



GOLLING MASERATI & ALFA ROMEO JZ19-28

GOLLING MASERATI & ALFA ROMEO JZ19-28 WITH REZONING 18.728

Public hearing at the request of Dorchen/Martin Associates for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from NCC (Non-Center Commercial) to B-3 (General Business). The subject property is approximately 5.25 acres and is located on the south side of Grand River Avenue, west of Joseph Drive (Section 24). The applicant is proposing an automobile dealership, a permitted use in the B-3 District, with outdoor space for exclusive sale of new and used automobiles, which is a Special Land Use in the B-3 District.

REQUIRED ACTION

Recommendation to City Council for approval or denial of the rezoning request from NCC to B-3 with a Planned Rezoning Overlay.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended with conditions	9-5-19	<ul style="list-style-type: none"> • Request for deviations related to bicycle parking (Not supported by Staff) • Request for deviations related to service bay doors (Conditionally supported) • Items to be addressed by the applicant prior to Concept Plan approval
Engineering	Approval recommended	Revised 9-20-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Site Plan approval
Landscaping	Approval <u>not</u> recommended at this time	8-28-19	<ul style="list-style-type: none"> • Deviation for lack of 6-8 foot landscaped berm and sufficient screening vegetation between residential and non-residential districts (Not supported by Staff) • Deviation for lack of greenbelt berm (Staff supported for Grand River as hedge is provided as alternative screening) • Deviation for deficiency in greenbelt landscaping (Not supported by Staff) • Deviation for insufficient parking lot interior landscaping – 11 missing landscaped endcap island, 1 missing interior island – (Not supported by Staff) • Deviation for insufficient building foundation landscape area (Not supported by Staff) • Items to be addressed by the applicant prior to Site Plan approval
Traffic	Approval recommended	8-28-19	<ul style="list-style-type: none"> • Request for deviation for same-side driveway spacing (Consultant supported) • Request for deviation related to absence of

			<p>parking lot islands and painted islands (Not supported)</p> <ul style="list-style-type: none"> • Request for deviations related to bicycle parking (Not supported) • Items to be addressed by the applicant prior to Site Plan approval
Traffic Study	Approval recommended	8-28-19	<ul style="list-style-type: none"> • Proposed use will result in fewer vehicle trips than other land uses allowed under current and proposed zoning classifications
Façade	Approval recommended	8-27-19	<ul style="list-style-type: none"> • Project is in full conformance with Façade Ordinance
Fire	Approval recommended with conditions	8-12-19	A hazardous chemical survey is required to be submitted at the time of Preliminary Site Plan submittal

MOTION SHEET

Approval

In the matter of the request of Golling Maserati & Alfa Romeo, JZ19-28, with Zoning Map Amendment 18.728, motion to **recommend approval** to City Council to rezone the subject property from NCC (Non-Center Commercial) to B-3 (General Business) with a Planned Rezoning Overlay Concept Plan, based on the following:

1. The use of the property will be for a New and Used Car Salesroom, Showroom and Office with accessory outdoor space for the exclusive sale of new or used automobiles
2. The following ordinance deviations are recommended, subject to receipt of all additional information requested by staff for consideration by the City Council:
 - a. Planning Deviations for General Business (B-3 standards):
 - i. *Deviation from Section 3.13.3.A to allow overhead doors to face a major thoroughfare (Grand River). The proposed overhead doors located on the north and south side of the Service Write-Up Area are functioning to greet service customers and to then drive vehicles out the south doors to service parking or to exit the site. The doors are clear anodized alum/glass and allow visibility for both the customer and staff. The Service Write-Up area functions more as a retail component of the dealership rather than a service component.*
 - ii. *Deviation from Section 3.13.3.A to allow a service bay doors to face a residential district. The proposed overhead service doors facing the south are nearly 200 feet or more from the residential district and will be screened from the neighbors with existing and proposed landscaping buffer. The overhead doors will be opened only for incoming and outgoing vehicles and not remain open at any other times.*

- b. Traffic deviation for same-side driveway spacing (approximately 195 feet proposed, 230 feet required);
- c. Traffic deviation from Section 5.3.12 for the absence of end islands in 6 locations on the west and south sides of the building; **(APPLICANT REQUESTED)**

-OR-

- Traffic deviation from Section 5.3.12 for the absence of end islands in 2 locations on the west side of the building. **(STAFF RECOMMENDED)**
- d. Landscape deviation for insufficient screening berm provided between the B-3 commercial district and the residential properties to the south (6-8 foot tall landscaped berm required, existing 3-5 foot berm proposed to remain) with alternative screening with additional evergreen and deciduous shrubs to be provided to satisfy the ordinance requirement of 80 percent winter and 90 percent summer opacity to be determined by the City's Landscape Architect;
 - e. Landscape deviation for use of a continuous landscape hedge to be maintained at 3 foot height in lieu of the required 3 foot tall berm along Grand River Avenue;
 - f. Landscape deviation for deficiencies in greenbelt tree requirements;

- g. Landscape deviation from Section 5.5.3.C for deficiency in parking lot landscaping due to the absence of end islands as permitted by d. above;
- h. Landscape deviation for deficiency in building foundation landscaping, as the plan complies with the requirement for 60% coverage on both frontages and there is practical difficulty in providing landscaping in the interior service areas;
(APPLICANT REQUESTED)

-OR-

The applicant shall work with staff to provide additional building foundation landscaping on the western and southern sides of the building between the service bay and man doors. **(STAFF RECOMMENDED)**

- i. The applicant shall provide necessary information to identify the necessary deviations from Chapter 28, Signs from City Code of Ordinances prior to the City Council's consideration for tentative approval of PRO Concept plan;
3. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:
- a. The days of operation shall be limited to Monday – Saturday. The business will not be open on Sundays;
 - b. The hours of operation shall be limited to the following: 7:00 a.m. to 6:00 p.m. on Tuesday, Wednesday and Friday, 7:00 a.m. to 9:00 p.m. on Monday and Thursday, and 7:00 a.m. to 3:00 p.m. on Saturdays;
 - c. No outdoor speakers shall be permitted;
 - d. No outdoor compressors shall be permitted;
 - e. No major body repair will take place in the building or on the site;
 - f. Automobile transit deliveries shall be limited to 8:00 a.m. to 6:00 p.m. on weekdays;
 - g. The parking setback shall be no less than 58 feet from the property line to the south;
 - h. The parking setback in the east side yard shall be a minimum of 20 feet;
 - i. The size of the building shall be limited to approximately 17,100 square feet, excluding mezzanine space.
 - j. The overhead service doors shall remain closed except to allow the entering and existing of vehicles.
 - k. The increased side yard parking setback and landscaping be provided as shown on the Concept Plan.
 - l. The increased rear yard parking setback and landscaping be provided as shown on the Concept Plan.
 - m. The two parcels will be combined prior to final approval of the Site Plan.
 - n. The applicant shall dedicate additional Right-of-Way to achieve the 60-foot half-width along Grand River Avenue frontage.
 - o. Sidewalks shall be constructed along Grand River Avenue and Joseph Drive as shown on the Concept Plan.
 - p. **[any additional conditions to satisfy public benefits commensurate with the deviations and to justify the rezoning]**
4. The following items shall be addressed in the PRO Concept Plan prior to City Council consideration of Planned Rezoning Concept Plan, and/or items listed above based on Planning Commission's determination:
- 1. The applicant shall submit additional evidence/information in support of the public

benefits to be achieved through this development and to justify the proposed ordinance deviations and the intent of the section 7.13.2.D.ii that the proposed PRO rezoning would be in the public interest and the benefits to public of the proposed PRO rezoning would clearly outweigh the detriments.

This motion is made because:

1. *The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing a new business to become established in the City,*
2. *The B-3 General Business District is consistent with the Future Land Use Map designation for Community Commercial,*
3. *The Rezoning Traffic Impact Study has demonstrated that the proposed rezoning to B-3 district will not degrade the level of service of the local road network below acceptable levels compared to existing potential uses in the NCC district,*
4. *The site will be brought into conformance with the current zoning ordinance requirements if redevelopment occurs within the parameters of a PRO Agreement and Concept Plan, and*
5. *The Master Plan advocacy item to support retail commercial uses along established transportation corridors is achieved with this proposed development,*
6. *The rezoning provides an opportunity to bring a long-standing non-conforming parcel into conformance with the current Zoning Ordinance,*
7. *The rezoning is not expected to negatively impact public utilities in the area compared to potential development under the current zoning district.*
8. *The applicant is offering to mitigate the negative impacts of the proposed auto dealership on the existing uses and neighborhood to the south through the use of increased setbacks and a commitment to limiting the hours of operation of the business.*
9. *The redevelopment of this site provides an update to the visual aesthetic in a very visible area of the City.*
10. *Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.*
11. *The requirements for special land use for outdoor space for exclusive sale of new or used automobiles are met as follows:*
 - 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. (The traffic impact study provided indicates fewer trips generated by the proposed use than other potential uses.)*
 - 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. (The use is not expected to increase the demand on public services and utilities relative to other feasible uses of the site.)*
 - 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. (There are no significant natural features or characteristics present on the site.)*

- 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. *(The proposed use is similarly compatible to other uses that could be developed under the current NCC zoning district.)*
 - 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. *(The Master Plan recommends Community Commercial uses, which includes uses permitted within the B-2 and B-3 districts.)*
 - 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. *(The redevelopment of the site will remove a long-standing non-conforming use and improve the site visually from Grand River Avenue. The investments in the site improvements as well as the jobs created will benefit the area economically.)*
 - vii. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. *(1. Outdoor Space for exclusive sale of new or used automobiles is listed as a Special Land Use in the B-3 District, and 2. The applicant has made modifications to the proposed site design that better conform to the ordinance regulations.)*
12. *(Additional reasons here if any).*

-OR-

Postpone Recommendation

In the matter of Golling Maserati & Alfa Romeo, JZ19-28, with Zoning Map Amendment 18.728, motion to postpone making a recommendation to the City Council to rezone the subject property from NCC (Non-Center Commercial) to B-3 (General Business) with a Planned Rezoning Overlay Concept Plan. This motion is made for the following reasons:

- 1. To allow the applicant time to provide additional information and to allow City staff, consultants, and the Planning Commission to evaluate changes to be made to the plans as received via email on September 18, 2019.
- 2. To allow additional time for the applicant to submit additional evidence/information in support of the public benefits to be achieved through this development and to justify the proposed ordinance deviations and the intent of the section 7.13.2.D.ii that the proposed PRO rezoning would be in the public interest and the benefits to public of the proposed PRO rezoning would clearly outweigh the detriments.
- 3. The applicant shall have the opportunity to clarify through a modified submittal if any PRO conditions are being offered under the PRO provisions of the Zoning Ordinance;
- 4. *(Additional reasons here if any).*

-OR-

Recommend Denial

In the matter of Golling Maserati & Alfa Romeo, JZ19-28, with Zoning Map Amendment 18.728, motion to recommend denial to the City Council to rezone the subject property from NCC

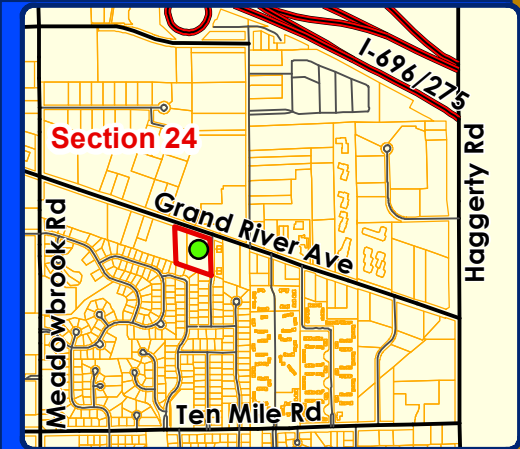
(Non-Center Commercial) to B-3 (General Business) with a Planned Rezoning Overlay Concept Plan, based on the following:

- a. The applicant has not proposed site specific regulations that are, in material respects, "more strict or limiting than the regulations that would apply to the land under the proposed new zoning district," as required under Section 7.13.2.c. In the absence of such regulations and conditions, it cannot be determined whether, compared to the existing zoning it would be in the public interest to grant the rezoning with PRO or whether the benefits of the proposal can be found to clearly outweigh the reasonably foreseeable detriments thereof;
- b. The applicant has not established that there are enhancements proposed under the PRO Concept Plan that would not be likely to be achieved without utilizing the PRO process, as set forth in the staff and consultant review letters;
- c. *(Additional reasons here if any).*


MAPS
Location
Zoning
Future Land Use
Natural Features

GOLLING MASERATI + ALFA ROMEO: JZ 19-02

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: 2/8/19
Project: GOLLING MASERATI JZ19-02
Version #: 1



1 inch = 146 feet

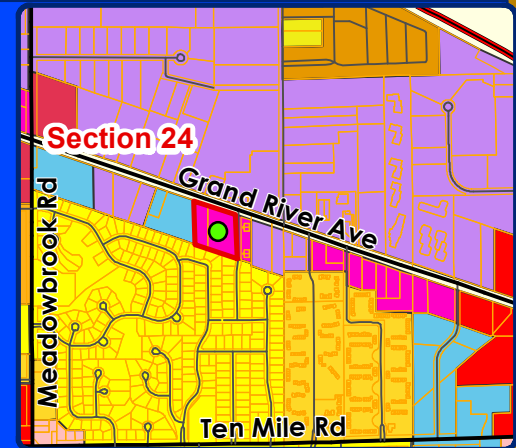
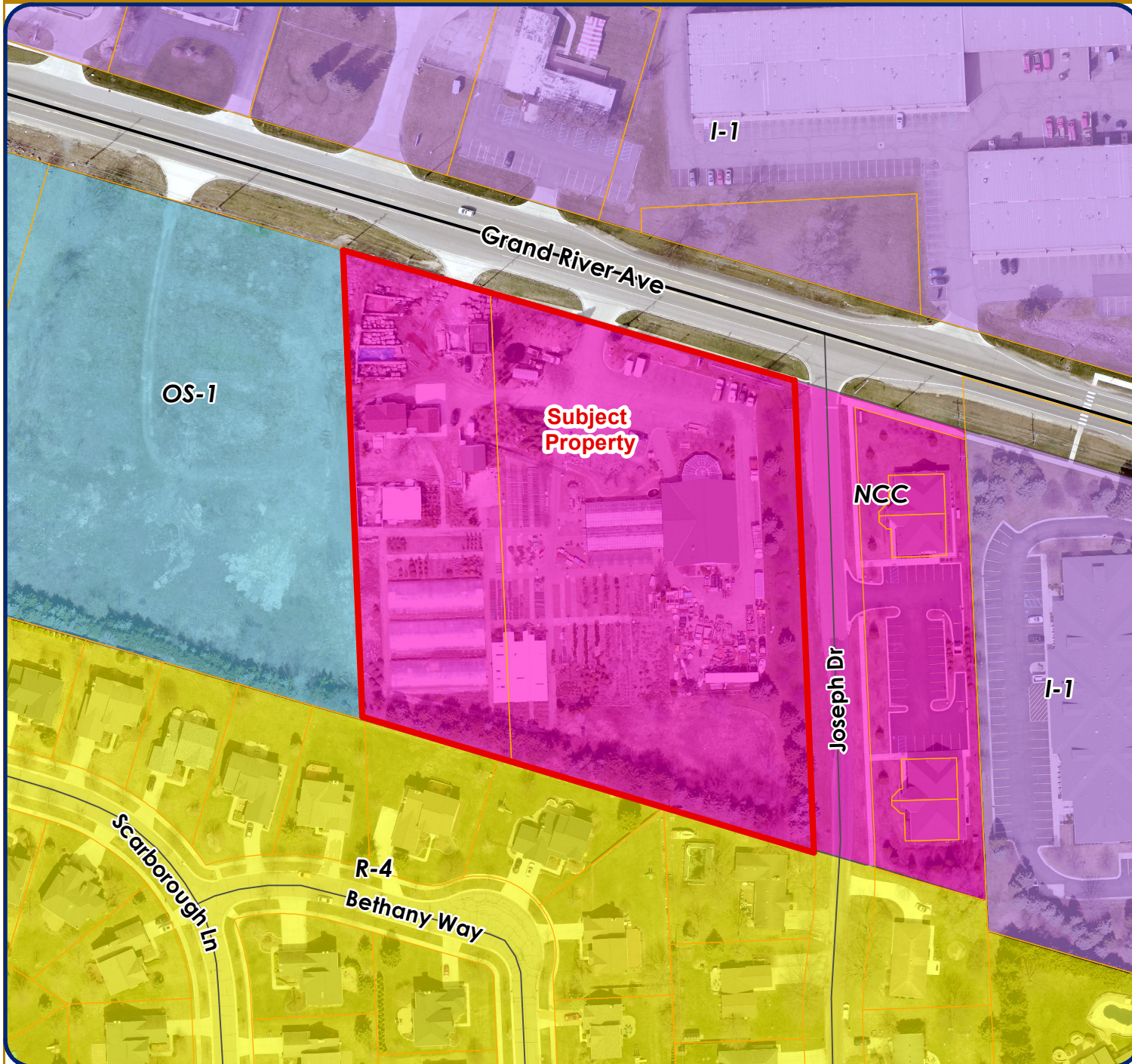


MAP INTERPRETATION NOTICE

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.

GOLLING MASERATI + ALFA ROMEO: JZ 19-02

ZONING



LEGEND

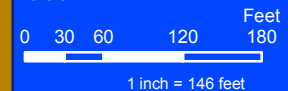
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- MH: Mobile Home District
- B-1: Local Business District
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- Subject Property



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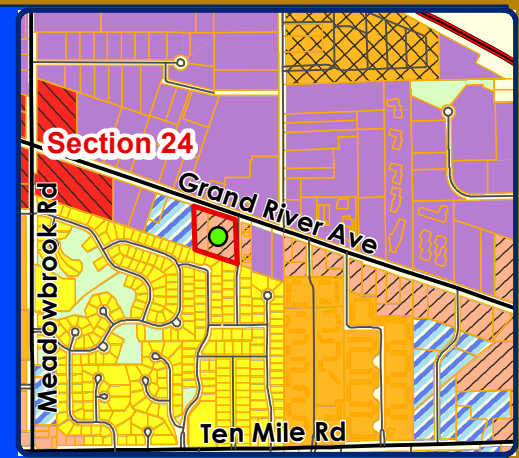


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GOLLING MASERATI + ALFA ROMEO: JZ 19-02

FUTURE LAND USE



LEGEND


- Single Family
- Multiple Family
- Mobile Home Park
- Community Office
- Industrial Research Development Technology
- Local Commercial
- Community Commercial
- TC Gateway
- Private Park
- Subject Property


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

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Feet
 0 35 70 140 210

1 inch = 167 feet

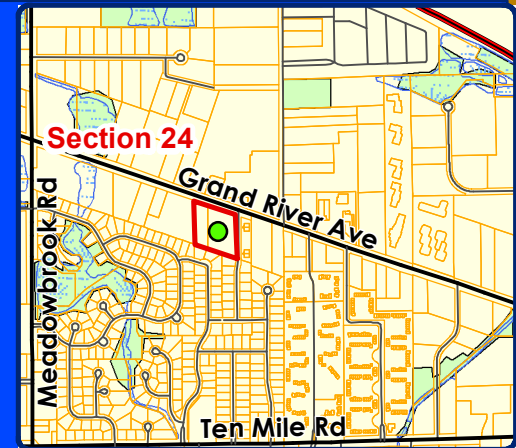


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

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GOLLING MASERATI + ALFA ROMEO: JZ 19-02

