIPTION: PARCEL 22-26-300-010 (supplied by client)
 Part of the S.W. 1/4 of Section 26, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, Beginning at a point on the South line of Section 26, distant N.89°06'20"E, 750.00 feet from the Southwest Corner of said Section 26 along said South line; thence N.00°20'20"W, 658.60 feet; thence N.89°06'20"E, 373.00 feet; thence S.00°27'10"E, 658.69 feet to a point on the South line of said Section 26; thence S.89°06'20"W, 374.36 feet along the South line of said Section, which is also the center line of Nine Mile Road, to the point of beginning, Containing 5.65 Acres (gross), more or less. Subject to all easements and restrictions of record.

EXISTING PARKING DATA
 Parking Required per Site Standards, Section 5.2.12 Off-Street Parking Spaces, Section E, Industrial Use, Warehouse and wholesale establishments and related accessory offices, Item 2. ... the paved area for off-street parking may be reduced to an area comprising five (5) spaces plus one (1) for every one (1) employee in the largest working shift...
 TOTAL ARKIN EMPLOYEES = 3
 TOTAL MARTIN TECHNOLOGIES (Occupant) EMPLOYEES = 20
 MAXIMUM EMPLOYEES = 23
 PARKING REQUIRED = FIVE (5) PLUS 23 = 28 SPACES
 EXISTING PARKING (as striped) = 40 SPACES TOTAL, WHICH INCLUDES 3 ADA HANDICAP ACCESSIBLE SPACES

SUMMARY OF PROPOSED OUTSIDE STORAGE AREAS
 EAST SIDE OF BUILDING (abutting I-1 Zoning)
 "E1" = 153', "E2" = 117' + 36' (153' total), and "E3" = 423', FOR A TOTAL OF 729 LINEAL FEET
 NORTH SIDE OF BUILDING (abutting RM-1 Zoning)
 "N1" = 99' + 99' (198' total), and "N2" = 99' + 108' (207' total), FOR A TOTAL OF 405 LINEAL FEET
 WEST SIDE OF BUILDING (abutting I-1 Zoning)
 "W1" = 288', "W2" = 36' + 45' (81 total), and "W3" = 216', and "W4" = 27', FOR A TOTAL OF 612 LINEAL FEET
TOTAL PROPOSED OUTSIDE STORAGE AREA = 1,746 LINEAL FEET

GENERAL NOTES
 TIME OF STORAGE: All Open Storage shall be short term, meaning that no individual product or material shall be stored outside for more than one year.
 EXCLUSIONS TO STORAGE: In no case shall open storage areas be used to store waste, used or second hand materials, or obsolete machinery of materials no longer used or intended to be used in the industrial operation.
 VALIDITY OF SPECIAL LAND USE: The Special land use approval shall expire when a change in use occurs.
 LOCATION OF OPEN STORAGE: All open storage shall be limited to the open storage areas on the approved site plan.
 HEIGHT OF STORAGE: No means of protection from weather are proposed.
 No racks for the holding of materials are permitted, except that pallets of low blocks may be used to keep materials from immediate contact with the ground.
 DRAINAGE: Storage areas shall be paved and properly drained per City's Code of Ordinances.
 RESTRICTIONS: The open storage will not include any material or equipment that must be stored in an enclosed building as provided in Section 4.5A, or that would constitute a Jurisdict as defined in Section 2.2 and prohibited in the I-1 District by Section 4.5B.
 COMPLIANCE WITH ALL OTHER APPLICABLE CODES AND LAWS: The open storage shall comply with all other applicable requirements of the Code of Ordinances, and with all other applicable local, state, or federal laws, rules or regulations.
 THERE WILL BE NO DEALING DIRECTLY WITH CONSUMERS AT RETAIL.
 LONG TERM DELIVERY TRUCK PARKING IS NOT ALLOWED ON THE SITE.
 FIRE MARSHAL COMMENTS:
 1) Vehicle parking adjacent to the building shall not block any fire exit doors.
 2) Outside storage shall not block any fire protection features such as hydrants, FDC or control valves.



APPLICANT:
 IRWIN J. ARKIN, LLC (Building Owner)
 43100 NINE MILE ROAD
 NOVI, MICHIGAN 48375
 PHONE: 248-349-8675
 FAX: 248-349-5970
 EMAIL: IRWIN.ARKIN@SBCGLOBAL.NET
 ON BEHALF OF
 MARTIN TECHNOLOGIES (Occupant)
 WORK PREPARED IN ASSOCIATION WITH:
D. BENNETT ENTERPRISES, INC.
 LAND DEVELOPMENT CONSULTANT
 15020 Finch Avenue, Plymouth, Michigan 48170
 Phone (734) 231-3510 / Email: dbennett@aol.com

PROPOSED LIGHT INDUSTRIAL DISTRICT (I-1) ACCESSORY OUTSIDE STORAGE PLAN

"ARKIN BUILDING"
 IN THE SOUTHWEST 1/4 OF SECTION 26, T.1N., R.8E.,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
 CLIENT: IRWIN J. ARKIN

LAND-TEC CONSULTANTS, INC.
 Plymouth Office
 Civil Engineering and Land Surveying Consultants
 Roy J. Russell, P.C.P., P.E., P.S., President
 19330 Finch Avenue, Plymouth, Michigan, 48170
 Phone (734) 788-5146 / Email: dbennett@aol.com

