

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: JSP 18-43 NOVI CORPORATE CAMPUS, PARCEL 1:
PRELIMINARY SITE PLAN EXTENSION
DATE: SEPTEMBER 23, 2022

The subject property is located north of Twelve Mile Road, east of West Park Drive in the I-1 Light Industrial zoning district. The Preliminary Site Plan included an industrial spec building and associated improvements on the 6.6 acre parcel. The Planning Commission approved the Preliminary Site Plan and Storm Water Management Plan at the November 14, 2018 meeting. The applicant submitted the Final Site Plan for administrative approval, but has not yet completed the final submittal for the approval process. Preliminary Site Plan approval is valid for two years. The Zoning Ordinance allows for up to three, one-year extensions of Preliminary and Final Site Plan with approval by the Planning Commission.

The time limit for site plan approvals as set forth in subpart 6.1.6.A, may be extended by the body which approved the Preliminary Site Plan, subject to a number of conditions, including the following as provided in Section 6.1.7.F of the Zoning Ordinance (emphasis added):

It is the burden of the applicant to show good cause for the granting of the requested extension. The body which approved the preliminary site plan shall consider the following factors in its determination of whether good cause exists:

- i. The applicant has demonstrated that needed utility services have been delayed;*
- ii. The applicant has demonstrated that technical reviews of the final site plan have raised unforeseen development problems;*
- iii. The applicant has demonstrated that unforeseen economic events or conditions have caused delays;*
- iv. The approved plan to be extended is in compliance with all current site plan criteria and current ordinances, laws, codes and regulations;*
- v. There is no pending zoning ordinance which would substantially change the requirements of the approved plan.*

The applicant provided the attached letter indicating that the extension is requested due to “the adverse impact that the COVID-19 pandemic has continued to put onto the economy with material cost increases and material supply chain issues” and the need to “postpone incurring any additional costs on this development for the time being.”

If approved by the Planning Commission, the Preliminary Site Plan approval will be effective until November 13, 2023. This is the third, and final, one-year extension request for this project.

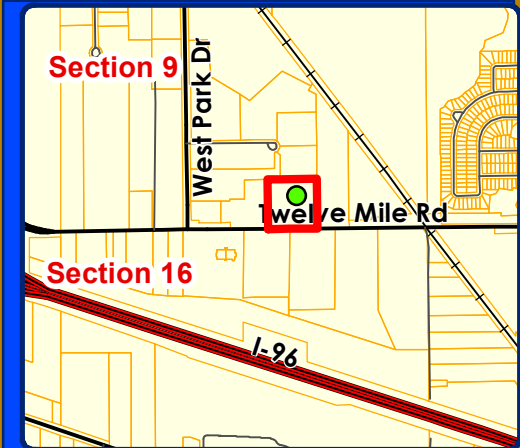
At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would adversely affect the approval of the requested extension for one year. Approval of the extension of Preliminary Site Plan and Storm Water Management Plan is **recommended**.

Attached for reference are the following:


1. Letter of request for extension dated August 30, 2022 from Glenn Jones, Dembs Development
2. A copy of the Preliminary Site Plan.
3. Action Summary from November 14, 2018 Planning Commission meeting
4. Minutes from November 14, 2018 Planning Commission meeting

NOVI CORPORATE CAMPUS PARCEL 1: JSP18-43

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 11/2/2018
Project: NOVI CORP CAMPUS #1 JSP18-43
Version #: 1

0 80 160 320 480 Feet

1 inch = 371 feet



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.

APPLICANT LETTER OF EXTENSION REQUEST



DEMBS

Development Inc

27750 Stansbury, Suite 200
Farmington Hills, Michigan 48334
(248) 380-7100 • Fax (248) 560-3030

August 30, 2022

Ms. Lindsay Bell, Senior Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: Novi Corporate Campus Parcel 1/ JSP18-43

Dear Lindsay,

In reviewing our future projects list it has come to our attention that the process of our obtaining Final Site Plan Approval with the City of Novi on the above referenced project is about to expire this coming November, 2022.

Although we have had some interest in the development, it has become cost prohibitive at this time to construct the project. Due to the continued effect of material cost increases and material supply chain issues on our industry, coupled with that of what inflation has done to the economy, we have chosen to postpone incurring any additional costs on this development at this time.

Therefore, we are writing to formally request an additional 12-month extension on the completion of the Site Plan approval process for this project.

Thanks in advance for the understanding and continued cooperation.

Sincerely,



Dembs Development, Inc.