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



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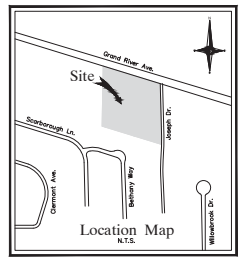
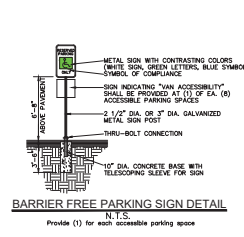
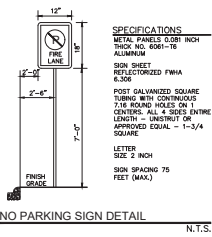
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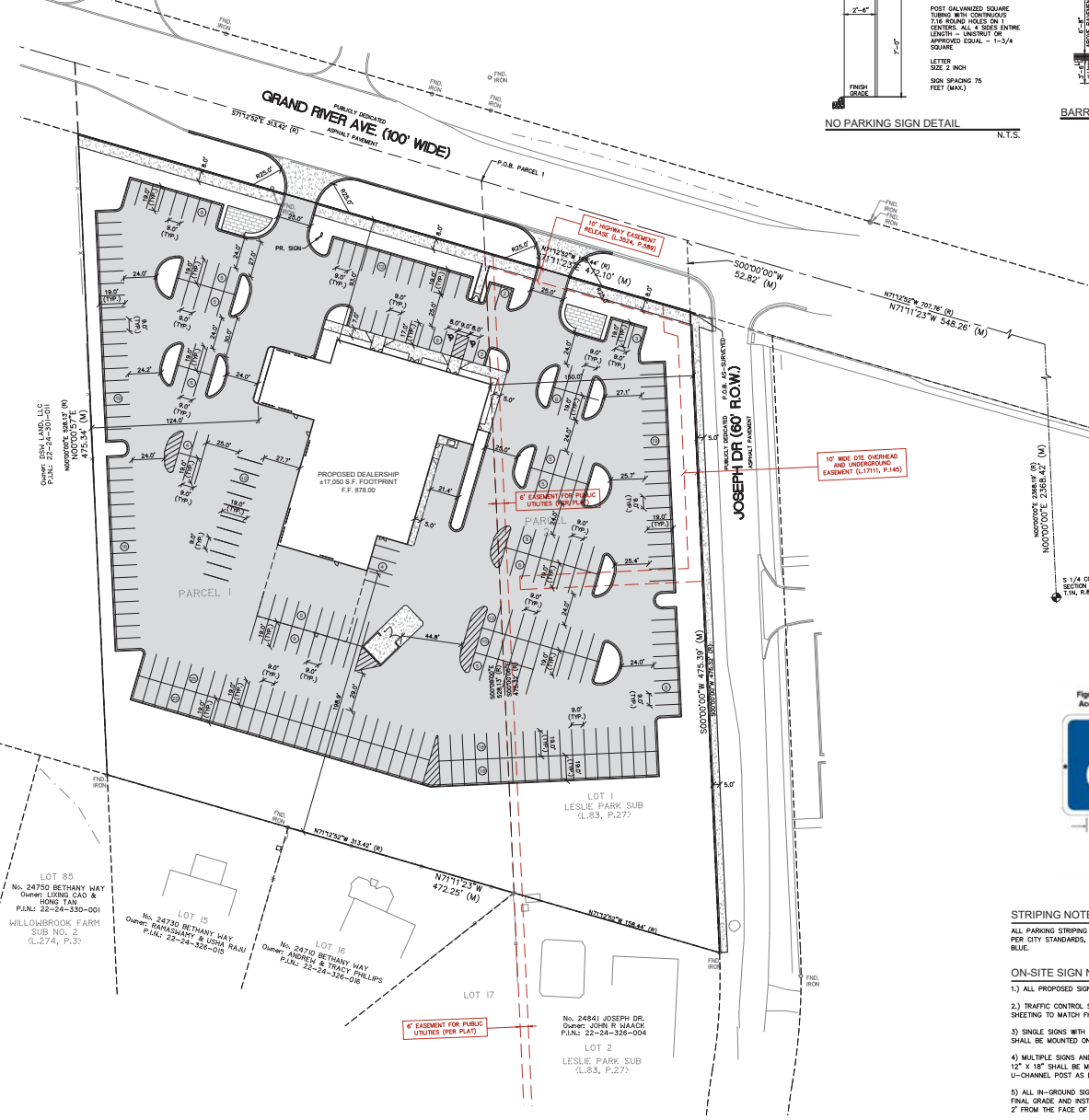
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PRO CONCEPT PLAN



NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



SITE DATA

SITE AREA:
PARCEL 1: 141,180 SQUARE FEET OR 3.24 ACRES
PARCEL 2: 71,298 SQUARE FEET OR 1.64 ACRES
COMBINED PARCEL: 212,478 SQUARE FEET OR 4.88 ACRES

ZONING: EXISTING: NCC (NON-CENTER COMMERCIAL DISTRICT)
PROPOSED: B-3 (GENERAL BUSINESS DISTRICT)

BUILDING AREA:
FIRST FLOOR SALES/SHOWROOM/SERVICE - 17,047 G.S.F.
MEZZANINE FLOOR (PARTS) - 1,881 G.S.F.
TOTAL GROSS S.F. = 18,728

BUILDING COVERAGE:
17,047 S.F. FOOTPRINT / 212,478 S.F. PARCEL AREA = 8.0%

SETBACKS:

REQUIRED:	PROVIDED:
FRONT (NORTH): 30'	93.0'
SIDE (WEST): 30'	124.0'
SIDE (EAST): 15'	150.0'
REAR (SOUTH): 20'	198.9'

MAXIMUM BUILDING HEIGHT: 2 STORIES/30'

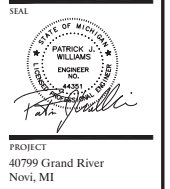
PROPOSED BUILDING HEIGHT: 2 STORIES/ 24'

PARKING REQUIREMENTS:
1 SPACE PER 200 S.F. U.F.A. SALES + 1 SPACE PER SERVICE STALL
6896 S.F. U.F.A./200 = 34 SPACES
11 SERVICE STALLS = 11 SPACES

TOTAL PARKING REQUIRED = 45 SPACES

PARKING PROVIDED: 294 SPACES PROVIDED
INCLUDES: 2 BARRIER-FREE SPACES

LOADING:
REQUIRED: 10 S.F. PER BUILDING LENGTH ALONG FRONTAGE
(120 X 10 = 1,200 S.F.)
PROVIDED: 1,200 S.F. OF LOADING / UNLOADING AREA



CLIENT
Golling Chrysler Dodge
Jeep Ram, Inc.
2405 S. Telegraph
Bloomfield Hills, MI 48302

Contact: Bill Golling
Ph: (248) 409-2390

PROJECT LOCATION
Part of the SW 1/4
of Section 24
T: 1 North, R: 8 East
City of Novi,
Oakland County, Michigan

SHEET
Dimensional Site Plan

Figure 318-22. International Symbol of Accessibility Parking Space Marking



STRIPING NOTE:
ALL PARKING STRIPING IS REQUIRED TO BE 4" IN WIDTH AND YELLOW IN COLOR PER CITY STANDARDS, EXCEPT FOR BARRIER-FREE SPACES WHICH SHALL BE BLUE.

ON-SITE SIGN NOTES:

- 1.) ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS.
- 2.) TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MATCH FHWA RETROREFLECTIVITY REQUIREMENTS.
- 3.) SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
- 4.) MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
- 5.) ALL IN-GROUND SIGNING WILL BE MOUNTED WITH A 7" BOTTOM HEIGHT FROM FINAL GRADE AND INSTALLED SUCH THAT THE NEAREST EDGE OF THE SIGN IS 2' FROM THE FACE OF THE CURB.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	MANHOLE	EXISTING WATERMAIN
	MANHOLE	CATCH BASIN
	MANHOLE	EX. R. Y. CATCH BASIN
	UTILITY POLE	EXISTING BURIED CABLES
	CITY POLE	OVERHEAD LINES
	LIGHT POLE	SIGN
	EXISTING GAS MAIN	
	PR. SANITARY SEWER	PR. WATER MAIN
	GATE VALVE	PR. WATER MAIN
	INLET	PR. STORM SEWER
	MANHOLE	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE	

DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
A. Eizenber
DESIGNED BY:
A. Eizenber
APPROVED BY:
P. Williams

DATE:
August 7, 2019

SCALE: 1" = 40'

NEE JOB NO. SHEET NO.
K615 C-2

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: B-3, W/PD
 EXISTING SITE AREA: 372,477 S.F. OR 8.48 ACRES
 LANDSCAPE ABUTTING A.R.O.W. (STREET TREES IS) 1 DECIDUOUS TREE PER 30 L.F. OF FRONTAGE
GRAND RIVER AVE
 REQUIRED: 475 L.F. / 15.8 L.F. + 7.8 OR 8 TREES REQUIRED
 PROVIDED: 19 TREES
JOSEPH DRIVE
 REQUIRED: 475 L.F. / 33.1 L.F. + 13.3 OR 14 TREES REQUIRED
 PROVIDED: 14 TREES

ROW LANDSCAPE SCREENING (S)
GRAND RIVER AVE
 REQUIRED: 475 L.F. / 23.1 L.F. + 5.4 OR 6 TREES REQUIRED
 PROVIDED: 5 CANOPY AND 15 B&B CANOPY TREES, 30 SHRUBS
JOSEPH DRIVE
 REQUIRED: 475 L.F. / 23.1 L.F. + 5.4 OR 6 CANOPY TREES
 PROVIDED: 15 CANOPY AND 15 B&B CANOPY TREES, 30 SHRUBS

PARKING LOT LANDSCAPE REQUIREMENTS
VEHICLE USE AREA (20,178 S.F.)
 1.25% OF TOTAL VEHICLE USE AREA UP TO 30,000 S.F. THEN 1%
 30,000 S.F. X 1.75% = 5,250 S.F.
 79,198 S.F. X 1.1% = 79,198 OR 792 S.F.

PROPOSED PARKING LOT LANDSCAPE AREA
 REQUIRED: 1,442 S.F. FOR PARKING ISLANDS
 PROVIDED: 3,187 S.F.

PARKING LOT INTERIOR SHADE TREES (I)
 1.0% OF TOTAL VEHICLE USE AREA UP TO 30,000 S.F. THEN 1%
 30,000 S.F. X 1.75% = 5,250 S.F.
 79,198 S.F. X 1.1% = 79,198 OR 792 S.F.

WOODLAND REPLACEMENTS (W)
 NO WOODLAND REPLACEMENT TREES ARE REQUIRED.
 THESE ARE NO REGULATED WOODLANDS ON-SITE.

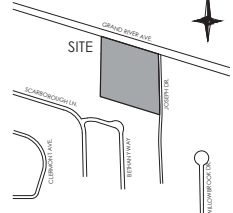
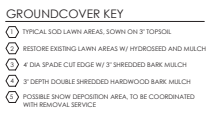
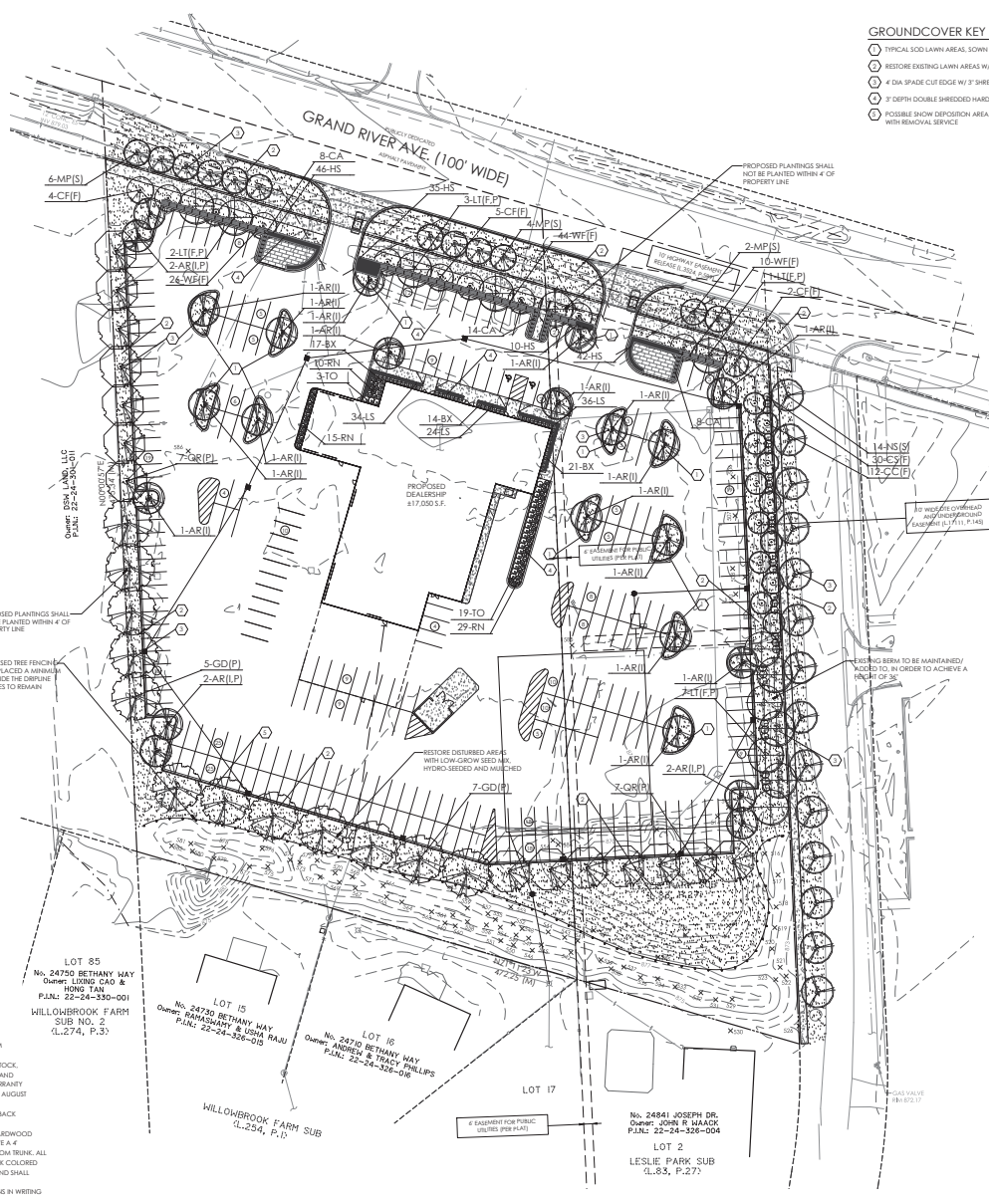
SOIL NOTE:
 THE SOILS ON-SITE ARE COMPRISED EXCLUSIVELY OF THE 18B OR 18C SERIES (LOAMY SANDS, CLAYS) SLOPES, PER USDA NATURAL RESOURCE CONSERVATION SERVICE. WEB SOIL SURVEY

IRRIGATION NOTE:
 AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS, IN FULL COMPLIANCE WITH THE ZONING ORDINANCE.

GENERAL NOTES:
 ALL PROPOSED PLANT MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE STOCK INSTALLED IN ACCORDANCE WITH AAN AND CITY OF NOVI STANDARDS.
 MES DIG (1,800,462,7171) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ALL MATERIALS.

NOTE:
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE FALL 2021.
 THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE.

CITY OF NOVI NOTES
 1. ALL LANDSCAPE ISLANDS SHALL BE BACKFILLED WITH A SAND MIXTURE TO FACILITATE DRAINAGE.
 2. ALL PROPOSED LANDSCAPE ISLANDS SHALL BE CURBED.
 3. ALL LANDSCAPE AREAS SHALL BE BRIGGAGED.
 4. OVERHEAD UTILITY LINES AND POLES TO BE RELOCATED, AS DIRECTED BY THE UTILITY COMPANY OF RECORD.
 5. EVERGREEN AND CANOPY TREES SHALL BE PLANTED A MINIMUM OF 10' FROM A TREE HYDRANT AND MANHOLE AND 15' FROM OVERHEAD WIRES.
 6. ALL PLANT MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE NURSERY STOCK, GUARANTEED FOR TWO (2) YEARS AFTER PLANTING AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO CITY OF NOVI STANDARDS. THE TWO-YEAR WARRANTY PERIOD SHALL INCLUDE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST FOR EACH OF THE TWO YEAR GUARANTEE.
 7. ALL PROPOSED STREET TREES SHALL BE PLANTED A MINIMUM OF 4' FROM THE BACK OF CURB AND PROPOSED WALES.
 8. ALL TREE AND SHRUB PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A MINIMUM DEPTH OF 4". ALL LAWN AREA TREES SHALL HAVE A 4" DIAMETER CIRCLE OF SHREDDED HARDWOOD MULCH. 7" MINIMUM AWAY FROM TRUNK. ALL PERENNIAL, ANNUAL, AND GROUNDCOVER BEDS SHALL RECEIVE 2" OF DARK COLORED BARK MULCH. MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL CONTAIN NO PIECES OF MICROPLASTIC.
 9. THE CITY OF NOVI LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS IN WRITING PRIOR TO INSTALLATION.

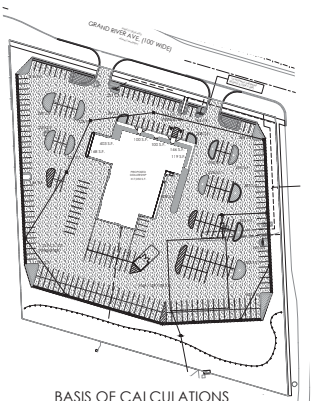


LANDSCAPE WAIVERS:

1. A WAIVER FOR THE BUILDING FOUNDATION LANDSCAPE AREA IS REQUESTED, BASED ON THE NATURE OF THE PROPOSED USE. THE SITE COMPLIES WITH THE MINIMUM ARE COVERING PAVING ALLOW'S.

PLANT SCHEDULE

KEY	QTY	BOTANICAL/Common NAME	SIZE	SPACING	ROOT	COMMENT	UNIT/TOTAL COST
AR 23	1	Red Maple	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$400/9,200
CC 12	1	Common Crabapple	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$250/3,000
CF 11	1	Common Filice	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$250/3,000
GD 12	1	Golden Dawn	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$400/4,800
LT 13	1	Little Leaf Linden	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$400/4,800
MP 12	1	Mountain Pine	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$250/3,000
NS 14	1	Northern Spruce	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$400/4,800
QR 14	1	Queen Elizabeth	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$400/4,800
BR 32	1	Brunswick	30" HI	30" OC	B&B	MAINTAIN AS HEDGE	\$50/2,600
CS 30	1	Common Spindle Tree	30" HI	48" OC	B&B	MAINTAIN AS HEDGE	\$50/1,500
RN 54	1	Rose of Sharon	3" GAL	30" OC	COFH		\$50/2,700
TO 22	1	Texas Orange	9" HI	48" OC	B&B	MAINTAIN AS HEDGE	\$50/1,100
WF 80	1	White Flowering	30" HI	30" OC	B&B	MAINTAIN AS HEDGE	\$50/4,000
CA 30	1	Common Camellia	3" CAL	30" OC	COFH		\$15/450
HS 138	1	Holly	2" CAL	30" OC	COFH		\$15/1,950
LS 74	1	Large Leafed	1" CAL	12" OC	COFH		\$15/1,110
MISCELLANEOUS							
975	1	CLASS A SOO LAMN	5"				\$4/2,050
5-45	1	HYDROSEED AND MULCH	5"				\$318/4,339
20	1	DOUBLE SHREDDED HARDWOOD BARK MULCH	2"				\$35/700
1	1	IRRIGATION SYSTEM, COMPLETE	15'				\$10,000



NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

SEAL



PROJECT
 40799 Grand River
 Novi, MI

CLIENT
 Colting Chrysler Dodge
 Jeep Ram, Inc.
 2405 S. Telegraph
 Bloomfield Hills, MI 48302

Contact: Bill Gollig
 Ph: (248) 409-2390

PROJECT LOCATION
 Part of the SW ¼
 of Section 24
 T: 1 North, R: 8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Landscape Plan



DATE	ISSUED/REVISED

DRAWN BY:
 G. Ostrowski
 DESIGNED BY:
 G. Ostrowski
 APPROVED BY:
 G. Ostrowski

DATE:
 August 7, 2019
 SCALE: 1" = 40'
 NEE JOB NO. SHEET NO.
 K615 L2



- KEYED NOTES**
- 1 NEW CURB CUT
 - 2 REMOVE EXISTING CURB CUT
 - 3 NEW CONC ACCESS WALK FROM PUBLIC WALK
 - 4 NEW CONC SIDEWALK - 1' WIDE
 - 5 NEW CONC SIDEWALK - 8' WIDE
 - 6 NEW CONC AUTOBIOME RAMP
 - 7 NEW CONC ADA/AUTOBIOME RAMP
 - 8 NOT USED
 - 9 NEW CONC CURB-OUTLET
 - 10 NEW CONC PUBLIC WALK REMOVED
 - 11 NEW CONC WALK - 8' WIDE
 - 12 SP SIGN - SEE SIGN TABLE
 - 13 NEW FEATURE VEHICLE DISPLAY PAD
 - 14 TRASH ENCLOSURE 8 FT HIGH X 20 FT X 20 FT TO MATCH BUILDING MATERIAL WITH CONCRETE APRON
 - 15 NEW 6' WIDE CONC PUBLIC WALK
 - 16 FUTURE SERVICE DEPARTMENT EXPANSION
 - 17 EXISTING LANDSCAPE
 - 18 NEW LANDSCAPE - SEE LANDSCAPE PLAN
 - 19 NEW TYPICAL CURBED PARKING ISLAND/LANDSCAPE
 - 20 NEW PAVED/PAVEMENT ASPHALT PAVING
 - 21 NEW PAVED/PAVEMENT ASPHALT PAVING
 - 22 NEW ASPHALT PAVING

LEGAL DESCRIPTION

LEGAL DESCRIPTION - PARCEL 1 (PER TITLE COMMITMENT)

A PARCEL OF LAND IN THE WEST 1/4 OF SECTION 24, TOWN 11 NORTH, RANGE 8 EAST, CITY OF NOKI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT CONTAINING THE CORNER OF THE NORTH 1/4 CORNER OF SAID SECTION 24, THENCE NORTH 71 DEGREES 11 MINUTES 30 SECONDS WEST 107.78 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 24, THENCE SOUTH 61 DEGREES 56 MINUTES 00 SECONDS WEST 170.78 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 24, THENCE SOUTH 24 DEGREES 13 MINUTES 50 SECONDS WEST 114.12 FEET, THENCE SOUTH 31 DEGREES 11 MINUTES 30 SECONDS WEST 114.12 FEET, THENCE SOUTH 71 DEGREES 11 MINUTES 30 SECONDS WEST 114.12 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART TAKEN, USED OR BEING FOR GRAND RIVER AVENUE.

LEGAL DESCRIPTION - PARCEL 2 (PER TITLE COMMITMENT)

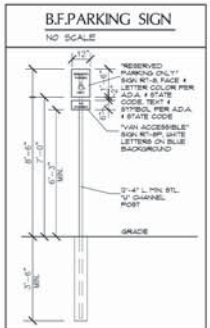
LOT 1, LESLIE PARK SUBDIVISION, ACCORDING TO THE PLAT HEREAS RECORDED IN DEED 83, PAGE 27 OF PLATS, OAKLAND COUNTY RECORDS.