SEAL
 ROY J. RUSSELL
 P.C.P., P.E., P.S.
 19330 FINCH AVENUE
 PLYMOUTH, MICHIGAN 48170
 Issue Date:
 12-18-15

SUBMITTAL HISTORY:
 2) Revised per City Review (Nov JSP 15-74) provided on 12-14-2015
 1) Initial Issue: 11-2-2015

PLANNING REVIEW

Review based on Revised Preliminary Site Plan on December 19, 2015

CONCEPT PLAN SUBMITTAL SCHEDULE			
Type of Submittal	Date of Submittal	Reviewed by	Presented to PC
Preliminary Site Plan	November 03, 2015	All Agencies except Wetlands, Woodlands and Facade	No
Revised Preliminary Site Plan	December 19, 2015	Planning Only	Yes. On January 27, 2016



PLAN REVIEW CENTER REPORT
January 22, 2016
Planning Review
ARKIN BUILDING FOR MARTIN TECHNOLOGIES
JSP15-74

Petitioner

Irwin Arkin LLC on behalf of Martin Technologies (Occupant)

Review Type

Special Land Use Request and Preliminary Site Plan Review

Property Characteristics

- Site Location: 43100 Nine Mile Road; North of Nine Mile Road, east of Novi Road and west of CSX Railroad; Section 26
- Site School District: Novi
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North: RM-1, Low Density Multiple Family; All other sides: I-1, Light Industrial
- Site Use(s): Industrial research/office: Martin Technologies
- Adjoining Uses: North: Saddle Creek Apartments; East and South: Office; West: Restaurant
- Site Size: 5.61 acres
- Plan Date: December 18, 2015

Project Summary

Irwin J. Arkin, LLC/Martin Technologies was issued a Temporary Special Land Use Permit (PTSLU 14-0008) in accordance with Section 3004.2 of the Novi Zoning Ordinance for outside storage of new unlicensed, operable vehicles located at 43100 Nine Mile Road until November 14, 2015. The temporary permit was required because outdoor storage was then not allowed in the I-1 District.

The applicant is currently requesting a full (non-temporary) Special Land Use Permit approval for the existing use of the building and outside storage that is ongoing on subject property. No additional improvements to the site are being proposed.

Project History:

Historically, outdoor storage has not been allowed in the I-1 districts in the City. In early 2015, the applicant proposed a text amendment that would allow outdoor storage on I-1 properties through a Special Land Use. The Planning Commission considered the proposed amendment at the April 22, 2015 Planning Commission meeting. The Planning Commission set the public hearing for May 13, 2015 and provided additional comments for staff to revise the draft amendment. Staff's revised draft was discussed in detail at the public hearing. The Planning Commission did not make a recommendation to the City Council at the time and requested staff to address additional comments.

On May 27, the Planning Commission considered the first revised draft and made a motion to recommend approval to the City Council of the ordinance amendment as written, further clarifying that 100 percent opacity will be required for outside uses abutting residential.

On August 24, 2015, the City Council considered and approved the first reading of the second revised draft.

On September 28, 2015, the City Council has approved Zoning Ordinance Text Amendment 18.275 to amend the City of Novi Zoning Ordinance at Article 3, Zoning Districts, Section 3.14, I-1 District Required Conditions, in order to allow for accessory outside storage as a Special Land Use in the Light Industrial District under certain conditions, as detailed below.

Approved Zoning Text Amendment

Article 3, Zoning Districts, Section 3.14, I-1 District Required Conditions:

- 3.14.1.B.iv. Nonresidential open storage as defined in Section 2.2, may be permitted as a Special Land Use by a Planning Commission approval or conditional approval as provided in Sections 6.1.2.C, 6.1.2.D, and 6.2, when conducted in conjunction with and accessory to an otherwise permitted use in the I-1 District provided that:
- a. The open storage is of new materials used for operations taking place inside a building on the same lot, or of new finished product prior to shipment.
 - b. The open storage shall be short-term, meaning that no individual product or material shall be stored outside for more than one year.
 - c. In no case shall open storage areas to be used to store waste, used or secondhand materials, or obsolete machinery or materials no longer used or intended to be used in the industrial operation.
 - d. The Special Land Use approval shall expire when a change in use occurs.
 - e. Open storage areas shall be shown on a site plan, which shall be subject to Special Land Use review and approval. The site plan shall meet the standards of the Site Plan and Development Manual and clearly depict all of the required conditions of this section, including the boundaries of the proposed storage areas. Amendments to the site plan shall require review and approval in the same manner as for the Special Land Use; however, minor modifications to the approved site plan as to layout, location of materials, screening, and similar operational details for the use may be approved administratively in accordance with the procedures for such approvals in this Ordinance.
 - f. All storage shall be limited to the open storage areas on the approved site plan, which shall be located in the rear yard or an interior side yard, and shall be subject to the setback, lot coverage, and landscaping requirements in Sections 3.6.2.B, 3.6.2.D, 3.6.2.F, 3.6.2.M, and 3.6.2.P, subject to the Planning Commission's setback modification authority in Section 3.6.2.Q. When adjacent to a single-family zoning district, no storage area shall be closer than 150 feet to the nearest property line of any such district.
 - g. All storage shall be completely screened from all adjacent properties by appropriate structures, fencing conforming to the applicable requirements in Section 5.11.2, or walls. Such structures, fencing, or walls shall be at least six (6) feet in height and no greater than eight (8) feet in height. Alternatively, landscaping conforming to the applicable requirements of Section 5.5 may be used to completely screen the storage materials from the view of adjacent properties, if approved by the Planning Commission. Such landscaping shall be of suitable type with necessary quantities, height, and spacing to provide 100% opacity in winter and summer when adjacent to property zoned for single-family use, and eighty (80) percent winter opacity and ninety (90) percent summer opacity as to all other properties, as determined in accordance with this Ordinance and as approved by the City's Landscape Architect, with existing vegetation to be augmented as necessary to achieve those standards.