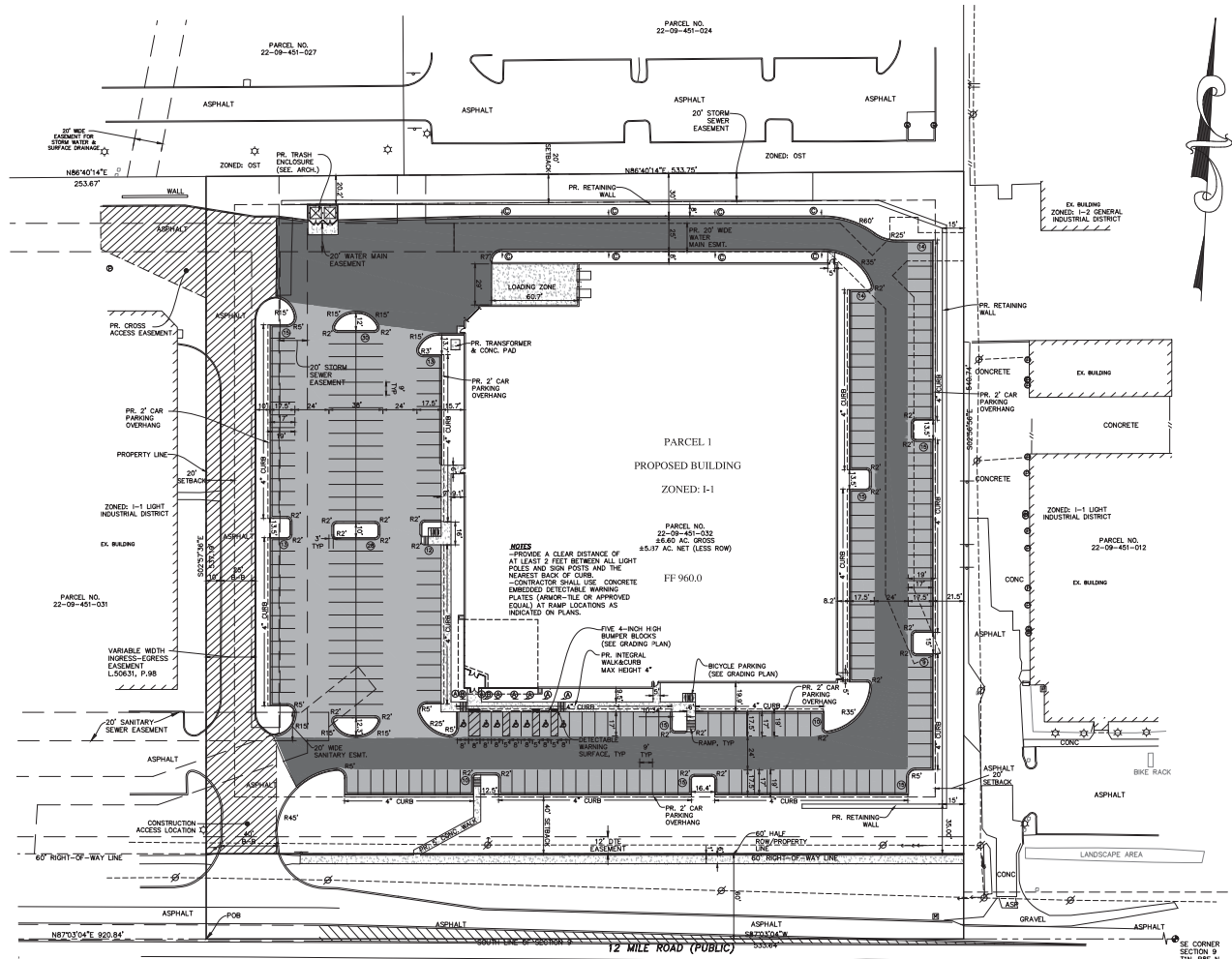
Glenn E. Jones

Director of Operations

CC: Barb McBeth/ City of Novi
Charles Boulard/ City of Novi
B. Raznick, J. Pitt/ NCP, LLC

SITE PLAN

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



SITE DATA:
 SITE AREA: 5.87 ACRES (NET, LESS ROW), 6.80 ACRES (GROSS)
 EXISTING/PROPOSED ZONING: I-1 LIGHT INDUSTRIAL
 PROPOSED SPECULATIVE BUILDING SHELL:
 19,725 S.F. FIRST FLOOR OFFICE
 17,295 S.F. SECOND FLOOR OFFICE
 26,300 S.F. INDUSTRIAL/RESEARCH
 93,320 S.F. GROSS FLOOR AREA
 REQUIRED BUILDING SETBACKS: 40' FRONT MINIMUM
 20' EACH SIDE MINIMUM
 20' REAR MINIMUM
 REQUIRED PARKING:
 OFFICE: 37,020 S.F. + 95% GROSS LEASABLE FLOOR AREA / 222 S.F. = 158.4 SPACES
 INDUSTRIAL/RESEARCH: 56,300 S.F. GROSS + 80% USABLE = 45,040 S.F. USABLE FLOOR AREA / 700 S.F. = 64.3 SPACES
 233 TOTAL SPACES REQUIRED
 232 TOTAL PARKING SPACES PROVIDED (INCLUDES 7 B.F. SPACES)
 REQUIRED BICYCLE PARKING:
 REQUIRED: 5% OF REQUIRED AUTO SPACES
 PROVIDED: 11 BICYCLE PARKING SPACES
SOUTHERN YARD PARKING CALCULATIONS:
 PARKING OCCUPANCY REQUIRED: LESS THAN 50%
 PARKING OCCUPANCY PROPOSED:
 SOUTHERN YARD PARKING SPACE AREA: 13,816 S.F.
 SOUTHERN YARD AREA: 41,686 S.F.
 SOUTHERN YARD PARKING OCCUPANCY: 33%

NOTES:
 THE BUILDING IS DESIGNED AS A SPECULATIVE INDUSTRIAL SHELL WITH NO PROPOSED OCCUPANT AT PRESENT. AT THE TIME OF POTENTIAL TENANT OCCUPANCY, THE TENANTS CURRENT AND FUTURE (IF APPLICABLE) EMPLOYEE COUNT WILL BE USED TO VERIFY IF THE SITE HAS ADEQUATE PARKING TO ACCOMMODATE THE TENANTS NEEDS AND MEET THE CITY OF NOVI'S STREET PARKING REQUIREMENTS.
HOURS OF OPERATION:
 SINCE THE BUILDING IS PROPOSED AS A SPECULATIVE SHELL WITH NO POTENTIAL OCCUPANTS AT PRESENT A DEFINED HOURS OF OPERATION CAN NOT BE DETERMINED AND IS UNKNOWN. HOWEVER, THE BUILDING IS INTENDED TO BE OCCUPIED MAINLY BY BUSINESS USERS. THEREFORE, ASSUMED HOURS OF OPERATION FROM 8:00 A.M. TO 5:00 P.M. FOR STANDARD BUSINESS PRACTICES CAN BE APPLIED.