LEGAL DESCRIPTION - (AS-SURVEYED)

LOT 1, LESLIE PARK SUBDIVISION, ACCORDING TO THE PLAT HEREAS RECORDED IN DEED 83 OF PLATS, ON PAGE 27, OAKLAND COUNTY RECORDS AND PART 1/4 SECTION 24, TOWN 11 NORTH, RANGE 8 EAST, CITY OF NOKI, OAKLAND COUNTY, MICHIGAN, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 24, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 158.64 FEET TO THE CORNER OF GRAND RIVER AVENUE (100 FEET WIDE), THENCE NORTH 71 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE SOUTH 1/4 CORNER OF SAID SECTION 24, THENCE SOUTH 24 DEGREES 13 MINUTES 50 SECONDS WEST 107.78 FEET TO THE POINT OF BEGINNING, ALICE BEING THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST 52.83 FEET TO THE POINT OF BEGINNING, ALICE BEING THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST 47.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 71 DEGREES 11 MINUTES 30 SECONDS WEST 114.12 FEET TO THE POINT OF BEGINNING, ALICE BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTH LINE OF WILLOWBROOK FARM SUBDIVISION, AS RECORDED IN DEED 124 OF PLATS, ON PAGE 1, OAKLAND COUNTY RECORDS, 472.25 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID WILLOWBROOK FARM SUBDIVISION, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 47.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 71 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE SOUTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 24 DEGREES 13 MINUTES 50 SECONDS WEST 107.78 FEET TO THE POINT OF BEGINNING.

SIGN QUANTITY TABLE

TAB	QTY	CODE	DESCRIPTION	R/SZ
1	1	NO-1	8'x8'	24'x24'
2	1	WT-8	RESERVED PARKING	2'x8'
3	1	WT-8P	VAH ACCESSIBLE	2'x8'



SITE DATA

ADDRESS: AFTER GRAND RIVER AVENUE, NOKI, MICHIGAN
CITY OF NOKI
PROJECT DESCRIPTION: NEW AUTOBIOME DEALERSHIP AND SERVICE
ZONING CLASSIFICATION: EXISTING: NCC -NON-CENTER COMMERCIAL DISTRICT
PROPOSED: R-3 - GENERAL BUSINESS DISTRICT
LAND USE DESCRIPTION: EXISTING: GARDEN CENTER
PROPOSED: AUTOBIOME DEALERSHIP + SALES/SERVICE

PARCEL AREA: PARCEL 1: 86,863 SF OR 3.40 AC; PARCEL 2: 7,858 SF OR .49 AC; TOTAL ACREAGE: 128,780 SF OR 8.29 AC

SETBACKS: YARD: FRONT (NORTH) 30 FT; FRONT (EAST) 30 FT; SIDE - (EAST) 8 FT; NEAR (SOUTH) 8 FT. REQUIRED: 10 FEET; 10 FEET; 10 FEET; 10 FEET. PROVIDED: 30 FEET @ 8 INCHES; 30 FEET @ 8 INCHES; 04 FEET @ 8 INCHES; 08 FEET @ 1 INCHES

BUILDING HEIGHT: MAX/PLAT HEIGHT: 30 FT; 2-STORIES; PROPOSED BUILDING HEIGHT: 24 FT; 2-STORIES

GROSS BUILDING AREA: FIRST FLOOR SALES/SHOWROOM/SERVICE: 71,841 GSF; MEZZANINE FLOOR PLANTS: 1,481 GSF; TOTAL GROSS SF: 81,328 GSF

PARKING REQUIREMENTS: PARKING PROVIDED: 233 SPACES. CALCULATIONS: (1) SPACE PER 200 JVA SALES = 111 SPACE PER SERVICE STALL; (2) 24 SPACES + 111 STALLS x 111 = 44 SPACES; TOTAL PARKING SPACES REQUIRED = 233 SPACES

PARKING PROVIDED: 233 SPACES

LOADING REQUIREMENTS: LOADING: REQUIRED: 18 WHEELS FRONT FOOTAGE - 100 FT x 10 SF + 1,000 SF; PROVIDED: 100 FT x 10 SF + 1,000 SF

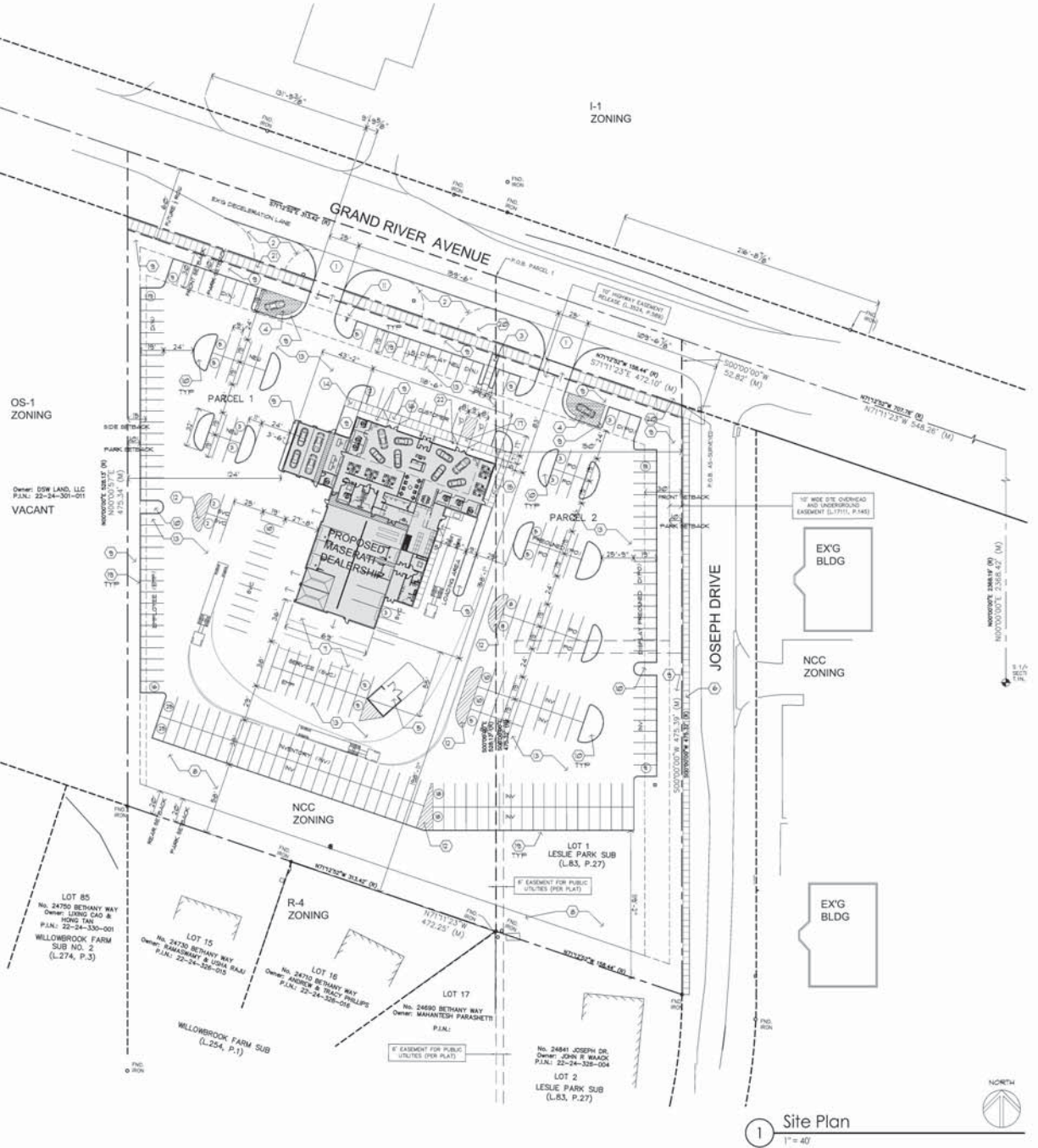
LANDSCAPE REQUIREMENTS: LANDSCAPE PROVIDED: SEE LANDSCAPE PLAN

LIGHTING: SEE LIGHTING PLAN

REPAIR/REFINISHING NOTE
NO MAJOR REPAIR OR REFINISHING OF VEHICLES TO BE DONE IN THE BUILDING OR ON THE SITE.

INFORMATION SOURCE
THIS DRAWING WAS PRODUCED FROM INFORMATION OBTAINED FROM THE FOLLOWING SOURCES: TOPOGRAPHIC SURVEY DRAWN BY HOSKAI & PHILLIPS ENGINEERS OCT 2, 2018 THE JOB NO. 18-18

TRASH ENCLOSURE NOTE
1. TRASH WILL BE STORED OUTDOORS
2. TRASH ENCLOSURE WILL BE A TRIANGLE OF 30 FT x 30 FT AND CONSTRUCTED TO SIX (6) FEET OF HEIGHT WITH BRICK/CONCRETE WALLS WITH A 48 DEGREE ANGLE GABLE AND HAVE SCREENED GATES AND BE PLACED UPON A TRINITY 20 FT x 30 FT CONCRETE PAD THAT PROVIDES AN 18" CURB WALK UP. SEE TRASH ENCLOSURE SHEET.



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FRANK Z. MARTY
ARCHITECT
No. 130101081
LICENSED

Issue / revision date:
01-09-19 Requiring Submittal
05-30-19 Owner Review
06-19-19 Pre-App Submittal
07-30-19 PRG Submittal

drawn by: [Signature] checked by: [Signature]

Golling Maserati-Alfa Romeo Dealership & Service Facility
10720 Grand River, Novi, MI
Concept Site Plan
Project Data, Legal Description
Location Map, Notes

DorchenMartin Associates, Inc.
Architects/Planners
2989 Greenfield St., Suite 107
Southfield, Michigan 48034
(248) 587-1200
Fax: (248) 587-1231

Sheet No. 18036 of 18036
Sheet Title SP01



North West Corner



North East Corner



East Elevation



Aerial View

THE INFORMATION CONTAINED IN THESE MATERIALS IS FOR REFERENCE PURPOSES ONLY, TO CONVEY A RECOMMENDED DESIGN INTENT. THEY HAVE BEEN PREPARED IN A GENERIC MANNER, NOT SPECIFIC TO ANY SITE OR PROJECT CONDITIONS, AND ARE NOT INTENDED FOR CONSTRUCTION OR MAINTENANCE PURPOSES. THE USER SHALL VERIFY AND COORDINATE ALL FIELD CONDITIONS OF A SPECIFIC PROJECT WITH THESE MATERIALS, AND THE SUITABILITY OF THE CONCEPT DESIGN MATERIALS CONTAINED HEREIN WITH RESPECT TO THE REQUIREMENTS OF A SPECIFIC PROJECT. THE PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF A SPECIFIC PROJECT SHALL EXERCISE ITS PROFESSIONAL JUDGMENT IN DETERMINING WHETHER TO USE OR INCORPORATE THESE MATERIALS IN THE DOCUMENTS IT PREPARES. CALLSONRTEL SHALL NOT BE RESPONSIBLE FOR ANY LOSSES WHICH MAY BE SUSTAINED AS A RESULT OF THE USE OF THESE MATERIALS ON A SPECIFIC PROJECT.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 5, 2019

Planning Review

Golling Maserati & Alfa Romeo
JZ19-28 with Rezoning 18.728

PETITIONER

Dorchen/Martin Associates

REVIEW TYPE

Rezoning Request from NCC (Non-Center Commercial District) to B-3 (General Business) with Planned Rezoning Overlay (PRO)

PROPERTY CHARACTERISTICS

Section	24	
Site Location	South of Grand River Avenue, East of Meadowbrook (Parcels 22-24-326-014, 22-24-326-024)	
Site School District	Novi Community School District	
Site Zoning	NCC Non-Center Commercial	
Adjoining Zoning	North	I-1 Light Industrial District
	East	NCC Non-Center Commercial
	West	OS-1 Office Service
	South	R-4 One Family Residential
Current Site Use	Glenda's Garden Center – plant nursery/landscaping	
Adjoining Uses	North	Delta Fuels, office/service providers, Religious Organization
	East	Office Buildings
	West	Vacant
	South	Single Family Residences
Site Size	5.25 Acres	
Plan Date	August 7, 2019	

PROJECT SUMMARY

The petitioner is requesting a Zoning Map amendment for a 5.25 acre property located on the southwest corner of Grand River Avenue and Joseph Drive (Section 24) from NCC (Non-Center Commercial) to B-3 (General Business). The applicant states that the rezoning request is necessary to redevelop the site as an automobile dealership, which is only permitted in the B-3 district, with outdoor space for exclusive sale of new and used automobiles, which is a Special Land Use in the B-3 district. The proposed dealership would have a footprint of approximately 17,050 gross square feet, with a mezzanine floor for parts storage of 1,681 square feet.

The site has operated for many years (pre-1990) as Glenda's Garden Center and Market, a non-conforming use in the NCC District.

PROJECT REVIEW HISTORY

The applicant met with planning staff to discuss the project and process, and made the decision to apply for a traditional rezoning from NCC to B-3. At the public hearing before the Planning Commission, nearby residents voiced concerns with granting the rezoning without assurance of the uses that could occupy the site in the future. Several Planning Commissioners encouraged the applicant to consider a Planned Rezoning Overlay in order to specify the use and conditions of the rezoning. The Planning Commission moved to postpone making a recommendation on the rezoning due to insufficient public notice requirements. The applicant has since decided to pursue a PRO rezoning, with the required PRO Concept Plan submittal and other supporting documents currently under review.

PRO Option

Consistent with Section 503 of the Michigan Zoning Enabling Act (MZEA), the PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from NCC to B-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void. In this case the property would then revert to NCC zoning.

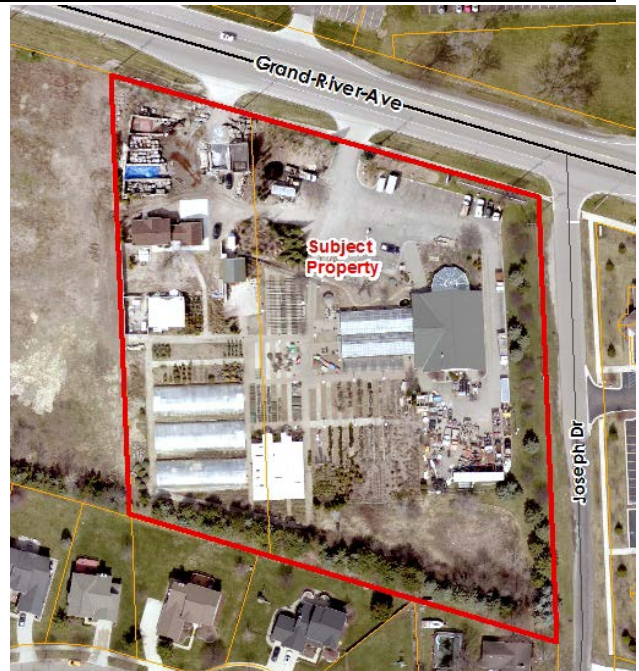
MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property and property adjacent to the east as Community Commercial. As the Master Plan states, “This land use is designated for comparison-shopping needs of a larger population base. They are along major thoroughfares and roadway intersections.” The B-3 General Business District generally falls within areas planned for Community Commercial, as do the B-2 Community Business, and NCC Non-Center Commercial districts.

Property to the west is identified in the Master Plan as Community Office, while the area north of Grand River is planned for Industrial, Research, Development and Technology land uses. The area to the south is planned for Single Family use.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi.
2. Advocacy Action Item: Support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River Avenue to preclude future traffic congestion.
3. Objective: Provide and maintain adequate water and sewer service for the City’s needs.



Current Image of Subject Property

4. **Objective:** Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities.

Staff Comment: Public water main and sanitary sewer exists on Grand River Avenue. On-site detention is proposed for storm water management in a new underground facility. However, staff engineers have determined underground detention is not appropriate at this location. The proposed concept plan indicates pedestrian improvements along Grand River Avenue including replacing the existing 5 foot sidewalk with an 8 foot sidewalk that would extend across the site frontage. A 5 foot sidewalk is also proposed for the frontage on Joseph Drive.

5. **Objective:** Ensure compatibility between residential and non-residential developments.
Staff Comment: The primary concern with this proposal is that it is not doing enough to ensure compatibility with the residential neighborhood to the south. This is an important objective and the quality of life for the residents directly impacted should be given greater consideration by the applicant.

EXISTING ZONING AND LAND USE

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

Land Use and Zoning: For Subject Property and Adjacent Properties

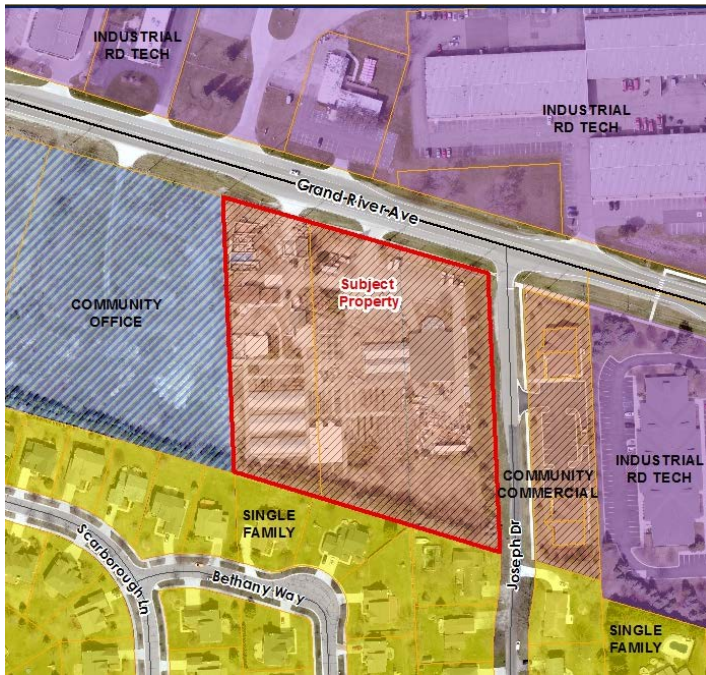
	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	NCC Non-Center Commercial	Garden Center	Community Commercial (uses consistent with NCC, B-2 and B-3 Districts)
Northern Parcels	I-1 Light Industrial District	Offices, Delta Fuels, Religious Center	Industrial research development and technology. (uses consistent with Light Industrial Districts, I-1)
Southern Parcels	R-4 One Family Residential	Single Family Neighborhood	Single Family
Eastern Parcel	NCC Non-Center Commercial	Offices	Community Commercial (uses consistent with NCC, B-2, and B-3 Districts)
Western Parcels	OS-1 Office Service	Vacant	Community Office (small and medium-scale office uses, human care, recreation)

COMPATIBILITY WITH SURROUNDING LAND USE

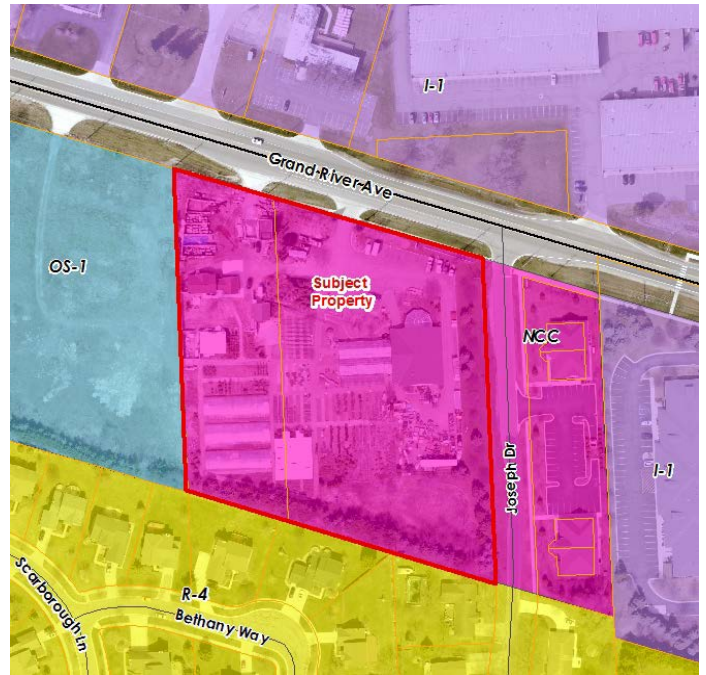
The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. In particular, the Planning Commission should review the plan carefully to insure that negative impacts (such as noise, lighting) are minimized and mitigated to protect the residential properties to the south.

The properties directly **north** of the subject area are currently used as a fuel distribution station, a religious organization, and offices of service providers. The current zoning map indicates I-1 for these properties.

Directly to the **south** of the subject property is a single family neighborhood. Four residential lots directly about the subject property.



Future Land Use



Existing Zoning

The property to the **west** of the subject property is currently vacant and is zoned OS-1 Office Service.

To the **east** of the subject property is a small office complex which is zoned NCC.

DEVELOPMENT POTENTIAL

The parcels to be rezoned are currently developed and used as a garden center, a non-conforming use in the NCC District. Development under either the current NCC zoning or the proposed B-3 zoning could result in the construction of similarly sized retail shopping center, an office complex, or sit-down restaurants on the 5.25 acre site. Uses permitted in the B-3 zoning district that are not allowed in the NCC district include fueling stations, private health and fitness facilities, tattoo parlors, auto washes, and automobile sales. Fast food restaurants with a drive through window, motels, and veterinary hospitals are also permitted with Special Land Use approval in the B-3 District. A change to B-3 zoning would also remove the potential for redevelopment of the site for any residential uses, which could be permitted as special land uses in the NCC district. Through the PRO process, the applicant and the City would agree to restrict the B-3 use allowed to the requested automobile dealership, with outdoor space for exclusive sale of new and used automobiles. Any other uses typically permitted in the B-3 district would not be permitted within the terms of the PRO Agreement.