- h. A plan for ongoing replacement of dead or diseased vegetation shall be submitted if any portion of the required screen includes vegetation, and all vegetation shall be regularly, professionally, and permanently maintained.
- i. Openly stored materials shall not extend above the height of the screening, and shall be protected from damage due to weather precipitation as necessary. No racks for the holding of materials are permitted, except that pallets or low blocks may be used to keep materials from immediate contact with the ground.
- j. The storage areas shall not conflict with the minimum site development standards required for the I-1 District or by any previously approved site plan, including, but not limited to, parking, loading and landscaping.
- k. Adequate fire protection and access for Fire vehicles shall be provided at all times.
- l. Storage areas shall be paved and properly drained per the City's Code of Ordinances.
- m. The Planning Commission may modify the minimum standards of this subsection as listed above, if it finds that the proposed use will be compatible with, and will not have a material negative impact upon, existing and planned uses located on adjacent and surrounding properties, taking into consideration the size and configuration of the site and any other relevant aspects of the site; provided, however, that the Planning Commission shall not have the authority to approve a storage area closer than 150 feet to any single-family residential zoning district, as required under subsection (f) above.
- n. The open storage will not include any material or equipment that must be stored in an enclosed building as provided in, Section 4.54, Storage Facilities for Building Materials, Sand, Gravel, Stone, Lumber, Storage of Contractor's Equipment and Supplies, or that would constitute a Junkyard as defined in Section 2.2 and prohibited in the I-1 District by Section 4.58.
- o. The open storage shall also comply with all other applicable requirements of this Code of Ordinances, and with all other applicable local, state, or federal laws, rules, or regulations.

Special Land Use Considerations

Expansion of a special land use requires a public hearing and special land use approval from the Planning Commission, along with preliminary site plan approval. The proposal also requires approval the stormwater management plan. **Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:**

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.

- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Recommendation

Approval of the Special Land Use Permit and Preliminary Site Plan is **not recommended** due to inadequate screening on site. Applicant is advised to consider the comments provided and resubmit a revised site plan. In its review and approval, the Planning Commission will need to consider the standards for Special Land Use consideration of Section 6.1.2.C. as listed above. Items in **bold** should be addressed with the revised submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.0 (Zoning Districts), Article 4.0(Use Standards), Article 5.0(Site Standards) and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements and additional minor comments to be addressed.

1. Screening for Open Storage (3.14.1.B.iv.g):

- a. The site plan does not propose any additional improvements to the existing conditions on the site. While the existing conditions were allowed as part of the temporary special land use, they do not meet the requirements for screening according to recent text amendment to allow outside storage in light industrial districts. **The current screening is not grandfathered and additional screening will be required, as determined by the Planning Commission.** The applicant indicated in his response letter that a justification will be provided at the Planning Commission meeting.
- b. The applicant has provided multiple pictures of existing trees surrounding the site. However, a majority of the plantings are not located on the subject property, but are on adjacent properties. **Staff went on a site visit to observe visibility of the outside storage from adjacent residential development. The outside vehicular storage is clearly visible. The existing chain-link fence does not provide adequate screening. Please refer to the Landscape Review Letter for additional detail.**
- c. The applicant has previously stated that the transparent screening is due to security concerns. **Staff understands the concerns, but continues to recommend reconsidering providing additional screening.**
- d. **Please refer to Planning and Landscape review letters and charts in detail and revise the drawings accordingly.**

2. Planning Review Chart: **Please refer to Planning Review Chart for other comments that need to be included on the Site plan.**

3. Number of Parking Spaces:

Warehouses and wholesale establishments and related accessory offices (*Sec.5.2.12.E*)

One (1) space for each seven hundred (700) square feet of usable floor area or five (5) plus one (1) for each one and one-half (1 ½) employees in the largest working shift, whichever is greater.

Business offices or professional offices (*Sec.5.2.12.D*)

For buildings upto 100,000 SF 1 space for 222 SF GLA

Provide usable floor area as required to determine the appropriate parking requirement. The applicant indicated in his response letter that providing usable floor area will be misleading. Staff would still like to see the calculations for the record and to determine the parking counts.

4. Means of Weather Protection (Sec. 3.14.1.B.iv.i): All outside storage materials shall be protected from damage due to weather precipitation as necessary. **The applicant added a note stating that no means of protection from weather are proposed. Please revise the plans to meet the requirements of the code.**
5. Existing Non-Conformities: As part of the review, staff identified multiple existing non-conformities that do not meet the current Zoning Ordinance, such as parking setbacks, loading well location, parking in the front yard and few more. They are listed in the attached Planning Chart. Since no changes are being proposed to those areas, they can continue as is.
6. Parking Count: Please provide additional information required with regards to usable floor space as listed in the attached chart, with the response letter.
7. Performance standards (Sec 3.14.3.C): The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14. Applicant is not proposing any new changes to the existing site plan. **However, a statement indicating the compliance with performance standards as listed is required for the Special Land Use permit approval.**
8. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with the revised Site Plan submittal. Engineering is recommending approval.
 - b. Landscape Review: Additional comments to be addressed with the revised Site Plan submittal. Landscape is not recommending approval due to lack of adequate screening.
 - c. Traffic Review: Additional comments to be addressed with the revised Site Plan submittal. Traffic is recommending approval.
 - d. Fire Review: Fire is recommending approval.