FIRE DEPARTMENT NOTES:
 1. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
 2. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3' HIGH ON A CONTRASTING BACKGROUND.
 3. FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM FIFTY (50) FEET OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS.
 4. IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR ANY OTHER OBJECT FOR A MINIMUM OF 3 FEET.
 5. 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.

GENERAL SITE NOTES:
 1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 2. STORM WATER TREATMENT AND DETENTION WILL BE ACCOMMODATED IN THE NOVI CORPORATE CAMPUS BASIN.
 3. ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
 4. EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOVI CODE.
 5) RIGHT OF WAY PERMIT IS REQUIRED FROM THE ROAD COMMISSION FOR OAKLAND COUNTY AND CITY OF NOVI FOR ANY WORK IN THE 12 MILE ROAD RIGHT-OF-WAY.
 6. ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOVI, AND WHERE REQUIRED SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED. NO SIGNS (OTHER THAN TYPICAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN. APPROVAL PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
 7. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (2011 MUTCD).
 8. NOTIFY THE CITY OF NOVI A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 9. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 10. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
 11. ALL EXCAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT).
 12. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 13. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
 14. IF Dewatering is ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO SUBMIT A Dewatering PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
 15. DIMENSIONS OF PARKING SPACES (LENGTH AS WELL AS WIDTH) ABUTTING A CURB OR SIDEWALK ARE TO THE FACE OF CURB OR WALK. ALL OTHER DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED.
 16. ONLY SUFFICIENT LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
 17. NO FLASHING LIGHTING WILL BE USED ON THE SITE.
 18. NO OUTSIDE STORAGE SHALL BE PERMITTED.
 19. NO TRUCKS WILL BE CLEARED OR SERVICED OUTSIDE THE BUILDING. LONG TERM DELIVERY TRUCK PARKING IS NOT ALLOWED ON-SITE.
 20. AS REQUIRED BY THE CITY OF NOVI, SOUND LEVELS OF BUILDING OCCUPANT OPERATIONS, INCLUDING THE OPERATION OF ROOFTOP MECHANICAL EQUIPMENT, SHALL NOT EXCEED 55 DECIBELS DURING THE HOURS AND 60 DECIBELS DURING DAY HOURS. VERIFICATION OF THE PERFORMANCE MAY BE REQUIRED AT THE TIME OF OCCUPANCY.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TRAFFIC SIGNING REQUIREMENTS

ITEM	MUTCD CODE	QUANTITY	SIZE	DESCRIPTION
(A)	R7-8	7	12"x18"	RESERVED PARKING ONLY
(B)	R7-BP	2	12"x6"	VAN ACCESSIBLE
(C)	R7-9A MOD B	8	12"x18"	NO PARKING FIRE LANE

TRAFFIC SIGNING AND STRIPING REQUIREMENTS
 1. ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE 2011 MUTCD.
 2. SIGNS SHALL BE MOUNTED ON 1 1/2" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS, LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
 3. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ABUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY ADJUTING BLUE AND WHITE STRIPES.
 4. AN END PARKING SPACE ABUTTING A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. PER GENERAL SITE NOTE 15, THESE WIDTHS ARE REFERENCED TO THE FACE OF CURB OR WALK.
 5. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE.
 6. SOLID ARROWS INDICATE WHERE ARROWS ARE PROPOSED AS PART OF THE STRIPING PLAN; HOLLOW ARROWS ARE PROVIDED TO DENOTE TRAFFIC FLOW DIRECTION.
 7. SEE SHEETS 4 AND 16 FOR BARRIER FREE SIGNAGE DETAILS.

ALLOWABLE USES:
 THE POTENTIAL TENANT SHOULD CHECK WITH COMMUNITY DEVELOPMENT REGARDING ALLOWED USES PRIOR TO OCCUPANCY. ANY USES THAT ARE NOT PERMITTED BY RIGHT AS LISTED IN THE ORDINANCE WOULD NEED PLANNING COMMISSION APPROVAL.
LEGAL DESCRIPTION:
 PART OF THE SOUTHEAST 1/4 OF SECTION 9, T1N-R6E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE N87°03'42" E 920.84 FEET ALONG THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH) AND THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING; THENCE N02°36'W 537.19 FEET; THENCE N86°40'14"E 533.75 FEET; THENCE S02°56'42" E 540.74 FEET; THENCE S87°03'42"W 533.64 FEET ALONG THE CENTERLINE OF SAID 12 MILE ROAD AND THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING, CONTAINING 6.60 ACRES OF LAND, MORE OR LESS.