COMPARISON OF ZONING DISTRICTS

The following table provides a comparison of the current and proposed zoning development standards. The applicant is requesting a change of districts from the existing NCC Non Center Commercial to B-3 General Business. The types of uses allowed in these districts have some overlap,

although they also differ in important ways. The proposed B-3 district allows a maximum building height of up to 30 feet compared to the 25 feet allowed in the NCC district. The building setbacks in the NCC district are slightly wider than the B-3 standards. Parking setbacks are the same in both districts. However, the terms of the PRO Agreement may be more restrictive than what could otherwise be allowed under B-3 zoning. For instance, the applicant is proposing a maximum height of 24 feet, and restricting the use allowed to an automobile dealership.

	NCC (Existing)	B-3 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. Retail businesses use 2. Retail business service use 3. Professional office buildings 4. Medical offices, including laboratories and clinics 5. Financial institutions, stock brokerages 6. Sit-down restaurants 7. Publicly owned and operated parks, parkways and outdoor recreational facilities 8. Instructional centers 9. Other uses similar to the above uses 10. Accessory buildings, structures and uses customarily incident to the above permitted uses 	<ol style="list-style-type: none"> 1. Retail businesses use 2. Retail business service uses 3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer 4. Business establishments which perform services on the premises 5. Professional services 6. Retail business or retail business service establishments 7. Professional or medical offices, including laboratories 8. Fueling station 9. Sale of produce and seasonal plant materials 10. Auto wash 11. Bus passenger stations 12. New and used car salesroom, showroom, or office 13. Other uses similar to the above uses 14. Tattoo parlors 15. Publicly owned and operated parks, parkways and outdoor recreational facilities 16. Accessory structures and uses customarily incident to the above permitted uses 17. Public or private health and fitness facilities and clubs 18. Microbreweries 19. Brewpubs
Special Land Uses	<ol style="list-style-type: none"> 1. Day care centers and adult day care centers 2. Places of worship 3. Private clubs, fraternal organizations and lodge halls 4. Museums 5. Publicly utility buildings and uses without service yards 6. Veterinary hospitals or clinics 7. Multiple-family dwellings 8. Independent and congregate elderly living facilities 9. Two-family dwellings 10. Shared elderly housing 11. One-family detached dwellings 12. Farms and greenhouses 	<ol style="list-style-type: none"> 1. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles 2. Motel 3. Business in the character of a drive-in or open front store 4. Veterinary hospitals or clinics 5. Plant materials nursery 6. Public or private indoor and private outdoor recreation facilities 7. Mini-lube or oil change establishments 8. Sale of produce and seasonal plant materials outdoors 9. Restaurant in the character of a fast food carryout, drive-in, fast food drive-

	13. Publicly owned and operated parks, parkways and outdoor recreational facilities 14. Cemeteries 15. Home occupations 16. Keeping of horses and ponies 17. Family Day Care Homes 18. Accessory buildings and uses customarily incident to any of the above permitted uses	through, or fast food sit-down
Minimum Lot Size	2 acres	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Minimum Lot Width	200 feet	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Building Height	25 feet or 2 stories, whichever is less	30 feet
Building Setbacks	Front: 40 feet Side: 20 feet Rear: 20 feet	Front: 30 feet Side: 15 feet Rear: 20 feet
Parking Setbacks	Front: 20 feet Side: 10 feet Rear: 10 feet	Front: 20 feet Side: 10 feet Rear: 10 feet

INFRASTRUCTURE

Engineering

The Staff Engineer has reviewed the rezoning request and expressed no concerns regarding sanitary sewer capacity and available water capacity. The impacts of B-3 land use on the utilities in this area are expected to be similar to utility demands if developed under NCC uses.

Traffic

City Traffic consultants reviewed the Rezoning Traffic Impact Study provided by the applicant and indicate that it meets the requirements. The proposed development is expected to result in fewer trips than alternative land uses under the current NCC zoning as well as other B-3 land uses. See the traffic review letter for additional information.

NATURAL FEATURES


There are no significant natural features present on the site or adjacent to the site.

REVIEW CONCERNS

Staff has concerns or needs additional clarification on the following items:

1. Buffer to Neighborhood to the South: The ordinance requires a buffer in the form of a 6-8 foot obscuring landscaped earth berm and plantings when a commercial use abuts any residential district. The applicant is proposing to maintain the existing 3-5 foot berm and trees in this area. However the inventory of existing trees indicates that 44 of the 81 trees surveyed are in poor condition. Only 4 of the trees on the site are listed in good condition, and all 4 are proposed to be removed. The trees within the buffer area appear to suffer from significant vine growth, dieback and competition. **Staff is concerned that the existing**

trees and berm do not offer a sufficient buffer to the adjacent residents to the south. The applicant is encouraged to present alternative plans that would provide an adequate visual and aesthetic buffer to meet the ordinance requirements for 80% opacity in winter and 90% opacity in summer.

2. **Signage:** Proposed signage has been included in the PRO Concept plan submittal. In some cases, deviations from the Sign Ordinance (Chapter 28 of the City Code) have been included in previous PRO Agreements. The sign details provided in the submittal do not include width measurements in order to determine the total area of the signs. The sign ordinance allows the following in the B-3 district for a single tenant building or development parcel: 250 square foot maximum – 1 wall sign (shall not exceed 1 sf for each 2 feet of setback from the nearest thoroughfare; and ground sign 30-100 square foot maximum, (1) sign, maximum 6 feet high for allowable use. Allowable size is determined by 1 square foot of sign for each 2 feet of setback from the thoroughfare centerline. The applicant appears to be proposing 4 wall signs, one “blade” sign, and one “totem” sign. **Applicant shall provide additional information to be able to evaluate the deviations from the requirements of the sign code: building setback measurement from the centerline of Grand River Avenue, ground sign distance from the centerline of Grand River, and the total area of each sign proposed (box placed around the entire sign area as shown to the right).** Also submit a [Sign Permit Application](#) for each sign proposed.

3. **Lighting:** The lighting plan provided did not provide the necessary level of detail to verify ordinance requirements are met. **The height of all fixtures must be provided. Calculations are needed to show the Average light level of the surfaces being lit to the lowest light of the surface being lit shall not exceed a ratio of 4:1 (Ave:Min). Additional information shall be provided in the statistics chart to verify the minimum illumination levels are achieved. The lighting plan also did not include a clear demarcation of the property line.** See the Planning Chart for additional details of the missing information.
4. **Future Expansion of Service Department:** There are notations on the plans and references in the narrative to a possible future expansion of the building. Without details of the expansion, the impacts cannot be evaluated. **The applicant should be aware that changes to the site plan in the future would require amendment of the PRO Agreement and PRO Concept plan.**
5. **Storm Water Management Plan:** **As noted in the Engineering letter in further detail, the proposed underground storage of storm water is not an acceptable option for this site. The applicant will need to consider alternative plans for handling the storm water from the site, which may impact the design significantly.**

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the driveways, parking, building, stormwater detention, and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the

proposed public benefits. At this time, staff can identify some conditions to be included in the agreement if the current design moves forward:

1. The use of the property will for a New and Used Car Salesroom, Showroom and Office;
2. Accessory to the Car Dealership, Outdoor Space for exclusive sale of new or used automobiles will be permitted under the conditions for Special Land Use approval:
 - a. 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. *(The traffic impact study provided indicates fewer trips generated by the proposed use than other potential uses.)*
 - b. 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. *(The use is not expected to increase the demand on public services and utilities relative to other feasible uses of the site.)*
 - c. 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. *(There are no significant natural features or characteristics present on the site.)*
 - d. 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. *(The proposed use is similarly compatible to other uses that could be developed under the current NCC zoning district.)*
 - e. 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. *(The Master Plan recommends Community Commercial uses, which includes uses permitted within the B-2 and B-3 districts.)*
 - f. 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. *(The redevelopment of the site will remove a long-standing non-conforming use and improve the site visually from Grand River Avenue. The investments in the site improvements as well as the jobs created will benefit the area economically.)*
 - g. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. *(1. Outdoor Space for exclusive sale of new or used automobiles is listed as a Special Land Use in the B-3 District, and 2. If the applicant addresses the concerns in this and other review letters, the proposed use could better conform to the site design regulations.)*
3. The days of operation shall be limited to Monday – Saturday. The business will not be open on Sundays;
4. The hours of operation shall be limited to the following: 7:00 a.m. to 6:00 p.m. on Tuesday, Wednesday and Friday, 7:00 a.m. to 9:00 p.m. on Monday and Thursday, and 7:00 a.m. to 3:00 p.m. on Saturdays;
5. No outdoor speakers shall be permitted;
6. No outdoor compressors shall be permitted;

7. Automobile transit deliveries shall be limited to 8:00 a.m. to 6:00 p.m. on weekdays;
8. The parking setback shall be no less than 58 feet from the property line to the south;
9. The size of the building shall be limited to approximately 17,100 square feet, excluding mezzanine space.
10. The overhead service doors shall remain closed except to allow the entering and existing of vehicles.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement. The applicant should submit a list of conditions that they are seeking to include within the PRO agreement. The applicant's narrative does not specifically list any such PRO conditions at this time, although the above have been taken from materials included in the submittal, such as the Noise Impact Statement and PRO Concept Plan.*

Staff Comment: Additional conditions will be determined as the rezoning request moves forward. Staff suggests that the applicant provide additional comments that may be included in the agreement.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the Concept Plan provided in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan.

The applicant has submitted a narrative describing some, but not all the deviations present in the proposed plans. The deviations identified are as follows:

1. Bicycle Parking Spaces (Sec. 5.16.1): *Per the nature of the proposed use, Automobile Sales and Service, the customer base would typically not travel to the dealership by bicycle, and if an occasional visitor or customer should, there is ample walk space provided between the public walk and the building entrance.*

Staff Comment: The ordinance requires a minimum of two spaces for auto dealerships. Staff believes there are reasonable scenarios that employees or customers would use bicycle parking facilities. Given the limited space and expense of installing one bicycle parking loop to provide 2 parking spaces, staff does not support this deviation as it does not provide an enhancement of the development that would be in the public interest. The Master Plan also

prioritizes the provision of bicycle facilities to enhance non-motorized transportation throughout the city.

2. Service Bay Doors (Sec. 3.10.3):

- a. *The proposed overhead doors located on the north and south side of the Service Write-Up Area are functioning to greet service customers and to then drive vehicles out the south doors to service parking or to exit the site. The doors are clear anodized alum/glass and allow visibility for both the customer and staff. The Service Write-Up area functions more as a retail component of the dealership rather than a service component.*
- b. *The proposed loading door, parts delivery on the east side of the building facing Joseph Street, will have limited use and will be separated visually from Joseph Street by a major landscape screen adjacent to the area.*
- c. *The proposed overhead service door to the south is nearly 200 feet from the south property line (residentially zoned) and will be screened from the neighbors with existing and proposed landscaping buffer. This overhead door will be opened only for incoming and outgoing vehicles and not remain open at any other times.*

Staff Comment: The justification provided by the applicant appears to be adequate to protect adjacent uses from negative impacts, provided the buffer/screening at the southern property line is improved. Staff supports the deviation for the overhead doors if this buffer will meet or exceed the requirements of the ordinance.

3. Same-side Driveway Spacing (Chapter 11, Sec. 11.216.d of the City Code): *We have designed the proposed drive entrance from Grand River to the site in a manner that automobile and delivery truck traffic can maneuver the site without the need to propose an exit onto Joseph Street. Early discussions with some subdivision neighbors to the south identified a Joseph Street access drive as objectional for numerous reasons. Based on those objections, we designed drive access to the site from Grand River only and the positioning of the drives is not in compliance with the engineering requirement of 230-foot spacing between drives. We request this deviation based on our limited frontage to position our two proposed two-way drive entrances per the 230-foot requirement.*

Staff Comment: The applicant must provide dimensions of same-side driveway spacing, as well as the measurement from the driveway to the intersection, in order to determine the total deviation requested and whether additional deviations are needed. The deviation is supported, as it allows for efficient circulation around the site without a curb cut onto Joseph Drive.

4. Façade Waiver (Sec. 5.15): **Staff Comment: The façade consultant has determined the proposed elevations and material composition are in full compliance with the Façade Ordinance. Therefore the deviation requested is not needed.**

5. Parking Lot Islands (Sec. 5.5.3.C.ii):

- a. *Proposed the elimination of end parking lot landscape islands on the west side of the building south of the Service Write-Up where service and inventory vehicles are located. This exception provides a more efficient snow removal and access for auto transit deliveries.*
- b. *Propose the elimination of two end parking lot landscape islands east of the building in the service and inventory area of the lot to the south. This exception provides more efficient snow removal, access for auto transit deliveries and maneuverability for exiting truck traffic to Grand River.*
- c. *Propose elimination of parking island at south property line in the inventory storage area. There is ample landscaping to the south and this portion of the site is devoted to inventory.*

Staff Comment: The truck turning patterns are provided on sheet SP01. Those turning movements do not appear to encroach into any of the areas where the end islands are either painted or

absent. Therefore the deviation does not appear to be warranted, except for the justification for ease of snow removal. Eliminating the raised end islands also requires additional deviations for landscaping requirements that are not met (see additional deviations below). Substituting a painted parking island along the south property line results in a bay of 43 spaces. Staff believes the requested deviations do not provide an enhancement of the development that is in the public interest and do not meet the intent of the ordinance.

6. Building Foundation Landscaping: A waiver for the building foundation landscape area is requested, based on the nature of the proposed use. The site complies with the minimum 60% coverage facing R.O.W.s

Staff Comment: Based on the provided building perimeter, 4,008 square feet of interior landscape area but only 1,644 square feet is provided. This deviation is not supported by staff. See the Landscape review letter and chart for further details.

Additional Deviations Identified:

1. Adjacent to Residential Uses - Buffer (Sec. 5.5.3.A.ii and iii): The Ordinance requires a 6-8' tall landscaped berm, with 80% winter opacity and 90% summer opacity along the south border that abuts private residences. There is an existing 3-5 foot berm with evergreen trees existing on the site, which the applicant intends to retain. A landscape deviation is required for the deficiency in the berm height and screening. **This deviation is not currently supported by staff, as the tree inventory provided indicates many of the existing trees are in poor condition, and are not likely to provide the required screening opacity. The deviation does not represent an enhancement of the development that would be in the public interest. See Landscape Review letter for further comment. The applicant should refer to Section 5.5.3.A.vii. for the conditions under which the Planning Commission may waive the requirement for an earth berm or obscuring wall.**
2. ROW Greenbelt Berm (Sec. 5.5.3.B.ii, iii): A 3 foot tall berm with a 3 foot wide crest is required along both Grand River and Joseph Drive, between the road and parking/display areas. The plans indicate the existing berm along Joseph Drive will be enlarged to 36 inches in height, which meets the requirement. There is no berm proposed along Grand River Avenue, however a 3 foot continuous hedge is provided as an alternative. **Staff supports the deviation for lack of ROW berm along Grand River, because the hedge is provided as an alternative method of screening car headlights.**
3. Greenbelt Landscaping (Sec. 5.5.3.B.ii, iii): Ordinance requirements for the number of trees along Grand River Avenue and Joseph Drive have not been met. There is also a deficiency in hedge material along Joseph Drive. These conditions require deviations to be approved. **If sufficient justifications can be made for the deficiencies, or the deviations could be significantly reduced, it might be supported by Staff.**
4. Parking Lot Landscaping (Sec. 5.5.3.C.): There are 11 missing landscaped endcap islands, 1 missing interior island. **This requires a landscape deviation that is not supported by staff. The justification provided is not sufficient for this deviation, in the opinion of staff. Please add endcap islands and canopy trees where required.**
5. Parking Bays (Sec. 5.5.3.C.ii.p.4): The ordinance allows a maximum of 15 parking spaces in a bay with an island separating bays. Inventory parking bays may have up to 25 spaces in a row if the required interior landscape area is provided. **On the western side of the site there is a bay of 16 spaces designated for employee parking on Sheet SP01. The applicant shall reduce the bay to 15 spaces or request a deviation. All other bays are either less than 15 spaces in a row, or designated for inventory parking in bays up to 25 spaces in length.**

The applicant is asked to revise the list of deviations requested based on staff's comments provided in this letter and the other review letters. The applicant is asked to be specific about the deviations requested in a response letter and provide a justification to explain how if each deviation "...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."

APPLICANT BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

IDENTIFYING BENEFITS TO PUBLIC RESULTING FROM THE REZONING AND THE PROPOSED DEVIATIONS

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments. The following benefits are suggested by the applicant (as listed in their narrative) as resulting from the development proposal:

The following are the benefits detailed by the applicant with the concept plan:

1. *Additional Landscaping – East Side*: Additional 10 feet of landscaping along Joseph Drive is being provided where display/inventory vehicles are positioned. This amounts to approximately 3,928 square feet of additional landscaping.
Staff Comment: As the ordinance requires exterior side yard parking setbacks equal to the front yard setback, the required parking setback along Joseph Drive is 20 feet, which is the setback proposed. Therefore staff cannot support this as a benefit of the development.
2. *Additional Landscaping – South Side*: Additional landscape area is provided at the south property line adjacent to residential neighbors since parking setback from residential is 20 feet and the proposed layout exceed the minimum by 38 feet. This amounts to

approximately 20,861 square feet of additional landscaping between our paving and the south property line.

Staff Comment: Although the parking setback provides for additional landscape area, the applicant has not proposed to enhance the landscaping adjacent to the residential neighborhood to the south. The tree inventory provided on Sheet C-1 indicates many of the trees in that area are in poor condition. The applicant should consider removing many of the trees that are in poor condition and replanting with healthy trees in order to provide a proper buffer and enhancement over the current conditions. Without modifications to the landscaping, staff cannot support this as a benefit of the development.

3. Increased Building Setback: Increased rear building setback from the Residential Zoning to the south from the 20 foot minimum to 200 feet proposed for this phase. If a second phase is undertaken, the proposed rear setback would be 145 feet from the south property line.

Staff Comment: The greater building setback does reduce the impact of any noises within the building and keeps the bulk of the activity further away from the adjacent residences.

SUMMARY OF OTHER REVIEWS:

Engineering and Landscape are currently not recommending approval.

- a. Engineering Review (dated 9-5-19): Engineering does not recommend approval of the Concept Plan and Concept Stormwater Management Plan at this time. See detailed comments in the review letter.
- b. Landscape Review (dated 8-28-19): Landscape review has identified several deviations that may be required. Staff supports one of them, and encourages the applicant to make revisions to address the other four. Refer to review letter for more comments. **Landscape does not recommend approval at this time.**
- c. Traffic Review (dated 8-29-19): A few deviations are identified in the letter. Additional comments are to be addressed in subsequent submittals. Traffic recommends approval.
- d. Traffic Impact Study Review: The applicant has provided a Rezoning Traffic Impact Study. The Traffic Review letter provides comments and recommends approval.
- e. Facade Review (dated 8-27-19): The Façade consultant recommends approval of the PRO Concept Plan. The architectural design and proposed materials are in full compliance with the Façade Ordinance. See façade review letter for additional details.
- f. Fire Review (dated 8-12-19): Fire recommends approval with conditions.

RECOMMENDATION

Approval of the **PRO Concept Plan is recommended with conditions** because:

- The rezoning request fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting a new business to Novi.
- The rezoning to B-3 is consistent with the recommended Future Land Use of the Master Plan.
- The rezoning provides an opportunity to bring a long-standing non-conforming parcel into conformance with the current Zoning Ordinance.
- The rezoning is not expected to negatively impact public utilities in the area compared to potential development under the current zoning district.
- The applicant is offering to mitigate the negative impacts of the proposed auto dealership on the existing uses and neighborhood to the south through the use of increased setbacks and a commitment to limiting the hours of operation of the business.

However, staff conditions its recommendation on the applicant addressing the following:

- The applicant should work to reduce the number of deviations, especially those that are not supported. Reducing the number of missing landscape islands is recommended, as well as other items in the Landscape review letter.

- The required earth berm and landscaping along the south property line is currently not sufficient to provide the necessary buffer to the adjacent residential district. The applicant should consider removing and replacing many of the trees listed in poor condition in order to meet the opacity requirements of the ordinance.
- The stormwater management plan must be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
- The applicant should consider whether any additional conditions that would provide a benefit to the public will be offered as part of this request.

The PRO Concept Plan will be presented to the Planning Commission for public hearing. Following the hearing, the Planning Commission will either make a recommendation to City Council or postpone pending further information. City Council will make the final determination on the PRO Concept Plan and PRO Agreement. If approved, the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan and Stormwater Management Plan at the time of site plan review.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

The PRO Concept Plan is scheduled to go before Planning Commission for public hearing on September 25, 2019 based on the applicant's request and as advertised. Please provide the following by **noon on September 18, 2019**. **Staff reserves the right to make additional comments based on additional information received.**

1. Concept Plan submittal in PDF format.
2. A response letter addressing ALL the comments from ALL the review letters and **a request for deviations as you see fit based on the reviews.**
3. A color rendering of the Site Plan, if any to be used for presentation purposes.