Response Letter

Per your request, the Site Plan is scheduled to go before the Planning Commission on January 27, 2015. Please provide the following **no later than January 20, 2015** if you wish to keep the schedule.

1. The applicant has previously submitted a response letter addressing all the other reviews. Planning updated the review based on the recent revised submittal. Please update your response letter to reflect the current Planning review letter.

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.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.





PLANNING REVIEW CHART: I-1, Light Industrial

Review Date: November 24, 2015
Review Type: Preliminary Site Plan
Project Name: JSP 15-74: Arkin Building for Martin Technologies
Plan Date: October 07, 2015
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

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
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Industrial Research Development and Technology	No Change	Yes	
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective December 25, 2013)</i>	I-1: Light Industrial District	No Change. Outside storage	Yes	Outside storage requires a Special Land Use Permit to be approved by the Planning Commission
Uses Permitted (Sec 3.1.18.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses	Existing Arkin Building. No additions proposed	Yes	
Non-residential Outside Storage (Sec. 3.14.1.B.iv) Text Amendment approved September 28, 2015 <i>(Refer to the review letter for complete text and further details)</i>				
Type of Storage <i>(3.14.1.B.iv.a)</i>	The open storage is of new materials used for operations taking place inside a building on the same lot, or of new finished product prior to shipment.			
Time of Storage <i>(3.14.1.B.iv.b)</i>	The open storage shall be short-term, meaning that no individual product or material shall be stored outside for more than one year.	Note added to the sheet to comply with the requirement	Yes	
Exclusions to Storage <i>(3.14.1.B.iv.c)</i>	In no case shall open storage areas to be used to store waste, used or secondhand materials, or obsolete machinery or materials no longer used or intended to be used in the industrial operation.	Note added to the sheet to comply with the requirement	Yes	
Validity of Special Land	The Special Land Use approval shall expire when a change in	Note added to the sheet to comply	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Use (3.14.1.B.iv.d)	use occurs.	with the requirement		
Site Plan (3.14.1.B.iv.e)	Open storage areas shall be shown on a site plan, which shall be subject to Special Land Use review and approval.	Applicant is requesting a Special Land Use Permit	Yes	
Storage Boundaries (3.14.1.B.iv.e)	Plan shall show boundaries of the proposed storage areas.	The plan indicates storage boundaries	Yes	
Location of Open Storage (3.14.1.B.iv.f)	All storage shall be limited to the open storage areas on the approved site plan	Note added to the sheet to comply with the requirement	Yes	Setbacks are not compliant with the required sections, but are considered existing non-conforming
	Shall be located in the rear yard or an interior side yard, and shall be subject to the setback, lot coverage, and landscaping requirements	It is located within the rear yard and the interior side yard.	Yes	
Adjacent to single-family (3.14.1.B.iv.f)	When adjacent to a single-family zoning district, no storage area shall be closer than 150 feet to the nearest property line of any such district.	Subject property is not abutting single family zoning district	NA	
Screening for Open Storage (3.14.1.B.iv.g)	All storage shall be completely screened from all adjacent properties by appropriate structures, fencing (Sec 5.11.2), or walls. Such structures shall be at least 6 feet in height and no greater than 8 feet in height. Per section 5.11.2.2. fences with barbed wire cannot exceed 11 feet	Existing screening includes 4 to 5 feet masonry wall with consistent six feet chain link fence with 1.5 feet barbed wire.	Yes	
	Alternatively, landscaping conforming to the applicable requirements of Section 5.5 may be used to completely screen the storage materials from the view of adjacent properties, if approved by the Planning Commission. Such landscaping shall meet the additional requirements of this section.	Existing screening is considered inadequate.	No	Refer to Landscape review for further details
Landscape Screening	A plan for ongoing replacement of dead or	No additional information is	No	Refer to Landscape review for further details

Item	Required Code	Proposed	Meets Code	Comments
Maintenance (3.14.1.B.iv.h)	diseased vegetation shall be submitted if any portion of the required screen includes vegetation, and all vegetation shall be regularly, professionally, and permanently maintained.	provided		
Height of Storage (3.14.1.B.iv.i)	shall not extend above the height of the screening	Applicant provided cross-sections that indicate that the storage materials do not extend beyond the screening fence. A note has been added for storage not to exceed 7 feet in no instance	Yes	
	shall be protected from damage due to weather precipitation as necessary	No means of protection from weather are provided	No	Means of protection is required per code
	No racks for the holding of materials are permitted, except that pallets or low blocks may be used to keep materials from immediate contact with the ground.	Note added to the sheet to comply with the requirement	Yes	
Compliance with Site Development Standards (3.14.1.B.iv.j)	Shall not conflict with the minimum site development standards required for the I-1 District or by any previously approved site plan, including, but not limited to, parking, loading and landscaping.	Parking setbacks as identified in this review chart are considered existing non-conforming.	Yes	
Fire Access (3.14.1.B.iv.k)	Adequate fire protection and access for Fire vehicles shall be provided at all times.	Fire recommends approval	Yes	
Drainage (3.14.1.B.iv.l)	Storage areas shall be paved and properly drained per the City's Code of Ordinances.	Existing area is paved.		