PAVING LEGEND

	ON-SITE STANDARD PAVING
	ON-SITE HEAVY DUTY PAVING
	CONCRETE

PARCEL ID: 50-22-09-451-032

COMMERCIAL SITE PLANNING INDUSTRIAL & MULTI-UNIT DEVELOPMENT CONSTRUCTION LAYOUT

SURVEYING ALTA SURVEYS PHOTOGRAPHIC SURVEYS MULTI-FAMILY CONSTRUCTION LAYOUT

RESIDENTIAL SUBDIVISIONS MULTI-FAMILY CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 NOVI, MICHIGAN 48377
 (248) 904-3701 (800) 447-4444
 WWW.ALPINE-INC.COM

811
 Know what's below
 Call before you dig.

DEMOS DEVELOPMENT, INC.

PRELIMINARY SITE PLAN

NOVI CORPORATE CAMPUS - PARCEL 1 (45900 TWELVE MILE RD.)
 TOWNSHIP: IN
 COUNTY: OAKLAND
 SECTION: 9

CLIENT:

REVISED
 2018-08-21 PRE-APP. SUBMITAL

DATE: 2018-08-03
 DRAWN BY: TG
 CHECKED BY: SD/TG

SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
 18-330

Seal:

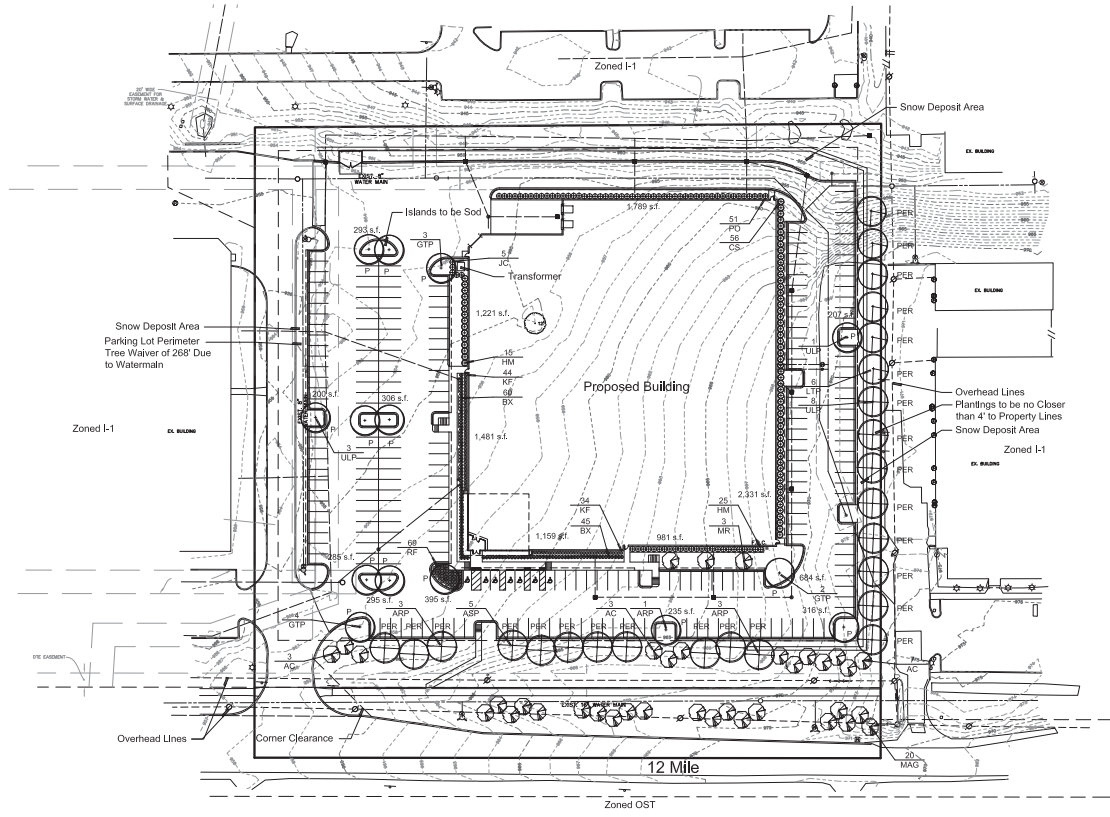


Title:
Landscape Plan

Project:
 NCC Parcel 1
 Novi, Michigan

Prepared for:
 Alpine Engineering
 46892 West Road
 Novi, Michigan 48377
 248.926.3701

Revision:
 Issued:
 Submission August 13, 2018



Landscape Summary

Existing Zoning	I-1	Street Lawn	447 l.f. (533' - 186' drive openings)
Parking Lot Landscaping		Street Frontage	10 Trees (447 l.f. / 45')
Vehicular Use Area	92,043 s.f.	Trees Required	10 Trees (20 Ornamental Trees at 2:1 Ratio)
Landscape Area Required	2,710 s.f.	Trees Shown	
50,000 s.f. x 0.5% = 2,500 s.f.			
42,043 s.f. x 0.5% = 210 s.f.			
Landscape Area Shown	3,216 s.f.		
Canopy Trees Required	14 Trees (2,710 / 200)		
Canopy Trees Shown	14 Trees		
Parking Lot Perimeter			
Perimeter	1,154 l.f.		
Less Watermain Conflict	268'		
Net Perimeter	886 l.f.		
Trees Required	25 Trees (886 l.f. / 35')		
Trees Shown	25 Trees		
Building Foundation Landscaping			
Perimeter of Building	1,103 l.f. (1,121' less 18' of Doors)		
Landscape Area Required	8,824 s.f. (1,103 l.f. x 8')		
Landscape Area Shown	8,962 s.f.		
Greenbelt Plantings			
Street Frontage	447 l.f. (533' - 86' drive openings)		
Trees Required	11 Trees (447 l.f. / 40')		
Trees Shown	11 Trees		
Sub-Canopy Trees Required	13 Trees (447 l.f. / 35')		
Sub-Canopy Trees Shown	13 Trees		