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



Lindsay Bell – Planner



PLANNING REVIEW CHART: B-3 General Business District

Review Date: August 30, 2019
Review Type: PRO Concept Plan
Project Name: Golling Maserati + Alfa Romeo Dealership PRO
Location: 40799 Grand River; Parcels 22-24-326-014, 22-24-326-024
Plan Date: 7-30-19
Prepared by: Lindsay Bell, Planner
Contact: E-mail: lbell@cityofnovi.org Phone: 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Community Commercial	B-3 Community Business		<i>B-3 is a community commercial district, however no other B-3 district adjacent</i>
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Effective Jan. 8, 2015)</i>	NCC – Non-Center Commercial	B-3 with Planned Rezoning Overlay		PRO requested
Uses Permitted <i>(Sec 3.1.12.B & C)</i>	Sec 3.1.12.B Principal Uses Permitted. Sec 3.1.12.C Special Land Uses	Car salesroom, showroom or office permitted use in B-3 only; Outdoor space for sale of new or used autos is Special Land Use	Yes	PRO Rezoning requested to allow uses
Rezoning Document Requirements (SPDM link: Site Plan & Development Manual)				
Written Statement <i>(Site Development Manual)</i> <i>The statement should describe the following</i>	<ul style="list-style-type: none"> • Potential development under the proposed zoning and current zoning • Identified benefits of the development • Conditions proposed for inclusion in PRO Agreement (uses, any deviations, hours of operations, size of building, etc.) 	List of B-3 and NCC uses and brief narrative of project provided; hours of operation and additional conditions and deviations included	Yes	
Survey	Four copies of the engineering survey of the	Included	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	property to be rezoned			
Sign Location Plan (Page 23,SDM)	Per requirements listed in Site Plan Manual, Page 23 Installed within 15 days prior to public hearing Located along all road frontages	Provided	Yes	Signs should be posted no later than 9/4/19
Rezoning Traffic Impact Study (Site development manual)	A Rezoning Traffic Impact Study as required by the City of Novi Site Plan and Development Manual. Refer to Chapter 5	The applicant is provided a Rezoning Traffic Study and supplemental information	Yes	See Traffic review of the RTIS
Community Impact Statement (Sec. 2.2)	<ul style="list-style-type: none"> - Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine 		NA	
Noise Impact Statement	Provide a noise impact statement subject to standards of Section 5.14.10.B	Noise Impact Statement provided	Yes	See Planning Review letter for comments
Height, bulk, density and area limitations (Sec 3.1.12)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Grand River	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space	~ 5 acres	NA	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	
Open Space Area	----	---	---	---
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	8%	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Building Height (Sec. 3.1.23.D)	30 ft.	24 ft	Yes	
Building Setbacks (Sec 3.1.23.D)				
Front (north)	30 ft.	93	Yes	
Exterior Side (east)	30 ft.	150	Yes	
Interior Side (west)	15 ft.	124	Yes	
Rear (south)	20 ft.	199	Yes	
Parking Setback (Sec 3.1.23.D)& Refer to applicable notes in Sec 3.6.2				
Front (north)	20ft.	20	Yes	
Exterior Side (east)	20ft.	20	Yes	
Interior Side (west)	10 ft.	10	Yes	
Rear (south)	20 ft. (Sec. 3.6.2.E)	58	Yes	
Outdoor Space For Exclusive Sale of New or Used Automobiles (Sec. 4.36)				
Paving and draining of lot (Sec 4.36.1)	Lot or area paved and graded/drained to dispose of all surface water accumulated	Underground detention proposed	Yes?	See engineering comments
Access to Outdoor Sales Area (Sec 4.36.2)	Access at least 60 feet from the intersection of any 2 streets	Site entrance ~130' from Grand River/Joseph Drive intersection?	Yes	Provide measurements of driveway spacing and distance from intersection
Greenbelt Planting Strip (Sec 4.36.3)	10 ft wide greenbelt between ROW and parking/vehicle display	10' Proposed	Yes	
Repair/Refinishing (Sec 4.36.4)	No major repair or major refinishing to be done on the lot		No	Provide note on the plans
Lighting (Sec 4.36.5)	Lighting to be shielded from adjacent residential districts	Lighting Plan shown	Yes	
Noise Impact Statement (Sec 4.36.6)	Noise impact statement is required subject to the standards of Section 5.14.10.B.	Noise Impact Statement provided	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	Setbacks of exterior side yards abutting a street shall be equal to front yard setback	Exterior side yard on Joseph – 20 ft parking setback proposed	Yes	
Off-Street Parking	Parking permitted in front		Yes	<i>Inventory parking</i>

Item	Required Code	Proposed	Meets Code	Comments
in Front Yard (Sec 3.6.2.E)	yard; shall observe min. off-street parking setback requirements in Sec. 3.1 and Sec 5.5.3			<i>permitted up to 10 ft from ROW per Sec. 4.36.3 if Greenbelt plantings provided</i>
Parking Setback from Residential District (Sec 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking setback shall be 20 feet.	Abuts residential to the south – parking setback exceeds requirement (~58 ft proposed)	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details	No wetlands present	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.		Yes?	See Landscape chart for requirements
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details		NA	
Parking, Loading, and Dumpster Requirements				
Number of Parking Spaces Motor vehicle sales and service (Sec.5.2.12.C)	One (1) for each two hundred (200) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall in the service room 6896 sf sales/200 = 34 11 service stalls = 11 45 spaces required	294 spaces indicated on plans	Yes	<i>Provide a break-down of employee, customer, service and inventory parking on the PSP submittal</i>
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	9' x 19' spaces proposed Min 24' drive aisles indicated	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	Appears to comply	Yes	

Item	Required Code	Proposed	Meets Code	Comments
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 an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 	End Islands mostly indicated, but missing in some locations	No	<p>See Traffic review letter for further comments</p> <p><u>Applicant requests deviations for missing end islands</u></p>
Barrier Free Spaces <i>Barrier Free Code</i>	2 barrier free parking spaces (for total 26-50)& 1 van barrier free parking space	Two barrier free spaces indicated	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 	8' spaces and shared 9' access aisle shown	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	<i>Provide sign locations and quantity table in PSP submittal</i>
Minimum number of Bicycle Parking (Sec. 5.16.1)	Motor vehicle sales – 2 spaces required	No bike parking shown	No	<u>Applicant requests a deviation from providing bike parking</u>
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - 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 Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4		No	

Item	Required Code	Proposed	Meets Code	Comments
	ft. Parking space depth: 2 ft. single, 2 ½ ft. double			
Loading Spaces (Sec. 5.4.1) Location of such facilities in a permitted side yard shall be subject to review and approval by the City	<ul style="list-style-type: none"> - Loading, unloading space shall be provided in the rear yard at a ratio of ten (10) square feet for each front foot of building; - Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district. 	Loading area located to the rear of building with landscape screening to east (120 ft frontage x 10 = 1,200 sf) Proposed loading area exceeds size requirement	Yes	
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - 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 indicated in rear yard	Yes	
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 	Enclosure detail shown on sheet SP02	Yes	See façade review for material analysis
Other Equipment Requirements				
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	Roof equipment shown to be screened		

Item	Required Code	Proposed	Meets Code	Comments
	and color of the building			
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.	Screening proposed		See façade review
B-3 District Required Conditions (Sec 3.10.3)				
Service Bay Doors (Sec 3.10.3)	<ul style="list-style-type: none"> - No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. - Pedestrian exits or emergency doors are permitted on such building facades. 	Service bay doors face north and south and west; Loading area on east side of building	No	<u>Applicant requests deviation for Service bay doors facing major thoroughfare to north and residential neighborhood to the south</u>
Sidewalk Requirements				
Article XI. Off-Road Non-Motorized Facilities	An 8 foot sidewalk is required along Grand River; 5' Required along Joseph Dr	8' Proposed along Grand River; 5' sidewalk along Joseph Dr proposed	Yes	Sidewalk on N is not within ROW?
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalk shown from Grand River onto site	Yes	
Building Code and other design standard Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	Public exists appear to be connected to sidewalk or parking area	Yes	
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	<i>Lot combination will need to be completed prior to final stamping set approval with new legal description and parcel ID</i>

Item	Required Code	Proposed	Meets Code	Comments
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).	Generally provided	Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	\$9 million 25 full time employees 102 construction jobs	Yes	
Development/ Business Sign	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - Exterior Signage is not regulated by the Planning Division or Planning Commission. 			For sign permit <u>information contact Maureen Underhill 248-735-5602.</u> Deviations from the sign ordinance can be requested within the PRO process – provide details to be considered
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.		NA	
Property Split	All property splits and combinations must be submitted to the Assessing Department for approval.		Yes	<u>Parcel combinations must be completed before Final Stamping Set approval will be given</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Provided		

Item	Required Code	Proposed	Meets Code	Comments
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	Provide the missing information
	Photometric data	Provided		
	Fixture height	Not shown	No	
	Mounting & design	Provided	Yes	
	Glare control devices (Also see Sec. 5.7.3.D)	Not indicated	No	
	Type & color rendition of lamps	LED 5000k – Day white	Yes	
	Hours of operation of lighting	Not shown	No	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	Not shown	No	Provide height of each fixture type
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> ▪ Electrical service to light fixtures shall be placed underground ▪ Flashing light shall not be permitted ▪ Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Not indicated	No	Included standard notes on the plans or seek a deviation
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	The statistics chart does not include the calculation	No	Provide a calculation for the illuminated area of the lot to show Ave:Min is no greater than 4:1 or adjust lighting appropriately
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED 5000k – Day White proposed	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min			Provide line items in statistics chart that show each of these areas with data
	Loading/unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			

Item	Required Code	Proposed	Meets Code	Comments
	Building entrances, infrequent use: 0.2 min			
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Not clear – seems levels exceed 1.0 fc at west, east and north property lines	No?	Clearly show property line on photometric plan
Cut off Angles (Sec. 5.7.3.L)	<ul style="list-style-type: none"> ▪ All cut off angles of fixtures must be 90° when adjacent to residential districts ▪ maximum illumination at the property line shall not exceed 0.5 foot candle 	Max at property line to south appears to be 0.1 fc	Yes	

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 Division with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

September 20, 2019

Engineering Review

Golling Maserati & Alfa Romeo PRO
JZ19-0028

Applicant

Dorchen/Martin Associates, Inc.

Review Type

PRO Concept Plan

Property Characteristics

- Site Location: South of Grand River Avenue, West of Joseph Drive
- Site Size: 4.88 Acres
- Plan Date: August 7, 2019
- Design Engineer: Nowak & Fraus Engineers

Project Summary

- Construction of 17,050 square foot automobile dealership and associated parking. Site access would be provided via Grand River Avenue.
- Water service would be provided.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer in the southern portion of the site.
- Storm water would be collected by a storm sewer collection system and discharged to an underground detention basin. The said detention basin would connect to an existing rear yard catch basin to the south of the proposed site at a controlled rate.

Recommendation

Approval of the Concept Plan and Concept Storm Water Management Plan is recommended for approval with items to be addressed during detailed design review.

Comments:

The Concept Plan does meet the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual. The following items that must be addressed at the time of resubmittal:

General

1. Provide a minimum of **two** ties to established section or quarter section corners. The plans currently show only one tie.
2. A same-side driveway spacing **deviation**, granted by the Planning Commission, would be required for the proposed location of the two existing driveways on Grand River Avenue.
3. A right-of-way permit will be required from the City of Novi for work in the Joseph Drive and Grand River Avenue right-of-way.
4. A right-of-way permit will be required from the Road Commission of Oakland County for work in the Grand River Avenue right-of-way.
5. For all non-residential development, a Non-Domestic User Survey form must be submitted to the City so it can be forwarded to Oakland County.
6. 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.
7. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility.
8. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
9. Show the master planned 60-foot half right-of-way width for Grand River Avenue. Label the additional right-of-way width as "proposed" right-of-way.
10. Show the locations of all light poles on a utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
11. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.
12. On the third paragraph under "General Notes" on sheet C-3, change "Haggerty Rd" to "Grand River Avenue".
13. Include a separate demolition plan sheet to clearly show the substantial existing items to be demolished and/or removed.

Water Main

14. Note the size and material of all domestic and fire service leads for the building. Provide a unique shut-off valve for each as appropriate.
15. Provide profile views for all proposed water main 8-inch and larger.

16. Extend the water main across the entire property's frontage along Grand River Avenue to allow for future extension.
17. Once the water main plans have been reviewed in detail and approved, provide three (3) signed and sealed sets of utility plans along with the MDEGLE permit application (04/2019 rev.) for water main construction. The Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

18. Provide a sanitary sewer monitoring manhole, unique to the building, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
19. Extend the proposed sanitary sewer from the existing sanitary manhole on southeast corner of Grand River Avenue and Joseph Drive to west property line of the proposed site for future extension.
20. Provide profile views for all proposed sanitary sewer.
21. Once the sanitary sewer plans have been reviewed in detail and approved, provide three (3) sealed sets, as well as an electronic copy, of the utility plans along with the MDEGLE permit application (01/18 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist. These documents shall be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Please contact the MDEGLE if an expedited review is desired.

Storm Sewer

22. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
23. Provide storm sewer profiles and illustrate all pipes intersecting storm structures.
24. Show and label all roof conductors, and show where they tie into the storm sewer.
25. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water detention facility.

Storm Water Management Plan

26. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.

- a. Section 5.7 of the Engineering Design Manual describes the criteria that must be met to allow underground detention and currently this site does meet that requirement since it is considered redevelopment. **Further underground detention requirements will be outlined in future review letters.**
27. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
28. Provide supporting calculations for the runoff coefficient determination.
29. An adequate maintenance access route from the right-of-way to the basin outlet structure and any pretreatment structure shall be provided. Verify the access route does not conflict with proposed landscaping.

Paving & Grading

30. According to 5.3.12 of the City of Novi Zoning Ordinance, raised end islands must be placed "at the end of all parking bays that abut traffic circulation aisles". To deviate from this norm and allow painted end islands, approval from City Council would be required.
31. The 17-foot long parking spaces along the sidewalk abutting the building shall be 4-inches tall to allow for a 2-foot vehicle overhang. Revise the grading plan accordingly.
32. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
33. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.
34. Detectable warning plates are required at all barrier-free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
35. Provide elevations for the proposed sidewalk along the west side of Joseph Drive on sheet C-3.

Soil Erosion and Sediment Control

36. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. An informal review will be completed with the Final Site Plan if SESC plans are included in the submittal.

Off-Site Easements

37. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be

approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be provided at the time of Preliminary/Final Site Plan submittal:

38. A letter from either the applicant or the applicant's engineer must be submitted with the revised Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed on this review letter and indicating the revised sheets involved.
39. An itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

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

40. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
41. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
42. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
43. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
44. A draft copy of the warranty deed for the additional proposed right-of-way along Grand River Avenue must be submitted for review and acceptance by the City.

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

Please contact Kate Richardson at (248) 347-0586 with any questions.

A handwritten signature in cursive script that reads "Kate R." followed by a horizontal line.

Kate Richardson, EIT
Plan Review Engineer

cc: Lindsay Bell, Community Development Department
Ben Croy, PE; Engineering
Victor Boron, Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 28, 2019

PRO Concept Plan - Landscaping

Golling Maserati and Alfa Romeo

Review Type

PRO Concept Plan Landscape Review

Job

JZ19-0028

Property Characteristics

- Site Location: Southwest corner of Grand River &
- Site Acreage: 0.78 ac.
- Site Zoning: B-3
- Adjacent Zoning: North, West, South: B-3, East: RM-1
- Plan Date: 5/10/2019

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. Underlined items would need to be addressed by Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation

This project is **not recommended for approval for PRO Concept Plan**. **There are significant deviations that are not supported by staff**. If those deviations were remedied or reduced satisfactorily, the plan could be recommended by staff as the landscaping is otherwise acceptable.

LANDSCAPE DEVIATIONS:

- Lack of berm height, sufficient screening vegetation between site and residential properties to south – *not supported by staff*
- Lack of required greenbelt berm – *supported for Grand River as a hedge is provided*
- Deficiency in greenbelt landscaping (trees along both frontages, hedge along Joseph Drive) – *not supported by staff*
- Insufficient parking lot interior landscaping (11 missing landscaped endcap islands, 1 missing interior island) – *not supported by staff*.
- Insufficient building foundation landscape area – *not supported by staff*

Ordinance Considerations

Existing Soils (Preliminary Site Plan checklist #10, #17)

Provided

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))

1. Provided
2. **Please indicate final location of overhead wires on the landscape plan and adjust trees as necessary.**

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Provided
2. **Please indicate which trees will be removed on plan view and tree chart.**

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. A 6-8' tall landscaped berm, with 80% winter opacity and 90% summer opacity is required along the south border that abuts private residences.
2. A 3-5' tall existing berm with evergreen trees exists.
3. The tree chart indicates that many of the trees are in poor condition and/or are vine-covered.
4. A landscape deviation is required for the deficiency in height and screening. *It is currently not supported by staff.*
5. **If enough of the existing trees are in sufficient health that it wouldn't warrant their removal and replacement, then the existing berm can remain. If the vast majority of trees aren't healthy enough to remain, they should all be removed, with the berm increased in height and new trees planted to provide the required screening.**
6. **If there are a significant number of healthy trees, then the existing berm can remain, but the trees that don't provide sufficient opacity should be removed and replaced with new trees that do.**

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. A 3 foot tall berm with a 3 foot wide crest is required along both Grand River and Joseph Drive, between the road and parking/display areas.
2. The existing berm along Joseph Drive will be enlarged to 3' in height, meeting the requirement. A continuous hedge is provided along Grand River. **This requires a landscape deviation, which is supported by staff.**
3. *Based on the Grand River frontage, 9 large evergreen or deciduous canopy trees and 17 subcanopy trees are required in the greenbelt. Only 5 canopy trees and 11 subcanopy trees are provided. **This requires a landscape deviation** which is currently not supported by staff. If sufficient justification can be made for the deficiency, or the deviation could be significantly reduced, it might be supported.*
4. *Based on the Joseph Drive frontage, 9 large evergreen or deciduous canopy trees and 12 subcanopy trees are required in the greenbelt. Only 7 canopy trees and 12 subcanopy trees are provided. **This requires a landscape deviation** which is currently not supported by staff. If sufficient justification can be made for the deficiency, or the deviation could be significantly reduced, it might be supported.*
5. *Based on the Grand River frontage, 8 street trees are required and 12 subcanopy trees (at a rate of 1.5 subcanopy trees per canopy tree) are required due to overhead wires along Grand River. This is acceptable. Based on the Joseph Drive frontage, 14 street trees are required and 14 are provided.*

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

1. Based on the vehicular use area, 4,542sf of interior landscape area and 23 canopy trees are required. 5,187sf of area and 23 trees are provided.
2. There are a large number of parking bays that do not have landscaped endcap islands as is required. **This requires a landscape deviation that is not supported by staff. The justification provided is not sufficient for this deviation, in the opinion of staff. Please add endcap islands and canopy trees where required.**
3. The southern bay must have a landscaped island to break up the expanse of 43 spaces. **The lack of that island requires a landscape deviation that is not supported by staff.**
4. Based on the perimeter provided, 42 canopy trees are required. A total of 45 trees, including 19 double-counted greenbelt trees, are provided.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D.)

1. Based on the provided building perimeter, 4,008sf of interior landscape area but only 1,644sf is provided. **A landscape deviation is required for this deficiency. It is not supported by staff.**
2. **Please see the detailed discussion of the foundation landscaping on the Landscape Chart.**
3. The required percentages of building frontage being landscaped (60%) are met.

Plant List (LDM 2.h. and t., 4)

1. Provided
2. **Please reduce the number of Northpointe maples to no more than 17 to adhere to the diversity requirements of LDM 4.**

Planting Notations and Details (LDM)

1. Provided
2. **Please see the Landscape Chart for notes about the details and notes.**

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

The site's storm water will be treated in an underground system so no detention landscaping is required.

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans. An actual irrigation plan could be provided in the electronic stamping set if desired.

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

LANDSCAPE REVIEW SUMMARY CHART – PRO CONCEPT PLAN

Review Date: August 28, 2019
Project Name: JZ19-0028: GOLLING MASERATI & ALFA ROMEO
Plan Date: August 18, 2017
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE DEVIATIONS:

- Lack of berm height, sufficient screening vegetation between site and residential properties to south – *not supported by staff*
- Lack of required greenbelt berm – *supported for Grand River as a hedge is provided.*
- Deficiency in greenbelt landscaping (trees along both frontages, hedge along Joseph Drive) – *not supported by staff*
- Insufficient parking lot interior landscaping (11 missing landscaped endcap islands, 1 missing interior island) – *not supported by staff.*
- Insufficient building foundation landscape area – *not supported by staff*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1" =20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Scale: 1" =40'	Yes	
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	No		<u>Original signature required for stamping sets.</u>

Item	Required	Proposed	Meets Code	Comments
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Parcel:</u> NCC – rezone to B-3 <u>North:</u> Grand River/I-1 <u>East:</u> NCC <u>South:</u> R-4 <u>West:</u> OS-1	No	Please show zoning of adjacent parcels on landscape plan.
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Sheet C-1	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists. 	Tree locations and tree chart on C-1	Yes	Please show all removals on plan view and chart.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Yes – on Landscape Plan	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> • Overhead and underground utilities, including hydrants • Light posts 	<ul style="list-style-type: none"> • Utility lines and structures provided. • No light posts are shown 	<ul style="list-style-type: none"> • Yes • No 	<ol style="list-style-type: none"> 1. Please clearly call out any existing overhead lines to remain on the landscape plan. 2. Please show all light posts on the landscape plan and resolve any tree/pole conflicts.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> • Sheet C-3 • No berms are proposed. 	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	Yes	Yes	
Name, type and number of ground	As proposed on planting islands	Sod is indicated on islands and on all	Yes	

Item	Required	Proposed	Meets Code	Comments
cover (LDM 1.c.(5))		disturbed areas.		
General (Zoning Sec 5.5.3.C.ii)				
<p>Parking lot Islands (a, b. i)</p>	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ A minimum of 200sf unpaved area per tree planted in an island ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	<ul style="list-style-type: none"> ▪ The proposed islands are sufficiently sized ▪ There are a number of parking bays without landscaped endcap islands as required. ▪ The required interior island at the south bay is not provided. 	No	<ol style="list-style-type: none"> 1. Please add landscaped islands with trees at the ends of all parking bays. <i>The current configuration requires landscape deviations that are not supported by staff.</i> 2. Staff would support a deviation to not provide a tree in the island on top of the underground detention system, but a landscaped island with shrubs or other landscaping should be provided instead. 3. The applicant needs to provide stronger justification for not providing the required islands than snow removal or vehicular maneuvering as every parking lot faces snow removals and the truck turning template on SP01 shows that trucks could maneuver with all of the required islands. 4. The landscaped island at the south end of the site must be provided. An allowance for automobile dealerships was already made by allowing bays of 25 spaces, versus 15 spaces, for storage areas.