Item	Required Code	Proposed	Meets Code	Comments
Planning Commission Modifications <i>(3.14.1.B.iv.m)</i>	The Planning Commission may modify the minimum standards of this subsection, provided the site plan meets the minimum requirements listed in the ordinance under this section	The submitted site plan does not propose any additional screening. Existing screening does not meet the requirements. The applicant has provided multiple photographs indicating the existing screening on site.	No	Refer to landscape review for additional details
	The Planning Commission shall not have the authority to approve a storage area closer than 150 feet to any single-family residential zoning district	Site is not adjacent to single-family residential	NA	
Restrictions <i>(3.14.1.B.iv.n)</i>	The open storage will not include any material or equipment that must be stored in an enclosed building as provided in, Section 4.54, or that would constitute a Junkyard as defined in Section 2.2 and prohibited in the I-1 District by Section 4.58.	Note added to the sheet to comply with the requirement	Yes	
Compliance with all other applicable codes and laws <i>(3.14.1.B.iv.o)</i>	The open storage shall also comply with all other applicable requirements of this Code of Ordinances, and with all other applicable local, state, or federal laws, rules, or regulations.	Note added to the sheet to comply with the requirement	Yes	
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Existing frontage on Nine Mile Road	Yes	
Access to Major Thoroughfare <i>(Sec. 5.13)</i>	vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	Access to Nine Mile Road is provided	Yes	
Minimum Zoning Lot Size 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		NA	

Item	Required Code	Proposed	Meets Code	Comments
Minimum Zoning Lot Size for each Unit: Width in Feet	determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Open Space Area	----	Existing. No changes proposed	NA	---
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	Existing. No changes proposed	NA	
Building Height (Sec. 3.1.18.D)	40 ft.	Existing. No changes proposed	NA	
Building Setbacks (Sec 3.1.18.D)				
Front (south)	40ft.	123 ft. approx.	Yes	Existing. No changes proposed
Rear (north)	20ft.	66 ft. approx.	Yes	
Side (east)	20ft.	63 ft. approx.	Yes	
Side (west)	20ft.	89 ft. approx.	Yes	
Parking Setback (Sec 3.1.18.D)& Refer to applicable notes in Sec 3.6.2				
Front (south)	40ft. (See 3.6.2.E)	Front yard parking existing	Yes	Existing Non-conforming parking setbacks. No changes proposed. However, spaces used for storage and required parking are clearly delineated
Rear (north)	10 ft.	11 ft.	Yes	
Side (east)	10 ft.	13 ft.	Yes	
Side (west)	10 ft.	22 ft.	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard if the site is a minimum 2 acre site, cannot occupy more than 50% of the area between min. front yard setback & bldg. setback, must be screened by brick wall or landscaped berm	Front yard parking existing	NA	Existing non-conforming
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	Off-street parking is allowed inside and rear yards if the site does not abut residential. If it does, additional conditions apply.	Abutting residential district on the rear (north)	NA	Existing non-conforming
Setback from Residential District (Sec 3.6.2.H)	Building shall be setback 3 feet for each foot of building height	Abutting residential district on the rear (north)	NA	Indicate the maximum height of building on plans.
Wetland/Waterc	A setback of 25ft from			

Item	Required Code	Proposed	Meets Code	Comments
Course Setback (Sec 3.6.2.M)	wetlands and from high watermark course shall be maintained	No wetlands on site	NA	
Additional Height (Sec 3.6.2.O)	Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O	Applicant not requesting	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lot is screened	Yes?	
Modification of parking setback requirements (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 are considered existing non-conforming	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Warehouses and wholesale establishments and related accessory offices (Sec.5.2.12.E) Business offices or professional offices (Sec.5.2.12.D)	<ul style="list-style-type: none"> - One (1) space for each seven hundred (700) square feet of usable floor area or five (5) plus one (1) for each one and one-half (1 ½) employees in the largest working shift, whichever is greater. - For buildings upto 100,000 SF 1 space for 222 SF GLA 	<p>The current plan provides parking calculations based on number of employees.</p> <p>For 23 employees, required Parking is 28</p> <p>Total spaces dedicated for parking = 40 spaces</p>	Yes	Provide usable floor area as required to determine the appropriate parking requirement.
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<ul style="list-style-type: none"> - 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. spaces with 24 ft. drives	Yes	.
Parking stall located adjacent to a parking lot entrance (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	Minimum distance is maintained	Yes	
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - 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 8 feet wide, have 	End islands are existing and do not meet the standards	Yes	Existing non-conforming

Item	Required Code	Proposed	Meets Code	Comments
	an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance			
Barrier Free Spaces <i>Barrier Free Code</i>	2 barrier free parking spaces (for total 26 to 50) including 1 van barrier free parking space are required	1 regular barrier Free parking & 2 van barrier free space are provided	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Existing. No changes proposed. One of the handicap aisles does not meet the ADA requirements.	Yes	Existing non-conforming
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Existing. No changes proposed	NA	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Five (5) percent of required automobile spaces, minimum two (2) spaces	No Bicycle parking is proposed	NA	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk	No Bicycle parking is proposed	NA	
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	No Bicycle parking is proposed	NA	
Loading Spaces <i>(Sec. 5.4.1)</i>	Loading area in the rear yard Loading area in interior side yard if it is adjacent to I, EXPO or EXO district	Truck well located in the front yard.	NA	Existing non-conforming
Accessory Structures				
Dumpster <i>(Sec 4.19.2.F)</i>	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached	Existing. No changes proposed	NA	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 			
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Existing. No changes proposed	NA	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Existing. No changes proposed	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Existing. No changes proposed	NA	
I-1 District Required Conditions (Sec 3.14)				
Outdoor Storage of above ground storage tanks (Sec. 3.14.1.B.ii)	Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply	Not Proposed	NA	
Outdoor Storage of recreational equipment (Sec. 3.14.1.B.iii)		Not Proposed	NA	
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	No information provided	Yes?	Provide further clarification the response letter and add this note to the Site Plan.
Adjacent to Freeway ROW (Sec 3.14.4)	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply	Not adjacent to Freeway ROW	NA	