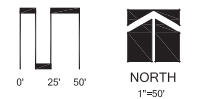
Notes:
 1. Scale Information is Found on the Preliminary Storm Water Management Plan.
 2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.
 3. Trees Shall not be Planted within 4' of Property Lines.
 4. Utility Boxes Shall be Screen per Detail on Sheet L-2.
 Requested Waiver:
 1. Sec. 5.5.1.C.iv. - Parking Lot Perimeter Trees. An Existing Water Line is Located within Parking Lot Perimeter. A Waiver of 268' and 8 Trees is Requested.

Plant List

syn.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
MAG	20	Malus 'Adronck'	Adronck Crab	2.5"	as shown	B&B		\$ 250.00	\$ 5,000.00
Parking Lot and Perimeter Trees									
ARP	7	Acer rubrum 'October Glory'	October Glory Red Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,800.00
ASB	5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,000.00
GTP	9	Gleditsia triacanthos var. Inermis	Honey Locust	3.0"	as shown	B&B		\$ 400.00	\$ 3,600.00
LTP	6	Liliodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00
ULP	12	Ulmus 'Frontier'	Frontier Elm					\$ 400.00	\$ 4,800.00
	39	Trees Provided							
General Landscaping									
AC	13	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5	as shown	B&B		\$ 250.00	\$ 3,250.00
BA	105	Buxus x. Green Velvet	Green Velvet Boxwood	as shown	24"			\$ 50.00	\$ 5,250.00
CS	56	Cornus sericea	Red-osier Dogwood	as shown	36"			\$ 50.00	\$ 2,800.00
HM	40	Hydrangea m. 'Endless Summer'	Endless Summer Hydrangea	as shown	36"			\$ 50.00	\$ 2,000.00
JC	5	Juncus ch. 'Kestrel'	Kestrel Juniper	as shown	6"			\$ 50.00	\$ 250.00
KF	78	Calamagrostis x. a. 'Karl Forester'	Karl Forester Grass	as shown	42 cont.			\$ 15.00	\$ 1,170.00
MR	3	Malus 'Royal Randrops'	Royal Randrops Crab	2.5"	as shown	B&B		\$ 250.00	\$ 750.00
PD	01	Physocarpus opulifolius 'Coppertina'	Coppertina Ninesbark	as shown	36"			\$ 50.00	\$ 2,500.00
RF	69	Rutbeckia fulgida speciosa 'Goldstrum'	Black Eyed Susan	as shown	42 cont.			\$ 15.00	\$ 1,035.00
	280	Sod (s.y.)						\$ 6.00	\$ 1,680.00
	2,278	Seed (s.y.)						\$ 2.50	\$ 5,695.00
	75 s.y.4"	Deep Shredded Hardwood Bark Mulch						\$35/s.y.	\$ 2,625.00
		Ingration							\$ 16,000.00
									\$ 65,335.00

Job Number:
 19-016

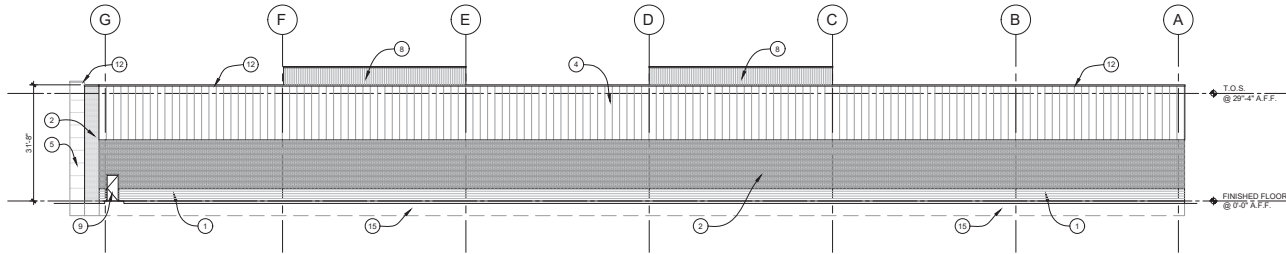
Drawn By: jca
 Checked By: jca



Sheet No.



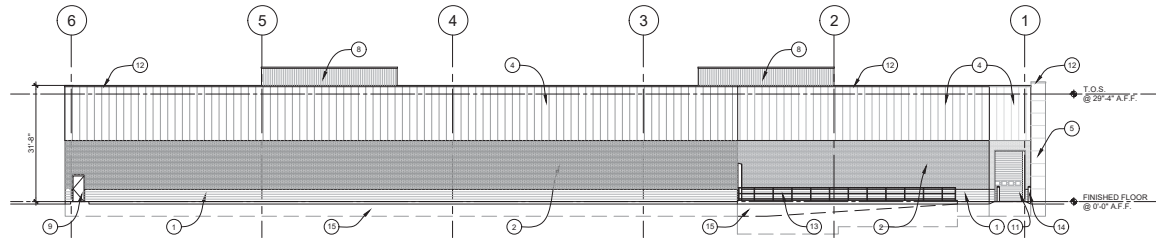
L-1



BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 9,970 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