Item	Required	Proposed	Meets Code	Comments
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
Contiguous space limit (i)	<ul style="list-style-type: none"> ▪ Maximum of 15 contiguous spaces for parking spaces ▪ Maximum of 25 contiguous spaces for automobile storage and display. 	<ul style="list-style-type: none"> ▪ 12 is maximum bay length for parking spaces ▪ 43 is maximum bay without a landscaped island in vehicular storage area. 	<ul style="list-style-type: none"> ▪ Yes ▪ No 	<ol style="list-style-type: none"> 1. See above note #4 regarding the south bay. 2. All endcap islands and islands used to break up bays must be at least 200sf, 10 feet wide and landscaped with a deciduous canopy tree. 3. Please provide islands and trees as necessary and enlarge island planting area if necessary to accommodate them.
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No hydrants are shown on the landscape plan.	TBD	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	<ul style="list-style-type: none"> ▪ RCOC clear vision zone is shown on landscape plan ▪ Street trees are located outside of clear vision zone. ▪ Subcanopy trees are used in place of canopy trees. 	No	<ol style="list-style-type: none"> 1. If the overhead line is relocated such that canopy trees can be used instead of subcanopy trees, please use canopy trees with a minimum mature height of 30 feet and minimum mature canopy width of 20 feet. 2. If RCOC does not allow some or all of the Grand River street trees, the disallowed trees do not need to be planted, but documentation of that ruling must be

Item	Required	Proposed	Meets Code	Comments
				provided.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> A = x sf * 7.5 % = A sf 50,000 * 7.5% = 3750 sf 			
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> B = x sf * 1% = B sf (129178 – 50000) * 1% = 792 sf 			
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	A = x sf * 5% = A sf	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	B = 0.5% x 0 sf = B SF	NA		
All Categories				
C = A+B Total square footage of landscaped islands	3750 + 792 = 4542 SF	5187 sf	Yes	
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> 4542/200 = 23 Trees 	23 trees	Yes	<ol style="list-style-type: none"> Despite the number of trees based on the required area being provided, trees must also be located in required interior and endcap islands. The lack of these trees is a deviation that is not supported by staff. Perimeter trees can be used in islands located around the edge of the parking lot to minimize the number of additional trees required.
Perimeter Green space	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf 1482/35 = 42 trees 	45 trees, including 19 double-counted greenbelt trees.	Yes	
Accessway perimeter	<ul style="list-style-type: none"> 1 canopy tree per 35 lf on each side of road, 	Not provided	No	1. Please provide the calculation for the

Item	Required	Proposed	Meets Code	Comments
	less widths of access drives. ▪ (xx lf)/35 = xx trees			two access drives between the ROW and the beginning of the parking lot perimeter line. 2. Please provide required trees.
Berms, Walls and ROW Planting Requirements				
Berms				
▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours ▪ Berm should be located on lot line except in conflict with utilities. ▪ Berms should be constructed with 6" of top soil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Landscaped berm 6-8 feet tall required along south property line	An existing 3-4' tall berm with many evergreen trees of varying health, including many shown as poor.	No	1. The lack of berm height is a landscape deviation. <i>If sufficient screening is provided, the deficiency in berm height would be supported by staff as it is an existing berm.</i> 2. Evidence of sufficient screening provided by the existing berm and landscaping, summer and winter, must be provided. 3. Trees that do not provide 80% winter and 90% summer opacity must be replaced by the applicant. 4. If there are few healthy trees on the berm, then they should all be removed, the berm's height increased and new trees planted to provide the required opacity.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	No berm is required along the road frontages but a 3 foot	▪ A hedge is provided along Grand River	▪ Yes ▪ No	Please provide the required hedge. The lack of one is a

Item	Required	Proposed	Meets Code	Comments
	tall screening hedge is required.	<ul style="list-style-type: none"> No hedge is provided along Joseph 		landscape waiver that is not supported by staff.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> Label contour lines Maximum 33% Min. 3 feet flat horizontal area Minimum 3 feet high Constructed of loam with 6' top layer of topsoil. 	No		Please provide berm cross section for any new berms provided.
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		Please clearly indicate any overhead lines to remain.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are proposed.		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	10 feet for automotive display lots	20 ft	Yes	
Min. berm crest width	3 ft	<ul style="list-style-type: none"> A 3 foot hedge along Grand River The existing berm will be increased to 3 ft 	<ul style="list-style-type: none"> No Yes 	A landscape deviation is required to use a hedge instead of a berm. This deviation is supported by staff for Grand River where a 3' hedge is proposed.
Minimum berm height (9)	3 ft	No	No	See above
3' wall	(4)(7)	No		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> Adj to Parking, parking between ROW & bldg: 1 tree per 75 lf Adj to Parking, parking not between ROW & bldg: 1 tree per 35 lf Not adjacent to Pkg: 	Grand River: 5 trees Joseph Dr: 7 trees	<ul style="list-style-type: none"> No No 	1. Please revise calculations (the 3 rd category of requirement only applies to the frontage of the site occupied by the

Item	Required	Proposed	Meets Code	Comments
	1 per 60 ft Grand River: <ul style="list-style-type: none"> ▪ 170/75 = 2 trees ▪ 250/35 = 7 trees ▪ Total: 9 trees Joseph: <ul style="list-style-type: none"> ▪ 170/75 = 2 trees ▪ 175/35 = 5 trees ▪ 130/60 = 2 trees ▪ Total: 9 trees 			building, not the entire site) 2. Please provide all required trees. 3. A landscape deviation is required for any shortage in trees. Please provide justification for the deviation. <i>Currently, it would not be supported by staff.</i>
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Adj to Parking, parking between ROW & bldg: 1 tree per 40 lf ▪ Adj to Parking, parking not between ROW & bldg: 1 tree per 20 lf ▪ Not adjacent to Pkg: 1 per 40 ft Grand River: <ul style="list-style-type: none"> ▪ 170/40 = 4 trees ▪ 250/20 = 13 trees ▪ Total: 17 trees Joseph: <ul style="list-style-type: none"> ▪ 170/40 = 4 trees ▪ 175/20 = 9 trees ▪ 130/40 = 3 trees ▪ Total: 16 trees 	Grand River: 11 trees Joseph Dr: 12 trees	<ul style="list-style-type: none"> ▪ No ▪ No 	See above discussion – it also applies to this requirement for both frontages
Shrubs	<ul style="list-style-type: none"> ▪ Adj to Parking, parking between ROW & bldg: 2 tree per 40 lf Grand River: <ul style="list-style-type: none"> ▪ 170/20 = 8 shrubs Joseph: <ul style="list-style-type: none"> ▪ 170/20 = 9 shrubs 	Grand River: 80 shrubs Joseph Dr: 30 shrubs	<ul style="list-style-type: none"> ▪ Yes ▪ Yes 	A solid hedge is also required for Joseph Drive in front of the parked vehicles
Canopy deciduous trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	<ul style="list-style-type: none"> ▪ Parking & No Parking: 1 tree per 35 lf less clear vision zone Grand River: <ul style="list-style-type: none"> ▪ (465-180)/35= 8 trees Joseph: <ul style="list-style-type: none"> ▪ 475/35 = 14 trees 	Grand River: 12 subcanopy trees Joseph Dr: 14 trees	<ul style="list-style-type: none"> ▪ Yes ▪ Yes 	1. If the overhead line is relocated such that canopy trees can be used instead of subcanopy trees, please use canopy trees with a minimum mature height of 30 feet and minimum mature canopy width of 20 feet. 2. If RCOC does not allow some or all of the Grand River street trees, the

Item	Required	Proposed	Meets Code	Comments
				disallowed trees do not need to be planted, but documentation of that ruling must be provided.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Screening of outdoor storage, loading/unloading <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		The loading area adjacent to the building is screened by arborvitaes and roses	Yes	
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	No	No	<ul style="list-style-type: none"> ▪ When transformer locations are finalized, screening shrubs per standard detail are required. Please add a note to this effect to the plans. ▪ Please add the detail to the plans.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building less door entry points x 8 with a minimum width of 4 ft. ▪ A= (640-139) lf x 8ft = 4008 SF 	A: 1644 SF	No	<ol style="list-style-type: none"> 1. Please revise the calculations to deduct just the doors from the perimeter, not entire paved areas near or adjacent to the building. 2. Please add landscaped areas, at least 4' wide, around entire building except where doorways prevent it from being there (a minimum of 75% of the building must be landscaped, but preferably more) 3. The current provided landscaping is deficient and would require a landscape waiver. That waiver would not be supported by staff for current layout.

Item	Required	Proposed	Meets Code	Comments
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	<ul style="list-style-type: none"> ▪ 83% of Grand River frontage is landscaped ▪ 65% of Joseph Dr frontage is landscaped 	<ul style="list-style-type: none"> ▪ Yes ▪ Yes 	
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	An underground detention system is proposed	NA	If an above-ground pond is required, please landscape it per the requirements.
Phragmites Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> ▪ Any and all populations of <i>Phragmites australis</i> on site shall be included on tree survey. ▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	None indicated	TBD	<ol style="list-style-type: none"> 1. Please survey the site for any populations of <i>Phragmites australis</i>. If some is found, please add the locations to the existing conditions sheet and add plans for its removal. 2. If none is found, please indicate that on the survey.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Fall 2021	TBD	Please note that landscaping should not be installed later than Nov. 15.
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on	No	No	1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and</u>

Item	Required	Proposed	Meets Code	Comments
	Final Site Plans.			<u>long- term survival.</u> 2. <u>If xeriscaping is used, please provide information about plantings included.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h., 4) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> ▪ 9 of 16 species used (56%) are native to Michigan ▪ 23 (21%) of trees are Northpointe Maples 	<ul style="list-style-type: none"> ▪ Yes ▪ No 	1. Please reduce the number of Northpointe maples to 15% of the total number of trees (17). 2. If a different maple species is used in place of the 6 extra <i>Acer rubrums</i>, the total count of maples could remain as it is (23), or a tree of a different genus could be used.
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	Yes	Yes
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		No-not necessary		
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes – Sheet L1	Yes	Please revise to show the fence 12" outside of dripline.
Other Plant Material Requirements (LDM 3)				

Item	Required	Proposed	Meets Code	Comments
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Trees to be removed are not indicated on plan or chart	No	Please indicate all trees to be removed on both plan view and chart.
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	2.5" canopy trees 6' evergreen trees		TBD	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List		TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities		TBD	<ol style="list-style-type: none"> 1. Please clearly indicate any overhead lines to remain on site and show them clearly on the landscape plan. 2. If none exist, please add a note to landscape plan stating this.
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	Yes	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.

Item	Required	Proposed	Meets Code	Comments
2.				The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
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.

TRAFFIC REVIEW



AECOM
 27777 Franklin Road
 Southfield
 MI, 48034
 USA
 aecom.com

Project name:
 JSP18-70 Golling Maserati & Alfa Romeo
 Dealership PRO Concept Traffic Review

From:
 AECOM

Date:
 August 28, 2019

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

CC:
 Sri Komaragiri, Lindsay Bell, Kate Richardson,
 Madeleine Kopko

Memo

Subject: JSP18-70 Golling Maserati & Alfa Romeo Dealership PRO Concept Traffic Review

The PRO concept 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.

GENERAL COMMENTS

1. The applicant, Golling Maserati & Alfa Romeo Dealership, is proposing a 17,050 SFT new and used vehicle dealership on Grand River Avenue at Joseph Drive.
2. Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County (RCOC).
3. The parcel is currently zoned NCC (Non-Center Commercial) and the applicant is proposing to rezone to B-3 (General Business).
4. Summary of traffic-related waivers/variances:
 - a. The applicant is requesting a deviation for same side driveway spacing.
 - b. The applicant is requesting a deviation for the use of painted end islands instead of landscape islands.
 - c. The applicant is requesting a deviation for not providing the minimum number of bicycle parking spaces required.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 10th Edition, as follows.

ITE Code: 840 (Automobile Sales (New))
 Development-specific Quantity: 17,050 square feet
 Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	32	23	100	No

PM Peak-Hour Trips	52	31	100	No
Daily (One-Directional) Trips	459	N/A	750	No

- The number of trips does not exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements.

Trip Impact Study Recommendation	
Type of Study:	Justification
Rezoning Traffic Impact Study (RTIS)	The applicant is required to submit a Rezoning Traffic Impact Study for the proposed rezoning of the parcel from NCC to B-3. A TIS submitted by the applicant in January was reviewed and returned. The applicant has submitted a letter with the required information for an RTIS supplemental to the submitted TIS. It is reviewed below.

- The applicant has indicated that the largest traffic generators for both NCC and B-3 would be identical.
- The trips generated by the following developments allowed under NCC and B-3 were examined, along with the proposed development allowed under B-3 zoning:
 - Medical-Dental Office (75,000 SF):
 - 173 AM trips
 - 260 PM trips
 - 2,794 daily trips
 - Shopping Center (42,000 SF) and High-Turnover Sit-Down Restaurant (8,000 SF):
 - 119 AM trips
 - 364 PM trips
 - 4,230 daily trips
 - Proposed Development – Automobile Sales (New) (25,825 SF):
 - 48 AM trips
 - 63 PM trips
 - 710 daily trips
 - The size of the building in this document is inconsistent with the currently proposed plans. However, given that the trips generated by the assumptions in this letter would result in a more conservative number of trips, the data used is acceptable for this purpose.
- The proposed development will result in fewer trips than both land uses allowable under the current and proposed zoning.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

- There are two existing driveways on Grand River Avenue. The applicant is proposing relocating these driveways.
 - The applicant is requesting a deviation for not meeting the driveway spacing requirements per Zoning Ordinance 11.216.d.AECOM would support this deviation.
- There are no proposed modifications to Grand River Avenue.

3. There is existing sidewalk along Grand River Avenue for most of the property. The applicant is proposing an 8' path along the site which is in compliance with the City's Non-Motorized Master Plan.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow

- a. The applicant has indicated location and width of the proposed loading zone. The length should be indicated as well. The applicant should refer to Section 5.4.2 of the City's Zoning Ordinance to ensure compliance with City standards.
 - i. The applicant has provided truck travel patterns throughout the site to confirm accessibility to/from the loading zone, as applicable.
- b. The applicant has indicated aisle widths that are generally 24' wide, with some larger. The applicant could consider narrowing the aisles greater than 24' to be 24' in width.
- c. The applicant should include dimensions for the radii and width of the proposed end islands throughout the site to review accessibility and compliance with City requirements as stated in Section 5.3.12 of the Zoning Ordinance.
 - i. Note that all end islands adjacent to a travel way shall be constructed three (3) feet shorter than the adjacent parking space. The majority of the end islands in the plans have been indicated to comply with this requirement.
 - ii. The end island outside radii is required to be a minimum of 15'.
 - iii. The applicant is proposing three (3) painted islands and one (1) painted divider. The applicant is requesting a deviation for use of painted islands. AECOM would not support this request for the southern-most painted area, the divider between the inventory parking bays. The painted islands on the west side of the parking lot are not needed for truck circulation according to the truck turning movements provided by the applicant. Landscape islands would not inhibit truck movement if they were implemented. From a traffic perspective, AECOM would not support these deviations.
 - iv. Several parking bays do not have end islands, painted or landscaped. A deviation for this would be required if it is not changed.
- d. The applicant has indicated one trash receptacle location on the south side of the site.
 - i. The applicant should confirm that the trash receptacle is accessible by trash collection vehicles via turning movement paths.
 - ii. The location of the trash receptacle shall not interfere with drive aisles or parking spaces, when in use.

2. Parking Facilities

- a. The applicant is proposing 294 parking spaces. The applicant should refer to Section 5.2.12 of the City's Zoning Ordinance as well as the Planning Review Letter for parking quantity requirements.
- b. The applicant should ensure that there are no more than 15 parking spaces adjacent to each other without an island. Inventory spaces may have 25 spaces adjacent to each other without an island.
- c. The applicant should dimension all parking spaces and note the following:
 - i. The applicant is proposing 19' parking spaces in all areas except the parking spaces against the building, which are proposed to be 17'.
 - ii. A 6" curb height is required for all landscaped areas and in front of 19' long parking spaces.
 - iii. Alternatively, the applicant may install 4" curbs with 17' long parking spaces and a clear 2' overhang in order to reduce the amount of impermeable surface on the site. The curb in front of the 17' parking spaces is currently indicated to be 6" high.
 - iv. The applicant has indicated two (2) accessible parking spaces. Signage is not present, but both spaces dimensioned to be van accessible.

- d. Two (2) bicycle parking spaces are required per Section 5.16.1 of the City's Zoning Ordinance.
 - i. The applicant has requested a deviation for a lack of bicycle parking spaces. AECOM would not support this deviation.
3. Sidewalk Requirements
 - a. The applicant has indicated where sidewalks are proposed on the site along with dimensions.
 - i. The applicant has included a sidewalk connection from the facilities to the street and should include a dimension for the width.
 - ii. Sidewalks throughout the site are required to be a minimum of 5' wide.
 - iii. Note that when a 17' parking space abuts a sidewalk, the sidewalk shall be four inches in height and a minimum of 7' wide to accommodate a 2' vehicle overhand and provide 5' of unobstructed travel way for non-motorized users.
 - b. The applicant should label sidewalk ramps on the plans and include the latest Michigan Department of Transportation (MDOT) detail.
 - i. Note that sidewalk ramps are required near the accessible parking spaces.

SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
 - a. The applicant should provide a signing quantities table and additional details (MMUTCD designation and proposed size) in future submittals.
 - b. The applicant should include proposed signing locations throughout the development.
2. The applicant should indicate the proposed signing on site. The applicant has provided notes and details related to the proposed signing.
 - a. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
 - b. The applicant should indicate a bottom height of 7' from final grade for all signs installed.
 - c. The applicant should indicate that all signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign.
 - d. Traffic control signs shall use the FHWA Standard Alphabet series.
 - e. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
3. The applicant has included parking space striping notes to indicate that:
 - a. The standard parking spaces shall be striped with four (4) inch white stripes.
 - b. The accessible parking space and associated aisle should be striped with four (4) inch blue stripes.
4. The applicant should indicate that where a standard space is adjacent to an accessible space, abutting blue and white stripes shall be installed.
5. The applicant has provided a detail for the proposed international symbol for accessibility pavement markings that may be placed in the accessible parking space. The symbol shall be white or white with a blue background and white border with rounded corners.
6. The applicant should provide a detail for the striping of the painted end islands.

Memo

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

Sincerely,

AECOM



Patricia Thompson, EIT
Traffic Engineer



Josh A. Bocks, AICP, MBA
Senior Transportation Planner/Project Manager

FAÇADE REVIEW



August 27, 2019

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Façade Review Status Summary:

Approved – Full compliance, Section 9 Waiver not required.

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – PRO Concept Plan
Golling Maserati & Alfa Romeo, JZ19-29
 Façade Region: 1, Zoning District:

Dear Ms. McBeth:

The following is the Façade Review of the above referenced project based on the drawings and façade material sample board provided by Dorchen / Martin Architects, dated 8/9/19. The maximum and minimum percentages required by Ordinance Section 5.15 are shown in the right hand column. Materials that are in noncompliance with the Ordinance, if any, are identified in bold.

	North (Front)	West	South	East	Ordinance Maximum (Minimum)
Brick (Grey & White, 4" x 12")	50%	88%	100%	91%	100% (30% Minimum)
Flat Metal Panels	50%	12%	0%	9%	50%

Recommendation - As shown above, all proposed façade materials are in full compliance with the Façade Ordinance; a Section 9 Waiver is not required for this project. The facades are designed with high quality materials using carefully coordinated colors. Although it does not constitute a violation of the Façade Ordinance in this case, we would suggest that the applicant consider adding an architectural feature to better define the main entrance to the building; Section 5.15.13 of the Ordinance states that a proposed building should have equal treatment of massing and details as buildings in the neighboring area, especially with respect the front entrance.

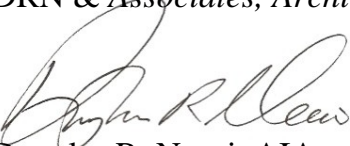
Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board (in this case the adjacent existing material) will be compared to materials to be installed. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

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

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



August 12, 2019

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

CITY COUNCIL

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Bob Gatt

Mayor Pro Tem
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David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

RE: Golling Maserati & Alfa Romeo Dealership
PSP # 19-0132
PSP# 19-0104
PSP# 18-0188

Project Description:

Build a car dealership off of Grand River and Joseph Dr.