Item	Required Code	Proposed	Meets Code	Comments
Adjacent to Residential district (Sec 3.14.5)		adjacent to residential district, but additional conditions do not apply	NA	
Planning Commission findings for permitted uses (Sec 3.14.3)				
Sec 3.14.3.A	Protecting current and future residential uses from development impact	Adjacent to residential districts	NA	
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site	Note added to the sheet to comply with the requirement	Yes	
Performance standards Sec 3.14.3.C	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14	Information not provided	Yes?	Applicant is not proposing any new changes to the existing site plan. However, please provide a statement indicating the compliance with performance standards as listed.
Storage and/use of material Sec 3.14.3.D	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Checklist not provided	No	
Hazardous material checklist Sec 3.14.3.E	Compliance of City's hazardous materials checklist	Checklist provided	Yes	
Sidewalks and Pathways				
Pedestrian Connectivity	<ul style="list-style-type: none"> - 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 - Building exits must be connected to sidewalk system or parking lot. 	Building entrances connected to parking lot & BF ramps	Yes	

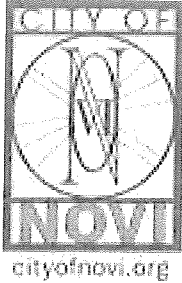
Item	Required Code	Proposed	Meets Code	Comments
Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	No additional lighting is being proposed	Yes	<u>Confirm that no additional lighting is being proposed</u>
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	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).	Provided	Yes	
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	No improvements are being proposed to the existing building. The applicant is requesting to make the current temporary use permanent.		
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Not Applicable	NA	
Development/ Business Sign	Signage if proposed requires a permit.	Not Applicable	NA	

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

Review based on Preliminary Site Plan submitted on November 03, 2015



PLAN REVIEW CENTER REPORT

01/22/2016

Engineering Review

ARKIN BLD. FOR MARTIN TECHNOLOGIES
JSP15-0074

Applicant

ARKIN LLC, IRWIN J.

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of 9 Mile Rd. and E. of Novi Rd.
- Site Size: 5.65 acres
- Plan Date: 10/07/15

Project Summary

- Reconfiguring existing site to create an outdoor storage area for vehicles.

Recommendation

Approval of the Preliminary Site Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 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):

Additional Comments (to be addressed prior to 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. Provide a minimum of two ties to established section or quarter section corners.
3. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
4. A sheet index shall be provided on the cover sheet.

5. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.

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

6. 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.
7. 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 addressed prior to construction:

8. 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.
9. 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.
10. 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: Adam Wayne, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Becky Arold, Water & Sewer

LANDSCAPE REVIEW

Review based on Preliminary Site Plan submitted on November 03, 2015



PLAN REVIEW CENTER REPORT

November 24, 2015

Preliminary Site Plan - Landscaping

Arkins Building for Martin Technologies

Review Type

Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: 43100 Nine Mile
- Site Acreage: 5.65 acres
- Site Zoning: I-1
- Adjacent Zoning: I-1 east and west, RM-1 north
- Plan Date: 11/2/2015

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation

No site plan changes are proposed with this plan, but this project is **not recommended for approval** until the screening issues outlined below are addressed.

Ordinance Considerations

Adjacent to Residential – Buffer/Screening (Zoning Sec. 5.5.3.A, and Zoning Sec 3.14)

1. Property is adjacent to property zoned RM-1 and used as multi-family residential.
2. There is no berm along the north property line which abuts the RM-1 zoned property to the north.
3. As no new construction is proposed, a new berm will not be required as long as sufficient screening of the outdoor storage is provided.

Adjacent to Right-of-Way (Zoning Sec. 5.5.3.B and Zoning Sec 3.14)

1. There is no berm and no landscaping along the 9 Mile Road frontage.
2. As no new construction is proposed, a berm or landscaping will not be required as long as sufficient screening of the outdoor storage is provided. Future construction on the site that is not in direct response to the requirements below will require addition of all required Right-of-Way landscaping.

Outdoor Storage Screening (Zoning Sec. 3.14)

1. The existing wall along the northern property line, per detail N2 on the plan, is a 4-5 feet masonry wall with a 4 foot tall chain link fence with barbed wire. The wall extends from the west property line (inset approximately 8' into the property for the westerly 85 feet +/-) to a point about 63 feet west of the eastern property line. From that point on to the eastern property line there is no wall and no screening vegetation. Two evergreen trees in the landscape island there provide some of the required interior parking lot

landscaping.