THRU-WALL BRICK:	4,057 S.F.	= 40.7%
SPLIT-FACE BLOCK:	975 S.F.	= 9.8%
ACM:	129 S.F.	= 1.3%
METAL PANELS/FLUSH METAL:	4,809 S.F.	= 48.2%

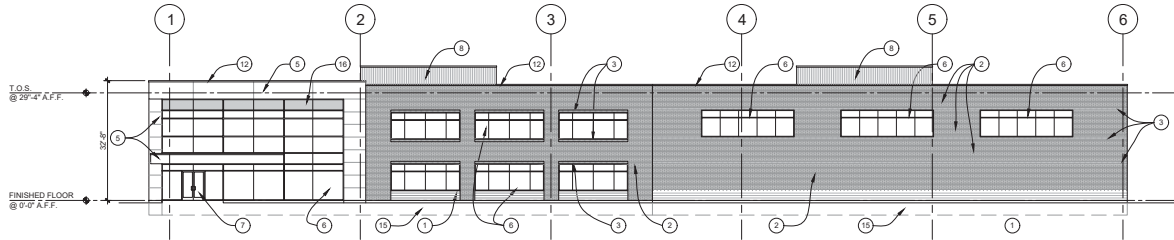
PROPOSED EAST ELEVATION
 SCALE: 1/16"=1'-0" 4



BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 8,576 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

THRU-WALL BRICK:	3,399 S.F.	= 39.6%
SPLIT-FACE BLOCK:	815 S.F.	= 9.5%
ACM:	129 S.F.	= 1.5%
METAL PANELS/FLUSH METAL:	4,233 S.F.	= 49.4%

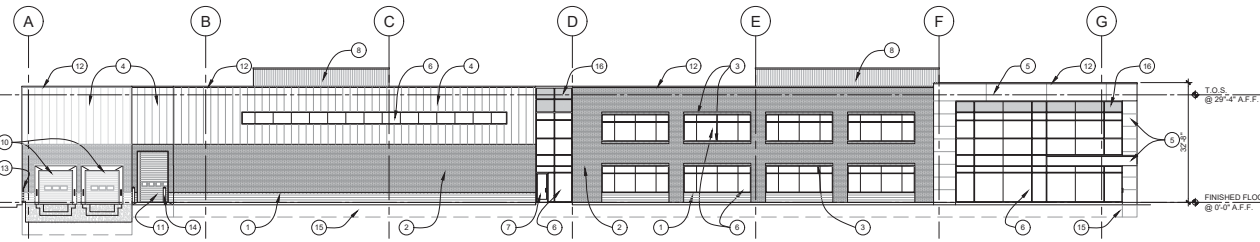
PROPOSED NORTH ELEVATION
 SCALE: 1/16"=1'-0" 3



BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 6,243 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

THRU-WALL BRICK:	4,822 S.F.	= 74.0%
SPLIT-FACE BLOCK:	496 S.F.	= 7.9%
ACM:	647 S.F.	= 10.4%
METAL PANELS/FLUSH METAL:	344 S.F.	= 5.5%
SPANDREL:	137 S.F.	= 2.2%

PROPOSED SOUTH ELEVATION
 SCALE: 1/16"=1'-0" 2



BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 7,630 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

THRU-WALL BRICK:	3,384 S.F.	= 44.3%
SPLIT-FACE BLOCK:	483 S.F.	= 6.3%
ACM:	613 S.F.	= 8.1%
METAL PANELS/FLUSH METAL:	2,973 S.F.	= 38.9%
SPANDREL:	182 S.F.	= 2.4%

PROPOSED WEST ELEVATION
 SCALE: 1/16"=1'-0" 1



EXTERIOR MATERIAL SCHEDULE

1	SPLITFACE CMU STAINED FINISH
2	THRU-WALL BRICK - FIELD COLOR COLOR: TBD
3	BRICK ACCENT - SOLIDER COURSE COLOR: TBD
4	FLUSH METAL PANEL SIDING
5	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
6	1" TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
7	CLEAR ANOD. ALUM. ENTRY DOOR W/ GRAY TINTED TEMPERED GLASS
8	FLUSH METAL PANEL SIDING (RTU SCREENING)
9	H.M. DOOR AND FRAME
10	9'x10' SECTIONAL INSULATED OVERHEAD TRUCK DOOR (MANUAL CHAIN OPERATED) W/ DOCK LEVELER & SHEET DRIVE
11	12'x14' SECTIONAL INSULATED OVERHEAD GRADE DOOR W/ MOTOR OPERATED OPENER
12	PREFINISHED METAL COPING
13	1/2" dia. PAINTED STEEL PIPE GUARDRAIL
14	6" DIA. CONC. FILLER STEEL GUARD POST
15	CONC. TRENCH FOOTING BELOW
16	1" LOW 'E' INSUL. GRAY TINTED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.





Accent Brick



Flush Vertical Metal Siding



Aluminum Composite Panel (ACM)



Low 'E' Tinted Glazing



Field Brick (Utility size)



Clear Anodized Aluminum
Curtain Wall System



Split-Face CMU Block



PLANNING COMMISSION MEETING 11-14-2018

ACTION SUMMARY

MINUTES



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

November 14, 2018 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 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Greco, Member Hornung, Member Lynch, Chair Pehrson

Absent: Member Maday (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Lisa Anderson, City Attorney

APPROVAL OF AGENDA

Motion to approve the November 14, 2018 Planning Commission Agenda.
Motion carried 6-0.