Comments:

- All fire hydrants **MUST** in installed and operational prior to any building construction begins.
- **CORRECTED 6/25/2019 KSP**-Turning radius on the north east side of structure doesn't meet city standards, also on south east side of **building (50' outside and 30' inside turning radius)**.
- All roads **MUST** meet City of Novi weight requirements of 35 ton. **(Novi City Ordinance 15-17 503.2.3)**.
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

A handwritten signature in black ink, appearing to read "KSP", with a horizontal line extending to the right.

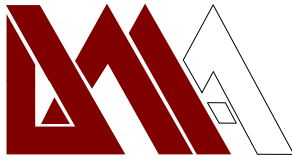
Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



Dorchen/Martin Associates, Inc.
Architects/Planners

29895 Greenfield Road Suite 107
Southfield, Michigan 48076
248.557.1062
Fax: 248.557.1231
Cell: 248.224.3714
E-mail: fmartin@dorchenmartin.com
<http://www.dorchenmartin.com/>

September 12, 2019

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

Re: **Golling Maserati + Alfa Romeo**
40799 Grand River Avenue
D/MA File No: 18036
Novi No: **JZ19-28 with Rezoning 18.728**

Dear Lindsay:

Please let this letter serve as our response to your PLAN REVIEW CENTER REPORT of September 5, 2019 regarding the above referenced project.

I will follow the **Planning Review Chart: B-3 General Business District** format:

Sign Location Plan:	Installed on September 3 rd , 2019
Access to Outdoor Sales Area:	Measurements are and were on the site plan SP-01
Repair/Refinishing:	This note is and was on the site plan SP-01
End Islands:	See Deviation Request
Min. Number of Bicycle Parking:	(2) bicycle parking spaces indicated on the site plan SP-01
Service Bay Doors:	See Deviation Request
Off-Road Non-Motorized Facilities:	Sidewalk on the north is indicated north of the future R.O.W. line
Development/Business Sign:	See Deviation Request (Sign Permits attached for each sign)

Sincerely,

Frank Z. Martin, AIA, NCARB
Dorchen/Martin Associates, Inc.



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

Re: Golling Maserati & Alfa Romeo
40799 Grand River Avenue
NFE Job No: K615
Novi No: JZ19-28 with Rezoning 18.728

September 18, 2019

Dear Lindsay,

Please let the list of comments below serve as our response to the PLAN REVIEW CENTER REPORT dated September 5, 2019 for the above referenced project.

Planning Review

Review Concerns

- 1) The existing berm and vegetation along the southern property line will be supplemented with additional evergreen trees as well as large sub-canopy shrubs to provide the required screening. In addition, the plans note that all existing trees shall be cleared of vines.
- 2) Additional signage information will be included in the Site Plan submittal.
- 3) Additional lighting information will be included in the Site Plan submittal.
- 4) It is noted that changes to the site plan would require amendment of the PRO Agreement and PRO Concept Plan.
- 5) We believe we have met the requirements for underground detention.

Ordinance Deviations

- 1) Two bike parking spaces have been added to the plans at the northwest corner of the proposed building.
- 2) Additional screening has been added at the south property line to better shield the overhead doors on the south side of the building.
- 3) A same-side driveway spacing deviation has been requested and dimensions have been added to Sheet C-2 to show spacing between drives and intersections.
- 4) It is noted that no deviation is needed for façade materials.
- 5) Parking lot islands have been revised. All striped islands have been revised to curb and gutter.

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931
FAX: 248.332.8257



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6) The applicant requests a waiver for the building foundation requirement, due to the nature of the business. The building requires access via overhead doors for both the service areas and the loading areas, and future building expansion area. The areas viewed from Grand River and Joseph Drive exceed the minimum 60% landscape coverage.

Additional Deviations Identified

- 1) As noted above, the existing berm and vegetation along the southern property line will be supplemented with additional evergreen trees as well as large sub-canopy shrubs to provide the required screening.
- 2) No revisions needed.
- 3) The greenbelt calculations have been revised. Where possible all plant material is provided. Due to the presence of a new walk inside the property, there is insufficient area for all the required plantings.
- 4) Where feasible, additional parking lot islands and required trees have been added. Although not all the end caps of parking banks are provided with islands, the site complies with the overall area required, as well as the required number of plantings for the parking lot landscape.
- 5) The parking spaces along the west side of the site have been revised to 15 maximum employee parking spaces south of the island.

Identifying Benefits to Public Resulting from the Re-Zoning and the Proposed Deviations

- 1) Architect to address in their response
- 2) Architect to address in their response
- 3) City agrees that the increased building setback is a benefit.

Engineering Review

General

- 1) An additional tie has been added to the center post (All sheets).
- 2) A same-side driveway spacing deviation has been requested and dimensions have been added to Sheet C-2 to show spacing between drives and intersections.
- 3) It is noted that a ROW permit is required from the City of Novi for Joseph Dr. and Grand River Ave.
- 4) It is noted that a ROW permit is required from the Road Commission of Oakland County for Grand River Ave.
- 5) It is noted that a non-domestic user survey be provided to the city.
- 6) A list of signs and quantities, as well as all locations will be included in the site plan submittal.
- 7) All landscape plantings will be located outside utility easements, or minimally 5' from an underground utility. As utilities are finalized all plantings will be adjusted.

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- 8) If dewatering is required a note will be added and plan will be submitted to the City for review.
- 9) Proposed 60' Right-of-way is shown and labeled on Sheet C-2.
- 10) A lighting plan will be included with the Site Plan submittal.
- 11) A letter has been provided highlighting the changes made to the plans per the review.
- 12) Notes has been revised to say, "Grand River Ave" instead of "Haggerty Road".
- 13) A demolition plan will be included at the time of Site Plan submittal.

Water Main

- 14) Water services will be shown at time of Site Plan submittal.
- 15) Profiles for 8" water main or larger will be shown at time of Site Plan submittal.
- 16) Water main has been revised to extend along frontage and allow for future connection.
- 17) It is noted that once water main plan has been approved, an MDEGLE permit application and 3 sets of plans shall be provided to the city.

Sanitary Sewer

- 18) Sanitary lead with monitoring manhole will be shown at time of Site Plan submittal.
- 19) Sanitary sewer will be shown to extend for future connection at time of Site Plan submittal.
- 20) Sanitary Sewer Profiles will be included at the time of Site Plan submittal.
- 21) It is noted that once sanitary plan has been approved, an MDEGLE permit application and 3 sets of plans shall be provided to the city.

Storm Sewer

- 22) Structure table will be included in the Site Plan submittal.
- 23) Storm Sewer Profiles will be included in the Site Plan submittal.
- 24) Roof leads will be shown in the Site Plan submittal.
- 25) Oil/gas separator w/ 4' sump in last structure before detention will be included on the utility plan at time of Site Plan submittal.

Storm Water Management Plan

- 26) It is noted that the plan developed must be in accordance with the Stormwater Ordinance and Chapter 5 of the Engineering Design Manual.

a.) We believe we have met the requirements for underground detention.

- 27) Release rate calculations will be included in the Site Plan submittal.

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28) 'C' Calculations will be included in the Site Plan submittal.

29) An adequate maintenance route will be provided from the ROW to the outlet and pre-treatment structures.

Paving & Grading

30) Curb has been revised to be 4" abutting sidewalk at north end of building.

31) Concrete sidewalk has been extended through the approach and grades show ADA compliance.

32) Note added (Sheet C-3).

33) Detectible warning detail provided (Sheet C-3).

34) Elevations have been added along Joseph Dr. sidewalk (Sheet C-3).

Soil Erosion and Sedimentation Control

35) It is noted that an SESC Permit is required and that the plan has not been review at this time.

Off-Site easements

36) It is noted that any off-site easements anticipated must be executed prior to final approval.

The following must be provided at the time of Preliminary/Final Site Plan submittal

37) A letter has been provided highlighting the changes made to the plans per the review.

38) An itemized cost estimate will be provided at the time of Site Plan submittal.

The following must be provided at the time of Stamping Set submittal

39) A draft copy of the SDFMEA will be submitted to the Community Development Department at time of Stamping Set submittal.

40) A draft copy of the 20' wide water main easement will be submitted to the Community Development Department at time of Stamping Set submittal.

41) A draft copy of the sanitary sewer monitoring manhole easement will be submitted to the Community Development Department at time of Stamping Set submittal.

42) A draft copy of the sanitary sewer easement will be submitted to the Community Development Department at time of Stamping Set submittal.

43) A draft copy of the warranty deed for the additional proposed right-of-way along Grand River Ave will be submitted to the city for review and acceptance at time of Stamping Set submittal.

PRO Concept Plan – Landscaping

Existing and proposed utilities

1) Existing overhead utility lines are indicated on the plan.

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Existing Trees

- 1) The tree list has been revised to include a column indicating whether the tree will be saved or removed.

Adjacent to Residential Buffer

- 1) The existing trees will remain and be supplemented with additional plant material to fully comply with the screening requirement. In addition, a note was added indicating that the trees will be pruned by an arborist, and all vines cleared. Actions will be taken to shore up the existing material. The adjacent lots in the Willowbrook Farm Subdivision, all have opaque 6' high fencing adjacent the berm. Where Lot 2 of the Leslie Park Sub is adjacent to the site, the existing berm meets the height requirement.

Adjacent to Public R.O.W.

- 1) Along both Grand River and Joseph, a hedge is proposed in lieu of the 3' high berm. The applicant requests this deviation, based on the presence of overhead utility lines.
- 2) The required calculations have been corrected to accurately reflect the required number of trees. The Grand River frontage will require a waiver of 4 sub-canopy trees due to a lack of practical space. The site proposes a walk inside the property line which limits the area within which to plant.
- 3) All the required plants along Joseph are proposed. A substitution of two additional sub-canopy trees for one canopy tree is requested due to the overhead utility lines in the area.

Adjacent to Residential Buffer

- 1) The existing trees will remain and be supplemented with additional plant material to fully comply with the screening requirement. In addition, a note was added indicating that the trees will be pruned by an arborist, and all vines cleared. Actions will be taken to shore up the existing material. The adjacent lots in the Willowbrook Farm Subdivision, all have opaque 6' high fencing adjacent the berm. Where Lot 2 of the Leslie Park Sub is adjacent to the site, the existing berm meets the height requirement.
 - 1) Additional parking lot endcap islands have been provided where feasible. Trees have been added to the new islands. A waiver is still requested for several areas where islands are not provided. The areas where islands are not provided are located in the rear of the site, and generally, limited to the future building expansion and service bay areas.
 - 2) The southern bank of parking has been revised to add a parking island to break up the large expanse of parking.

Building Foundation Planting

- 1) The nature of the building use limits the available area for building foundation landscape. Although a waiver is requested for the deficiency for the total building foundation area, the facades facing the roads more than meets the 60% coverage requirement.

Plant List

- 1) The number of Redpointe Maple trees has been reduced to comply with the diversity requirements.

Irrigation

- 1) Once the plan has preliminary site plan approval, an irrigation plan will be prepared, ensuring that all landscape areas are fully irrigated.



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Traffic Review

Internal Site Access and Operations

1) General Traffic Flow

- a) Length of loading zone has been provided
- b) Aisle width to remain larger than 24' in areas for truck maneuvering.
- c) Additional island dimensions have been added to Sheet C-2.
- d) The trash receptacle is accessible by a trash collection vehicle and will not interfere with drive aisles or parking while in operation.

2) Parking Facilities

- a) Parking calculations are provided on Sheet C-2
- b) Parking has been revised to show no more than 15 spaces adjacent to each other without an island, except in cases where inventory spaces are proposed, allowing 25 spaces adjacent to each other.
- c) A 6" curb is proposed for all 19' parking spaces and islands. Curbs adjacent to sidewalk have been revised to be 4" height. Barrier-free parking signs have been added and are labeled on Sheet C-2.
- d) Two bicycle parking spaces have been added near the northwest corner of the proposed building.

3) Sidewalk Requirements

- a) A dimension has been added for the sidewalk connection to the street. Sidewalks meet the minimum 5' requirement around the site. Sidewalks abutting parking stalls have been revised to have a 4" curb and are 7' wide to allow for 2' overhang and 5' unobstructed travel way.
- b) Sidewalk ramps have been labeled and details are provided on Sheet C-3.

Signage and Striping

- 1) Signage notes are included on Sheet C-2. A list of signs and quantities, as well as all locations will be included in the site plan submittal.
- 2) All notes for signage are included on Sheet C-2 under "On-Site Sign Notes".
- 3) Striping notes are included on Sheet C-2 and Sheet C-3.
- 4) Notes for abutting blue and white stripes are included under "Striping Note" on Sheet C-3.
- 5) Detail for barrier-free space has been provided.
- 6) Striping end islands have been replaced with 6" curb and gutter.

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PONTIAC, MI 48342-5032

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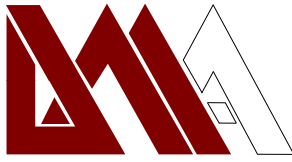
Fire Department

- 1) All hydrants will be installed and operational prior to any building construction.
- 2) All required turning radii for fire truck maneuvering will be met.
- 3) All roads will meet City of Novi weight requirements.
- 4) A hazardous chemical survey will be submitted to the Planning and Community Development Department at time of Preliminary Site Plan submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Williams', is written over a horizontal line.

Patrick Williams, P.E.



Dorchen/Martin Associates, Inc.
Architects/Planners

29895 Greenfield Road Suite 107
Southfield, Michigan 48076
248.557.1062
Fax: 248.557.1231
Cell: 248.224.3714
E-mail: fmartin@dorchenmartin.com
<http://www.dorchenmartin.com/>

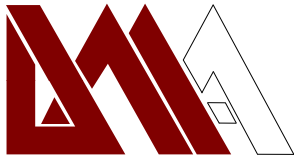
COMMUNITY ENHANCEMENTS

- **CONFORMING USE:**
 - A major community enhancement is the elimination of an existing non-conforming use, Glenda's Garden Center, that has operated in the City of Novi since pre-1990, or over 30+ years. The proposed **Golling Maserati + Alpha Romeo** dealership will comply with the zoning ordinance and the PRO process while visually improving and enriching 5 acres within the City of Novi.
- **POSITIVE ECONOMIC IMPACT:**
 - The potential economic impact from the \$9,000,000 construction and development will be realized with a 102 construction-related and 25 full-time job creation, and adding local revenue at Novi's community businesses.
- **REDUCED GENERATED DAILY TRIPS:**
 - The result of a traffic study determines the proposed dealership will produce 710 generated daily trips. By comparison, an approved retail shopping/restaurant development would produce 4,230 generated daily trips, equal to six times the amount of the dealership. Likewise, an approved Medical/Dental development would produce 2,794 generated daily trips, equal to at least four times the trips of the dealership. Overall, the proposed dealership would reduce noise and traffic congestion compared to other allowable uses in the B3 zoning.
- **IMPROVED HOURS OF OPERATION:**
 - The proposed dealership development will provide community friendly hours of operation: 7am.-9pm. Monday & Thursdays; 7am.-6pm. Tuesdays, Wednesdays & Fridays; 7am.-3pm. Saturdays; Closed on Sundays. By comparison, a retail shopping/restaurant development would conceivably operate 12 hours per day, seven days per week.
- **INCREASED SIDE YARD PARKING SETBACK:**
 - Along Joseph Drive, the ordinance allows a 10 foot parking setback for display or inventory parking. We are providing a 20 foot setback for display or inventory parking; thus, the display vehicles are 10 feet farther away from the public R.O.W.

- **INCREASED SIDE YARD LANDSCAPING:**
 - Along Joseph Drive, the ordinance requires a 10 foot parking setback for display or inventory parking. We are providing a 20 foot setback for display or inventory parking, thus creating an additional 10 feet of landscaped area. This amounts to approximately 3,928 sf of additional landscaping along Joseph Drive for community enhancement.

- **INCREASED REAR YARD PARKING SETBACK:**
 - The ordinance requires a rear setback of 20 feet minimum for parking and from residential zoning to the south. Our development puts the rear parking setback at 58 feet, locating vehicles and lot lighting poles 38 feet farther from the south property line and residential zoning.

- **INCREASED REAR YARD LANDSCAPING:**
 - With the increased rear parking setback from 20 feet to 58 feet, additional landscaping is provided at the south property line adjacent to residential neighbors. The proposed layout exceeds the minimum setback by 38 feet. This amounts to providing approximately 20,861 sf of additional landscaping between our paving and the south property line.



Dorchen/Martin Associates, Inc.
Architects/Planners

29895 Greenfield Road Suite 107
Southfield, Michigan 48076
248.557.1062
Fax: 248.557.1231
Cell: 248.224.3714
E-mail: fmartin@dorchenmartin.com
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DEVIATIONS

- **Service Bay Doors (Sec 3.10.3)**
 - The proposed overhead doors located on the north and south side of the Service Write-Up Area are functioning to greet service customers and to then drive vehicles out the south doors to service parking or to exit the site - the doors are clear anodized alum/glass and allow visibility for both the customer and the staff. The Service Write-Up Area functions more as a retail component of the dealership rather than a service component.
 - The proposed loading door, parts delivery on the east side of the building facing Joseph Street, will have limited use and will be separated visually from Joseph Street by a major landscape screen adjacent to the area.
 - The proposed overhead service door to the south is nearly 200 feet from the south property line (residentially zoned) and will be screened from the neighbors with existing and proposed landscaping buffer. This overhead door will be opened only for incoming and outgoing vehicles and not remain open at any other times.

- **Same-Side Driveway Spacing**
 - We have designed the proposed drive entrance from Grand River to the site in a manner that automobile and delivery truck traffic can maneuver the site without the need to propose an exit onto Joseph Street. Early discussions with some subdivision neighbors to the south identified a Joseph Street access drive as objectional for numerous reasons. Based on those objections, we designed drive access to the site from Grand River only and the positioning of the drives is not in compliance with the engineering requirement of 230-foot spacing between drives. We request this deviation based on our limited frontage to position our two proposed two-way drive entrances per the 230-foot requirement.

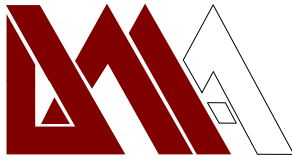
- **Building Foundation Landscaping:**
 - A waiver for the building foundation landscaping is requested, based on the nature of the proposed use and customer/service areas of the site. The site complies with the minimum 60% coverage facing R.O.W's. Foundation landscaping of 1,644 square feet is provided in all the areas of practically surrounding the building and those areas visible to the customer and general public. Increasing the areas of the proposed foundation planting beds would negatively impact the drive widths, site circulation and parking spaces.

- **Parking Lot Islands (Zoning Sec. 5.5.3.C.ii)**
 - Propose the elimination of end parking lot landscape islands on the west side of the building south of the Service Write-Up where service and inventory vehicles are located. This particular area is not frequented by customers and is not visible from the public rights-of-way. This deviation does not have a negative impact on the community but provides more efficient snow removal and access for auto transit deliveries.
 - Propose the elimination of end parking lot landscape islands south of the building in the service and inventory area of the lot comprising two banks of 9-car parking. Not only is this in an area of a potential expansion of the building, but also this area is in a not customer area of the site. This exception provides more efficient snow removal, access for auto transit deliveries and storage of service vehicles

- **ROW Greenbelt Berm (Zoning Sec. 5.5.3.B.ii,iii)**
 - A 3 foot tall berm with a 3 foot wide crest is required along both Grand River and Joseph Drive, between the road and parking/display areas. The existing berm along Joseph Drive will be enlarged to 36 inches in height and therefore will comply. There is no berm proposed along Grand River, however, a 3 foot continuous hedge is proposed as an alternative.

- **Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)**
 - Island endcaps have not been proposed in some locations south of the building in the service/inventory parking areas. This deviation is identified above in “Parking Lot Islands”.

- **Sign Deviations from Sign Ordinance**
 - Sign ordinance allows one sign for a single-tenant building in a B-3 district. We have indicated the dimension from the centerline of the road (Grand River Avenue) to the face of the showroom building, to the face of the service write-up wall, to the blade sign and to the free-standing Totem sign per the review letter. Since this is a multi-brand dealership, the limitation of one sign is a hardship to the dealer and dealership. We request the signs indicated “Golling”, “Maserati & Logo”, Alfa Romeo & Logo”, “Blade Sign”, “Service” and “Totem” road sign be allowed.



Dorchen/Martin Associates, Inc.
Architects/Planners

29895 Greenfield Road Suite 107
Southfield, Michigan 48076
248.557.1062
Fax: 248.557.1231
Cell: 248.224.3714
E-mail: fmartin@dorchenmartin.com
<http://www.dorchenmartin.com/>

PRO CONDITIONS/SPECIAL LAND USE

1. The use of the property will be for a New and Previously Owned Automobile Salesroom, Showroom, Offices and Service;
2. The days of operation shall be limited to Monday – Saturday. The business will not be opened on Sundays;
3. The hours of operation shall be limited to the following: 7:00 am to 6:00 pm on Tuesdays, Wednesday and Friday, 7:00 am to 9:00 pm on Monday and Thursday, and 7:00 am to 3:00 pm on Saturdays;
4. No outdoor speakers will be used;
5. There will be no outdoor compressors;
6. No major body repair in the building or on the site;
7. Parts delivery area will be no less than approximately 300 feet from residential neighbors to the south;
8. Automobile transit deliveries shall be limited to 8:00 am to 6:00 pm on weekdays;
9. The parking setback shall be no less than 58 feet from the south property line;
10. The size of the building shall be limited to approximately 17,100 sf, excluding the mezzanine space;
11. Accessory to the Car Dealership, Outdoor Space for exclusive sale of new or used automobiles is permitted under the approved conditions for Special Land Use approval;
 - a. The proposed use will not 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. The traffic impact study indicates fewer trips generated by the proposed use than other potential uses.
 - b. The proposed use will not 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.
 - c. Since there are no significant natural features or characteristics present on the site, the proposed use is compatible to the surroundings.
 - d. 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. The proposed use is similarly compatible to other uses that could be developed under the current NCC zoning district.
 - e. Since the Master Plan recommends Community Commercial use, which includes uses permitted within the B-2 and B-3 Districts, the proposed use is consistent with the goals, objectives and recommendations set forth in the City's Master Plan.
 - f. The redevelopment of the site will remove a long-standing non-conforming use and improve the site visually from Grand River Avenue along with creating jobs that benefit the area economically, thus promoting 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 the Ordinance, and we have demonstrated compliance with the conditions of Special Land Use. In addition, with proposed modifications to our submission, we better conform to the site design regulations.