2. The screening is insufficient to block the view of the vehicles stored on the site, of the storage tank, or of the rear loading dock from the adjacent RM-1 property. Where there are walls, the tank and vehicles extend approximately 18-24 inches above them. Where there is not a wall, no screening on the property is provided. The existing evergreens on the RM-1 property cannot be used toward the required screening.
3. **The screening of all walls should be raised sufficiently to block the view of the tank and the vehicles. Either the walls should be raised to a final height of 6-8 feet to block the view of the vehicles, or the chain link fences should be replaced with materials such as wood or vinyl to provide 80-90% opacity to a height between 6-8 feet as measured from the pavement.**
4. **Screening composed of a wall, an opaque fence or evergreen shrubs growing to a height of at least 6 feet, should be placed along the section of the north property line where there is no existing wall. If landscaping is used, the species used should be proper for the conditions (i.e. shady), and maintained such that the required opacity is preserved over time. A plan for the maintenance of any proposed living landscape material should be submitted as part of the approved site plan.**
5. The revised Section 3.14 calls for opaque screening of stored materials between all adjacent properties. Screening to provide 80-90% opacity from view of 9 Mile Road and along the east and west property lines of a height between 6-8 feet to screen the stored vehicles should also be installed. This can be in the form of masonry walls, opaque fencing made of materials such as wood or vinyl, or landscaping that provides 80% opacity in the winter and 90% in the summer. The areas of employee parking toward the front of the property do not have to be screened in this manner.
6. Please submit details of proposed screening for review.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. There are no street trees along 9 Mile Road.
2. As no site work is proposed, no street trees are required for this project. Installation of increased screening along the north property line as required above does not constitute site work that would necessitate adding street trees or other landscaping noted below.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. No existing vegetation is shown on the plan provided, but from photos, it appears that 4 interior parking lot trees are provided on two corner islands for the site.
2. This is much less than is required by the ordinance, but since no site work is proposed for this project, no additional trees or landscape islands are required at this time.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. No existing perimeter landscaping is shown on the plan provided and this is confirmed with site photos provided by the applicant.
2. This is much less than is required by the ordinance, but since no site work is proposed for this project, no perimeter landscaping is required at this time.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

1. **Loading zone(s) should be designated as such on plan.**
2. The screening noted above will provide necessary loading zone screening.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. No existing foundation landscaping is shown on the plan provided and this is confirmed with site photos provided by the applicant.
2. Foundation landscaping is required by the ordinance, but since no site work is proposed for this project, no foundation landscaping is required at this time.

Plant List (LDM 2.h. and t.)

No planting is proposed. If any plants are proposed, they should be labeled and a plant list consistent with the requirements outlined in the Landscape Design Manual should be provided.

Planting Notations and Details (LDM)

No planting is proposed. If any plants are proposed, planting details for the plant type consistent with City of Novi standards should be provided.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

Not applicable

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Not provided. If a berm consistent with the ordinance is provided, grading for that berm must be provided.

Snow Deposit (LDM.2.q.)

Not applicable

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

No woodlands exist on the site. No changes are proposed to existing trees.

Corner Clearance (Zoning Sec 5.9)

Not applicable

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

TRAFFIC REVIEW

Review based on Preliminary Site Plan submitted on November 03, 2015



AECOM
27777 Franklin Road
Suite 2000
Southfield, MI 48034
www.aecom.com

248.204.5900 tel
248.204.5901 fax

November 23, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: Arkins Building for Martin Tech
Traffic Review for Preliminary Site Plan
JSP15-0074**

Dear Ms. McBeth,

The preliminary site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

1. General Comments

- a. The applicant, Irwin J. Arkin LLC, is proposing an accessory outside storage area to the existing site located on the north side of Nine Mile Road, east of Novi Road.
- b. Nine Mile Road is within the City of Novi's jurisdiction.
- c. The site is currently zoned I-1.

2. Potential Traffic Impacts – The proposed accessory outside storage area is not expected to generate any additional trips to the existing development; therefore, additional traffic impact studies are not recommended at this time.

3. General Plan Comments – Review of the plan generally shows compliance with City standards.

- a. The parking aisle and fire lane widths are of adequate length and within City standards.
- b. The fire department turning radii are within City standards.

4. Signing and Pavement Marking – Review of the plan generally shows compliance with City standards.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,



AECOM

A handwritten signature in blue ink, appearing to read 'Sterling Frazier'.

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink, appearing to read 'Matthew G. Klawon'.

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FIRE REVIEW

Review based on Preliminary Site Plan submitted on November 03, 2015



November 9, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Sri Komaragiri- Plan Review Center
Christopher Gruba- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

City Manager
Pete Auger

**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: Arkin Bld. For Martin Tech.

PSP#15-0161

Project Description: Outside Storage Plan

Comments:

- 1) Vehicle parking adjacent to the building shall not block any fire exit doors.
- 2) Outside storage shall not block any fire protection features such as hydrants, FDC or control valves.

Recommendation: Approved

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

Letter in response to revised Planning Review Letter dated January 06, 2016

Komaragiri, Sri

From: Irwin Arkin <irwinjarkin@sbcglobal.net>
Sent: Friday, January 15, 2016 1:08 PM
To: Komaragiri, Sri
Cc: Duane Bennett
Subject: Re: Fwd: JSP 15-74, Arkin Building Updated Preliminary Site Plan (for Outside Storage)...
Attachments: PLANNING_15-74_rPSP_Arkin-Martin-Outside Storage.pdf

Hi Sri ,

Parking calculation is as follows:

106,540 Sq. Ft. divided by 700 = 152 Spaces

23 Employees X 1.5 = 35 + 5 = 40 Spaces

Weather Protection: The outside storage consists of cars and trucks with no need of additional protection.