PUBLIC HEARINGS

1. VILLA D'ESTE JSP17-52

Public hearing at the request of Cambridge Homes, Inc. for Planning Commission approval Preliminary Site Plan, Phasing Plan, Wetlands Permit, Woodlands Permit, and Storm Water Management approval. The subject property is currently zoned R-1 (One-Family Residential) with a planned rezoning overlay associated with a zoning map amendment from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 50-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 41-unit single-family ranch housing development (for sale).

In the matter of Villa D' Este JSP17-52, motion to approve the Preliminary Site Plan and Phasing Plan 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, as well as all of the terms and conditions of the PRO Agreement as approved, with these items being addressed on the Final Site Plan. 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. *Motion carried 6-0.*

In the matter of Villa D' Este JSP17-52, motion to approve the Wetland Permit 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Villa D' Este JSP17-52, motion to approve the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Villa D'Este JSP17-52, motion to approve the Stormwater Management Plan, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. NOVI CORPORATE CAMPUS PARCEL 1 JSP18-43

Consideration of the request of Dembs Development for Preliminary Site Plan and Storm Water Management Plan approval for a new 93,320 square foot Research/Development/Office building. The subject property contains 6.6 acres and is located in Section 9, north of Twelve Mile Road and east of West Park Drive, in the I-1, Light Industrial District.

In the matter of Novi Corporate Campus Parcel 1 JSP18-43, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver from Section 5.5.3.C.(3) of the Zoning Ordinance for not providing 8 perimeter trees along the western island due to a conflict with an existing water main, which is hereby granted;
- b. Revised submittal of the Traffic Impact Study to adequately address the comments in the traffic consultant's review letter at the time of Final Site Plan;
- 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.

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. *Motion carried 6-0.*

In the matter of Novi Corporate Campus Parcel 1 JSP18-43, motion to approve the Stormwater Management Plan 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 6-0.*

2. **APPROVAL OF THE OCTOBER 24, 2018 PLANNING COMMISSION MINUTES**

Motion to approve the October 24, 2018 Planning Commission Meeting Minutes.
Motion carried 6-0.

ADJOURNMENT

The meeting was adjourned at 7:38 PM.

**Actual language of the motions subject to review.*

compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. NOVI CORPORATE CAMPUS PARCEL 1 JSP18-43

Consideration of the request of Dembs Development for Preliminary Site Plan and Storm Water Management Plan approval for a new 93,320 square foot Research/Development/Office building. The subject property contains 6.6 acres and is located in Section 9, north of Twelve Mile Road and east of West Park Drive, in the I-1, Light Industrial District.

Planner Bell said the subject property is in Section 9 on the north side of Twelve Mile Road, east of West Park Drive. The parcel is 6.6 acres. It is zoned I-1, Light Industrial, with I-2, General Industrial, to the east and west. North and south of the property is zoned OST, Office Service Technology.

The Future Land Use Map indicates Office, Research Development, and Technology for this property and surrounding properties to the north, west, and south. The area to the east is planned for Industrial, Research Development, and Technology uses. There are no wetland or woodland areas present on the site. The applicant is proposing a new 93,320 square foot Research/Development/Office building. A tenant has not been identified at this time. The site would have two access points to an existing shared driveway off of Twelve Mile Road. No external site modifications are proposed. The site plan as proposed would require a total of 223 parking spaces. The applicant has proposed 243 spaces. Bicycle parking is also proposed in accord with the Ordinance.

Planner Bell said the applicant has provided a Traffic Impact Study, which has been reviewed by our Traffic consultant. There were several deficiencies identified in the study which resulted in a recommendation for denial of the study until they are corrected. These deficiencies would not impact the results of the TIS however, so AECOM does recommend approval of the Preliminary Site Plan at this time. The applicant has submitted a revised Traffic Impact Study as of yesterday for review.

Stormwater would be collected by a single storm sewer collection system and discharge to the existing storm water basin within the corporate park. The applicant requests a waiver in Landscaping to not provide eight perimeter trees along the western island due to a conflict with an existing water main, which is supported by staff. The façade design is in full conformance with the Ordinance. All reviewers are recommending approval with additional comments to be addressed in the Final Site Plan.

Planner Bell said the Planning Commission is asked tonight to approve or deny the Preliminary Site Plan and the Stormwater Management Plan. Representing the project tonight is Glenn Jones from Dembs Development.

Glenn Jones, with Dembs Development, said good evening, I am here to present on our latest Novi development. We have since leased out the adjacent parcel, which was Parcel 2 that was approved by you guys back in 2016. We were able to retain Nachi Robotics to stay within the City of Novi, and we're presently building out the building for

Nachi Robotics. With that said, we decided with Parcel 2 being leased out, to bring for you today for approval the Parcel 1 project, which you see on the screen. I think it's a good compliment to the adjacent building. I'm here to answer any questions you might have.

Chair Pehrson turned it over to the Planning Commission for their consideration.

Member Anthony said I like this development. I was going through the paperwork though, and I saw that it looks like there's a small industrial park in that area and this is the only one that opens up to Twelve Mile, which to me is probably why the Traffic Impact Study needed to be redone. My question is, can you give me a little more information on what were the problems with the original traffic study and what do you see as solutions to fix those issues, given that the entrance to that building is right on Twelve Mile which is a really busy two-lane road?