Performance Standards (Sec. 3.14.3.C): Martin Technology is in compliance with the lighting, noise, vibration, odor and other possible impacts.

We would definitely like to remain on the Planning Commission January 27th, 2016 Agenda.

Please confirm receipt and scheduled date.

Thank you.

Irwin J. Arkin
43100 Nine Mile Road
Novi, MI 48375
(248) 349-8675 Office
(248) 388-2137 Cell
(248) 349-5970 Fax
irwinjarkin@sbcglobal.net

APPLICANT RESPONSE LETTER

Responses to all reviews based on Preliminary Site Plan submitted on November 03, 2015

Land-Tec Consultants, Inc.
Civil Engineering and Land Surveying Consultants
Plymouth Office

15030 Finch Avenue, Plymouth, Michigan 48170
Phone 734-788-5146 / Email dbenent@aol.com

December 18, 2015

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375
Attn.: Sri Ravali Komaragiri, Planner

RECEIVED

DEC 18 2015

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Re: Response Letter to the City of Novi Planning Review
(City Project JSP 15-74, review date of November 24, 2015)
on the "Arkin Building, Proposed Light Industrial District (I-1) Accessory Outside Storage Plan"

Sri;

On behalf of Irwin J, Arkin, LLC (our client), we have prepared the following in response to the comments raised in the City of Novi 1st review of the Plan (dated November 24, 2015). It is our understanding that Mr. Arkin will provide this document to the City along with the copies of the revised Plan.

"Plan Review Center Report - Planning Review"

page 4, Item 2, Double Stack Storage:

The Term "Double Stack" applies to horizontal stacking only. There will be no vertical in any of the proposed outside storage areas. This same wording has been added to the Plan drawing in the added General Notes.

page 5, Item 8, Photometric Plan:

No additional outside lighting is being proposed. This same wording has been added to the Plan drawing in the added General Notes.

"Planning Review Chart"

page 1, Time of Storage;

The "Required Code" language will be enforced and this same wording has been added to the Plan drawing in the added General Notes.

page 1, Exclusions to Storage;

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

page 1 / 2, Validity of Special land Use;

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

page 2, Location of Open Storage;

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

As for further clarification, we believe that all proposed storage areas are clearly labeled and dimensioned on the Plan.

"Planning Review Chart" (continued)

page 2, Screening for Open Storage;

All the relevant notations on the Plan pertaining to the fence(s) have been revised to include "3 strands (1.5' high) of barbed wire atop".

The Cross Section details also now show the barbed wire.

page 3, Landscape Screening Maintenance;

All issues relating to screening (plantings, opaque characteristics, etc.) will be addressed in our presentation to the Planning Commission. As noted on page 3 of the "Planning Review Chart," we intend to request modifications to the standards from the Planning Commission on all landscape questions.

page 3, Height of Storage;

No means of protection from weather are proposed.

This same wording has been added to the Plan drawing in the added General Notes.

No Racks...

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

page 3, Drainage;

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

As for further clarification, the site is already paved, no additional paving is proposed, and the "Engineering Review" makes no mention of any drainage issues and recommends approval.

page 3, Planning Commission Modifications;

All issues relating to screening (plantings, opaque characteristics, etc.) will be addressed in our presentation to the Planning Commission. We intend to request modifications to the standards from the Planning Commission on all landscape questions.

page 4, Restrictions;

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

page 4, Compliance with all other applicable codes and laws;

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

page 5, Setback from Residential District;

A note on the building height has been added to the Plan just below the address label inside the existing building.

page 6, Number of Parking Spaces;

We believe using the current number of employees to determine the number of parking spaces required (as currently shown on the Plan) is the sensible way to serve this building. It is our contention that the useable floor area calculation does not yield a realistic required number of spaces as it dramatically overstates the actual parking necessary to serve the existing parking population our building requires. If necessary, we intend to request site plan modifications to the standards from the Planning Commission.

(continued on page 3)

"Planning Review Chart"
(concludes)

page 8 Other;

The "Required Code" language is duly noted, will be complied with, and wording to this effect has been added to the Plan drawing in the added General Notes.

page 9, Long term truck parking;

The "Required Code" language is duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

page 9, Performance standards of Section 5.14;

The "Required Code" language indicates we are currently in compliance. No activity will be allowed on the Site that does not comply with these standards.

page 9, Hazardous material checklist;

A copy of the completed Checklist is included in this re-submittal.

page 10 Exterior lighting;

No additional outside lighting is proposed. A note has been added to the Plan just below the address label inside the existing building.

"Plan Review Center Report" (other agencies)

It is acknowledged that the *Engineering Review* recommends approval.

Preliminary Site Plan Landscape Review;

All issues relating to screening (plantings, opaque characteristics, etc.) will be addressed in our presentation to the Planning Commission. As noted on page 3 of the "Planning Review Chart," we intend to request site plan modifications to the standards from the Planning Commission.

Page 2, Loading Zone...

The only Loading Zones on the site are the two truckwell locations that are shown on the Plan. A note has been added to the Plan near the front entry of the building to highlight this.

It is acknowledged that the *Traffic Review* recommends approval.

Fire Marshal's letter dated November 9, 2015;

It is acknowledged that the Fire Marshal recommends approval.

Both of the comments in the letter are duly noted, will be complied with, and this same wording has been added to the Plan drawing in the added General Notes.

(End of this document)