Planner Bell said I believe that some of the turning movements were different than what is currently built at some of the intersections, like at West Park and Twelve Mile. Glenn, I don't know if you remember some of the other issues that you were asked to address.

Mr. Jones said I'd like to make mention of the previous development, which was the adjacent Parcel 2. We did a sizable road improvement to Twelve Mile Road. We put probably a half of a million dollars into widening Twelve Mile Road per requirements of Oakland County Road Commission for that original project, which was to take into account the development of this parcel in the future.

City Planner McBeth said it seems like there were some issues with what was submitted. There was not a good description of the surrounding land uses in the area, and the aerial photo wasn't updated, which are relatively easy to fix with a revised submittal. The Traffic Impact Study did not address the sight distances of the site driveway, but as Mr. Jones just mentioned the driveway was improved a couple years ago with better sight distances. The aerial imagery was not dated and there were concerns about the adjacent building and the shared driveway and included trips, that was not included in the analysis. And the remainder of the memo just provided section-by-section concerns with the study.

Member Anthony so I'll go a little further. Novi is still building out, we still have areas that are old remnants, and that happens to be one road that probably fits the old remnant category. But what I would imagine is that at some point in the future, that road is going to widened or improved like the rest of Twelve Mile. So are those future improvements considered in the current site plan so that when it is adjusted it doesn't create an adverse impact?

City Planner McBeth said yes, and in fact, we may have discussed this before because the Road Commission of Oakland County controls that section of Twelve Mile Road. And for the last several years, the Road Commission has been considering improvements to that section and inviting the City Engineering Division and Traffic Engineers and Planning staff to attend and provide comments on what we're expecting to see in terms of development. So we're seeing a number of new developments on that portion of Twelve Mile, and we've shared that all with the Road Commission of Oakland County. They're still in the early stages, but we're hopeful that they're picking up on the improvements that are coming in terms of development on either side and will take those developments into

consideration for their long-range plans for improvements to Twelve Mile Road.

Member Anthony said ok, good. And I'll tell you, being a non-expert in Traffic but have seen watching these over the last few years, it struck me as being the only building with entrance and exit on Twelve Mile. And at some point, Oakland County will improve that road and widen it, and that the building itself and the entrance might need an extra lane so that cars pulling in can pull off from traffic. So is that something that, with what we're looking at with the site plan, if something like that were to be the final state a few years from now, we're not going to adversely affect what our developer is presenting?

City Planner McBeth said I think that's the case, and our Traffic consultant said in the letter that the study should further quantify the long vehicle queues and provide a discussion of how those queues might impact the intersections that are upstream and downstream from this location. So I think with a little bit of additional work on that study, then our Traffic consultants will be able to make some determinations about some of those improvements.

Mr. Jones said our Traffic engineer also made some recommendations about how to help alleviate those situations by making some changes on West Park as it enters onto Twelve Mile there. So maybe AECOM can take that into consideration with the City and the Road Commission and can do something with that.

Member Anthony said I appreciate you working with the City, since this is an area that is likely to be updated sometime after the building is finished.

Mr. Jones said it was my understanding years ago that the boulevard down by the mall was supposed to continue all the way down to Beck Road. With the crash of 2007, that all went away but maybe can be fixed now.

Member Anthony said ok, that's it for my questions.

Member Greco said I'd like to make a motion.

Motion made by Member Greco and seconded by Member Avdoulos.

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Novi Corporate Campus Parcel 1 JSP18-43, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Waiver from Section 5.5.3.C.(3) of the Zoning Ordinance for not providing 8 perimeter trees along the western island due to a conflict with an existing water main, which is hereby granted;**
- b. Revised submittal of the Traffic Impact Study to adequately address the comments in the traffic consultant's review letter at the time of Final Site Plan;**
- 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.**

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. Motion carried 6-0.

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.

In the matter of Novi Corporate Campus Parcel 1 JSP18-43, motion to approve the Stormwater Management Plan 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 6-0.*

2. APPROVAL OF THE OCTOBER 24, 2018 PLANNING COMMISSION MINUTES

Motion made by Member Lynch and seconded by Member Avdoulos.

ROLL CALL VOTE TO APPROVE THE OCTOBER 24, 2018 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

**Motion to approve the October 24, 2018 Planning Commission Meeting Minutes.
*Motion carried 6-0.***

SUPPLEMENTAL ISSUES

Chair Pehrson said Ms. McBeth, in comments we have heard there has often been discussion about how far we reach out to notify the public, is there any particular reason why we couldn't make it a little more wide-ranging?

City Planner McBeth said I don't think there's a reason why we wouldn't. This was also mentioned at the City Council meeting last night, where there was concern that somebody just out of the range of notifications felt that they should be notified but were not notified. We're always going to have that problem, somebody just out of range that would've wanted to know. I think we're going to have some internal discussions and do some of the math in terms of additional mailing costs and things like that if we were to expand the range.

Member Lynch said one more supplemental issue. What's the protocol when a Commissioner is contacted by a homeowner based on one of these discussions? What's the protocol? Do we go immediately to the Police, or do we contact you?

City Planner McBeth said I think you could send them to our department. If they had questions or comments about a plan, you could send them to our Community Development Department.

Member Lynch said I'm talking about threats and objections, or whatever you may want to consider it.

City Planner McBeth said I think we'd have to leave that to you to determine the level of the threat that you felt. If there is something that you wanted to report directly, certainly do that if you feel threatened.