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING - R-3 WUPD
EXISTING SETBACK - 37.2 FT (11' 10" OR 4 8/16 ACRES)
LANDSCAPE ABUTTING A R.O. W
STREET TREES (S) - DECIDUOUS TREE PER 20 L.F. OF FRONTAGE
GRAND RIVER AVE
 REQUIRED: 425 (S) L.F. - 7 OR 8 TREES REQUIRED
 PROVIDED: 12 TREES
JOSEPH DRIVE
 REQUIRED: 475 L.F. / 20 L.F. - 13 OR 14 TREES REQUIRED
 PROVIDED: 14 TREES

ROW LANDSCAPE SCREENING (S)
GRAND RIVER AVE
 REQUIRED: 120 L.F. / 75 L.F. - 2 OR 2 TREES REQUIRED
 PROVIDED: 26 L.F. / 21 L.F. - 2 OR 2 TREES REQUIRED
JOSEPH DRIVE
 REQUIRED: 425 (S) L.F. - 7 OR 8 TREES REQUIRED
 PROVIDED: 12 TREES
JOSEPH DRIVE
 REQUIRED: 475 L.F. / 20 L.F. - 13 OR 14 TREES REQUIRED
 PROVIDED: 14 TREES

PARKING LOT LANDSCAPE REQUIREMENTS
 1 PARK PER 20 VEHICLE SPACES UP TO 50,000 S.F. THEN 1% REDUCE L.F. X 1/2% - 3/20 S.F.
 20,000 S.F. - 1% TO 1.5% OR 100 S.F.
REQUIRED PLANTING (S) LANDSCAPE AREA
 REQUIRED: 4,533 S.F. FOR PARKING LOT ISLANDS
 PROVIDED: 23 TREES

LANDSCAPE SCREENING (S)
 1 DECIDUOUS CANOPY TREE PER 200 S.F. REQUIRED LANDSCAPE AREA
 REQUIRED: 4,533 S.F. / 200 S.F. - 22 OR 23 TREES REQUIRED
 PROVIDED: 23 TREES

LANDSCAPE SCREENING (S) (B)
 1 TREE PER 25 L.F. OF PARKING PERMITS
 REQUIRED: 4 (S) L.F. / 25 L.F. - 42 OR 40 TREES
 PROVIDED: 45 TREES (15 DOUBLE COUNTED, 30 DISCREET)

WILDLAND REPLACEMENTS (W)
 NO WILDLAND REPLACEMENTS ARE REQUIRED.
 THERE ARE NO REGISTERED WILDLANDS ON THE SITE

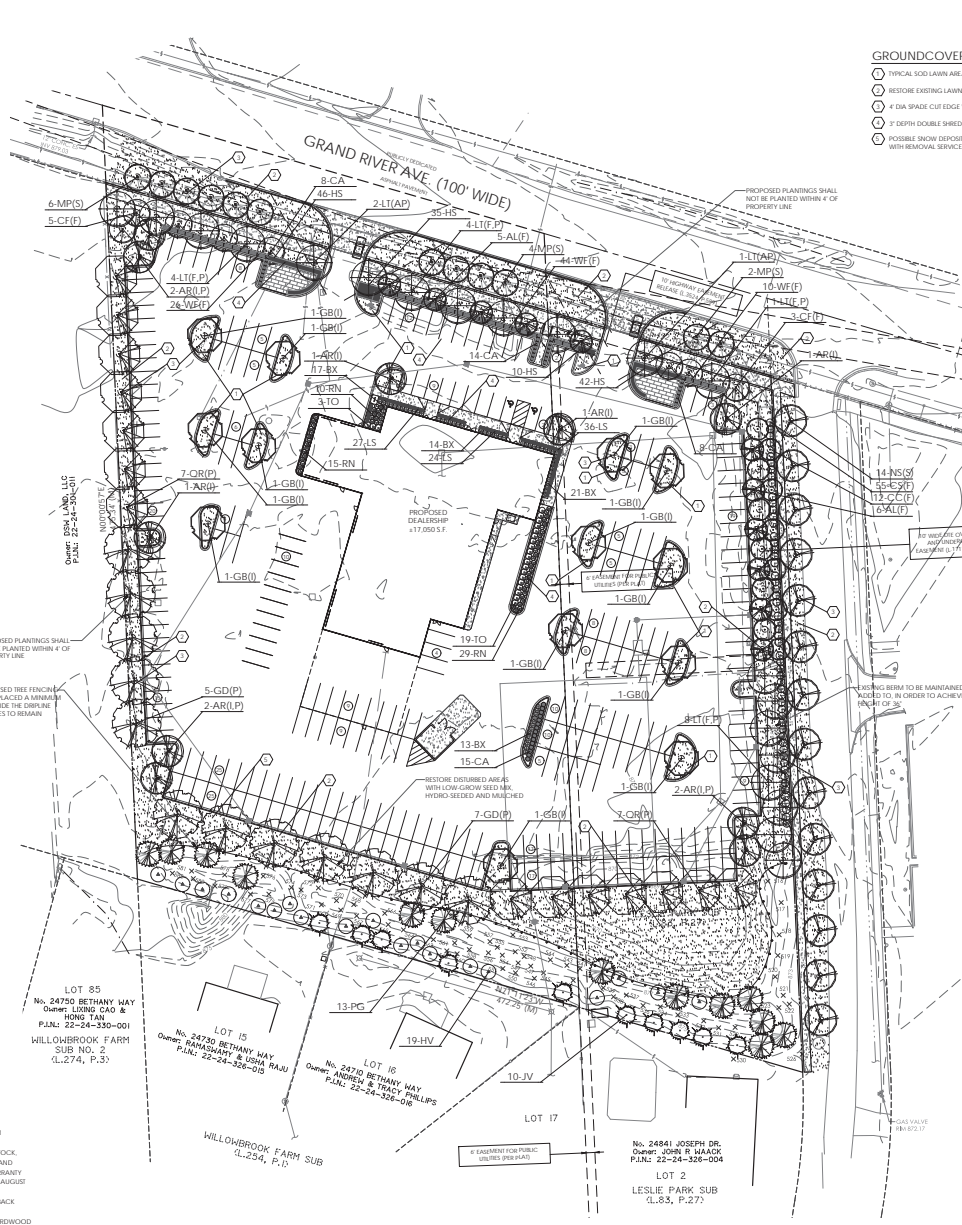
SOIL NOTE:
 THE SOILS ON THIS SITE COMPRISE EXCLUSIVELY OF U.S. COARDED BOYER LOAMY SANDS, 0-8% SLOPES, PER USDA NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY

IRRIGATION NOTE:
 AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS IN FULL COMPLIANCE WITH THE ZONING ORDINANCE

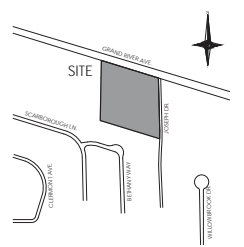
GENERAL NOTES:
 ALL PROPOSED PLANT MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE STOCK, INSTALLED IN ACCORDANCE WITH AAS AND CITY OF NOVI STANDARDS.
 MISS DIG (1-800-487-7171) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ALL MATERIALS.

NOTE:
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE FALL 2021
 THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE.

CITY OF NOVI NOTES
 1. ALL LANDSCAPE ISLANDS SHALL BE BACKFILLED WITH A SAND MIXTURE TO ALLOW PROPER DRAINAGE.
 2. ALL PROPOSED LANDSCAPE ISLANDS SHALL BE CURBED.
 3. ALL LANDSCAPE AREAS SHALL BE GRASSED.
 4. OVERHEAD UTILITY LINES AND POLES TO BE RELOCATED, AS DIRECTED BY THE UTILITY COMPANY OF RECORD.
 5. EVERGREEN AND CANOPY TREES SHALL BE PLANTED A MINIMUM OF 12' FROM A FIRE HYDRANT AND MANHOLE AND 15' FROM OVERHEAD WIRES.
 6. ALL PLANT MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE NURSERY STOCK, GUARANTEED FOR TWO (2) YEARS AFTER PLANTING AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO CITY OF NOVI STANDARDS. THE TWO YEAR WARRANTY PERIOD SHALL INCLUDE A MINIMUM OF ONE (1) YEAR IN JUNE, JULY AND AUGUST FOR EACH OF THE TWO YEAR GUARANTEE.
 7. ALL PROPOSED STREET TREES SHALL BE PLANTED A MINIMUM OF 4' FROM THE BACK OF CURB AND PROPOSED WALKS.
 8. ALL TREE AND SHRUB PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A MINIMUM DEPTH OF 2". ALL LAWN AREAS SHALL HAVE A 4" DIAMETER CIRCLE OF SHREDDED HARDWOOD MULCH, 2" MINIMUM AWAY FROM TRUNK. ALL FERTILIZER, ANNUAL AND GROUND-COVER BEDS SHALL RECEIVE 2" OF DARK COLORED BARK MULCH. MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL CONTAIN NO PIECES OF INCONSISTENT SIZE.
 9. THE CITY OF NOVI LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS IN WRITING PRIOR TO INSTALLATION.



- GROUND COVER KEY**
- TYPICAL SOIL LAWN AREAS, SOON ON 1" TOPSOIL
 - RESTORE EXISTING LAWN AREAS W/ HYPOXIS AND MULCH
 - 7" DIA SHADE CUT EDGES W/ 3" SHREDDED BARK MULCH
 - 2" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
 - FUTURE SOD EXPOSURE AREA, TO BE COORDINATED WITH REMOVAL SERVICE

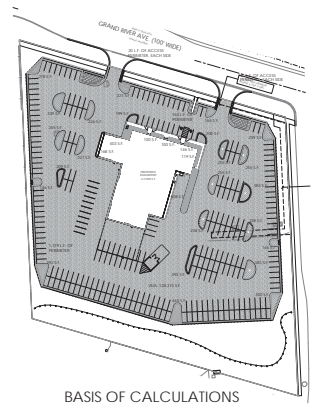


LANDSCAPE WAIVERS:

- A WAIVER FOR THE BUILDING FOUNDATION LANDSCAPE AREA IS REQUESTED; BASED ON THE SQUARE OF THE PROPOSED USE, THE SITE COMPLES WITH THE MINIMUM 40% COVERAGE RATING @ 0.0% S.
- WAIVERS FOR THE REQUIRED BERRA ALONG GRAND RIVER AND JOSEPH DR. ARE REQUESTED; REDUCE IN SIZE OF THE EARLY BERRA HAVE BEEN PROPOSED.
- EXISTING VEGETATION ON SOUTH BERRA WILL BE SUPPLEMENTED WITH ADDITIONAL PLANT MATERIAL TO MEET THE INTENT OF THE SCREENING REQUIREMENT.
- A WAIVER IS REQUESTED FOR SEVERAL OF THE PARKING AND ISLANDS. THE SITE FULLY COMPLIES WITH THE REQUIRED AMOUNT OF LANDSCAPE AREA, AS WELL AS TREE REQUIREMENTS. THE AREAS WITHOUT THE ISLANDS ARE PRIMARILY LOCATED IN THE AREA OF FUTURE BLDG EXPANSION, AS WELL AS THE SERVICE AREA.

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	BIOCC	COMMENT	UNIT/TOTAL COST
AR 10	10	Aster multiflorus, 'Noveboracensis'	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$400/\$4,000
AL 11	11	Andropogon scoparius	6-8" HI	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$250/\$2,750
CC 12	12	Coreopsis grandiflora	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$350/\$3,000
CC 7	7	Coreopsis grandiflora	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$350/\$2,450
GR 13	13	Geranium macranthum, 'Autumn Color'	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$400/\$5,200
GD 12	12	Geranium dissectum, 'Euphrasium'	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$400/\$4,800
LI 16	16	Limonium carolinianum	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$400/\$6,400
MP 12	12	Monarda didyma, 'Cupcake'	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$320/\$3,840
NR 14	14	Nyctaginia flexilis	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$400/\$5,600
PG 13	13	Plantago major, 'Common Plantain'	8" HI	SEE PLAN	BAR	FULL TO GROUND	\$320/\$4,160
GR 14	14	Geranium macranthum	2" CAL	SEE PLAN	BAR	FULLY BRANCHED HEADS	\$400/\$5,600
SHRUBS							
BH 65	65	Berberis thunbergii, 'Baron von Schöner'	30" HI	30" OC	BAR	MANITAN AS HEDGE	\$50/\$3,250
CS 55	55	Cornus stolonifera, 'Stolonifera'	36" HI	48" OC	BAR	MANITAN AS HEDGE	\$55/\$3,025
RV 10	10	Ribes vitifolium, 'Red Flower'	6-8" HI	SEE PLAN	BAR	SEE PLAN	\$35/\$350
JV 10	10	Juniperus horizontalis, 'Blue Chip'	6-8" HI	SEE PLAN	BAR	SEE PLAN	\$35/\$350
RR 34	34	Rosa rugosa, 'Red Blended'	3" CAL	30" OC	CONC	CONC	\$50/\$1,700
TO 22	22	Taxodium distichum, 'Swamp Cypress'	5" HI	48" OC	CONC	MANITAN AS HEDGE	\$50/\$1,100
WF 30	30	Wisteria floribunda, 'Purple and White'	30" HI	30" OC	BAR	MANITAN AS HEDGE	\$300/\$9,000
CONSPICUOUS PLANTS							
CA 45	45	Calluna vulgaris, 'Kalm's Heather'	5" CAL	30" OC	CONC	CONC	\$15/\$675
HS 133	133	Hesperis matronalis, 'Matronella'	2" CAL	24" OC	CONC	CONC	\$15/\$1,995
LS 87	87	Lupinus albus, 'White Lupine'	1" CAL	12" OC	CONC	CONC	\$15/\$1,305
MISCELLANEOUS							
375	375	CLASS A SOD LAWN	1"				\$4/\$2,250
1,450	1,450	HYPOXIS AND MULCH	1"				\$3/\$4,350
10	10	DOUBLE SHREDDED HARDWOOD BARK MULCH	2"				\$50/\$500
2	2	IRRIGATION SYSTEM - COMPLETE	1"				\$30/\$300



NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL: (248) 332-7931
 FAX: (248) 332-8257

SEAL



PROJECT
 40799 Grand River
 Novi, MI

CLIENT
 Golling Chrysler Dodge
 Jeep Ram, Inc.
 2405 S. Telegraph
 Bloomfield Hills, MI 48302

Contact: Bill Golling
 Tel: (248) 409-2390

PROJECT LOCATION
 Part of the SW ¼
 of Section 24
 T: 1 North, R: 8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Landscape Plan



DATE ISSUED/REVISED
 08/10/21 PRELIMINARY

DATE	ISSUED/REVISED

DRAWN BY:
 G. Ostrowski
DESIGNED BY:
 G. Ostrowski
APPROVED BY:
 G. Ostrowski
DATE:
 August 7, 2019
SCALE:
 1" = 40'

NEE JOB NO. SHEET NO.
K615 L2

LOCATION MAP



KEYED NOTES

- 1 NEW CURB OUT
- 2 REMOVE EXISTING CURB OUT
- 3 NEW CONC ACCESS WALK FRONT PUBLIC WALK
- 4 NEW CONC SIDEWALK - 1' WIDE
- 5 NEW CONC SIDEWALK - 3' WIDE
- 6 NEW CONC AUTOBIKES RAMP PUBLIC WALK
- 7 NEW CONC ADA/AUTOBIKES RAMP
- 8 NOT USED
- 9 NEW CONC CURB-OUT/OUTER
- 10 NEW CONC PUBLIC WALK REMOVED
- 11 NEW CONC WALK - 8' WIDE
- 12 SP SIGN - SEE SIGN TABLE
- 13 NEW FEATURE VEHICLE DISPLAY PAD
- 14 TRASH ENCLOSURE 8 FT HIGH X 20 FT X 20 FT TO MATCH BUILDING MATERIAL W/ CONCRETE APRON
- 15 NEW 1/4" WIDE CONC PUBLIC WALK
- 16 FUTURE SERVICE DEPARTMENT EXPANSION
- 17 EXISTING LANDSCAPE
- 18 NEW LANDSCAPE - SEE LANDSCAPE PLAN
- 19 NEW TYPICAL CURBED PARKING ISLAND/LANDSCAPE
- 20 NEW PAVED/PAVEMENT MARKING SIGN
- 21 NEW PAVED/PAVEMENT MARKING
- 22 NEW ASPHALT PAVING

LEGAL DESCRIPTION

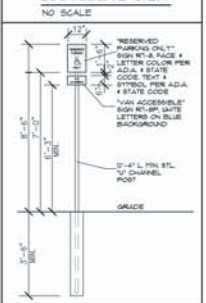
LEGAL DESCRIPTION - PARCEL 1 (PER TITLE COMMITMENT)
 A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVA, OAKLAND COUNTY, MICHIGAN, RECORDED AS BEGINNING AT A POINT DISTANT ONE NORTH 238.13 FEET AND NORTH 71 DEGREES 12 MINUTES 32 SECONDS WEST 107.78 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 24 THENCE SUE SOUTH 86.50 FEET TO THE WEST LINE OF SAID SECTION 24 THENCE WEST 314.42 FEET THENCE SUE NORTH 10N 13 FEET THENCE ALONG THE CENTRAL LINE OF GRAND RIVER THENCE SOUTH 71 DEGREES 12 MINUTES 32 SECONDS EAST 313.42 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART TAKEN, USED OR RESERVED FOR GRAND RIVER AVENUE.

LEGAL DESCRIPTION - PARCEL 2 (PER TITLE COMMITMENT)
 LOT 1, LESLIE PARK SUBDIVISION, ACCORDING TO THE REAL ESTATE RECORDS IN BOOK 83, PAGE 27 OF PLATS, OAKLAND COUNTY RECORDS.

SIGN QUANTITY TABLE

TAG	QTY	CODE	DESCRIPTION	SIZE
1	1	NS-1	STOP	24"x24"
2	1	NS-2	RESERVED PARKING	17"x8"
3	1	NS-3P	VAN ACCESSIBLE	17"x4"

B.F. PARKING SIGN



SITE DATA

ADDRESS	AFTER GRAND RIVER AVENUE NOVA, MICHIGAN		
ZONING ORIGINANCE	CITY OF NOVA		
PROJECT DESCRIPTION	NEW AUTOBIKES DEALERSHIP AND SERVICE		
ZONING CLASSIFICATION	EXISTING:	NGC - NON-CENTER COMMERCIAL DISTRICT	
	PROPOSED:	B-3 - GENERAL BUSINESS DISTRICT	
LAND USE DESCRIPTION	EXISTING:	GARDEN CENTER	
	PROPOSED:	AUTOBIKES DEALERSHIP - SALES/SERVICE	
PARCEL AREA	PARCEL 1:	86,663 SF or 3.40 AC	
	PARCEL 2:	7,839 SF or 0.18 AC	
	TOTAL ACREAGE:	328,798 SF or 8.25 AC	
SETBACKS	YARD	REQUIRED	PROVIDED
	FRONT (NORTH)	30 FT	93 FEET @ 10-DEG
	FRONT (SOUTH)	30 FT	80 FEET @ 10-DEG
	SIDE - (WEST)	10 FT	104 FEET @ 10-DEG
	REAR (SOUTH)	30 FT	108 FEET @ 10-DEG
BUILDING HEIGHT	MAXIMUM HEIGHT	30 FT / 2-STORIES	
	PROPOSED BUILDING HEIGHT	34 FT / 2-STORIES	
GROSS BUILDING AREA	FIRST FLOOR SALES/SHOWROOM/SERVICE	17,641 GSF	
	MEZZANINE FLOOR PARKS	1,481 GSF	
	TOTAL GROSS AREA	19,122 GSF	
PARKING REQUIREMENTS	PARKING REQUIREMENTS:	(1) SPACE PER 200 UPA SALES + (1) SPACE PER SERVICE STALL	
	APPROXIMATE CALCULATIONS:	APPROXIMATE = 24 SPACES + (1) STALLS x (1) + 1 SPACES	44 SPACES
	TOTAL PARKING SPACES REQUIRED =		44 SPACES
PARKING PROVIDED	PARKING PROVIDED =	29 SPACES	
	SIZE = 8 FT X 18 FT		
	BARRIER FREE SPACES PROVIDED: (1) SPACES		
	SIZE = 8 FT X 18 FT		
	AUTO DISPLAY - NEW/RESERVED: (1)		
	CUSTOMER EMPLOYER SERVICE: (3)		
	INVENTORY: (1)		
LOADING REQUIREMENTS	LOADING REQUIRED: 18 WHEELS FRONT FOOTAGE - 50 FT X 10 SF X 100 SF		
	LOADING PROVIDED: 30 FT X 140 FT X 1,000 SF		
LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED:	SEE LANDSCAPE PLAN	
LIGHTING	SEE LIGHTING PLAN		

REPAIR/REFINISHING NOTE

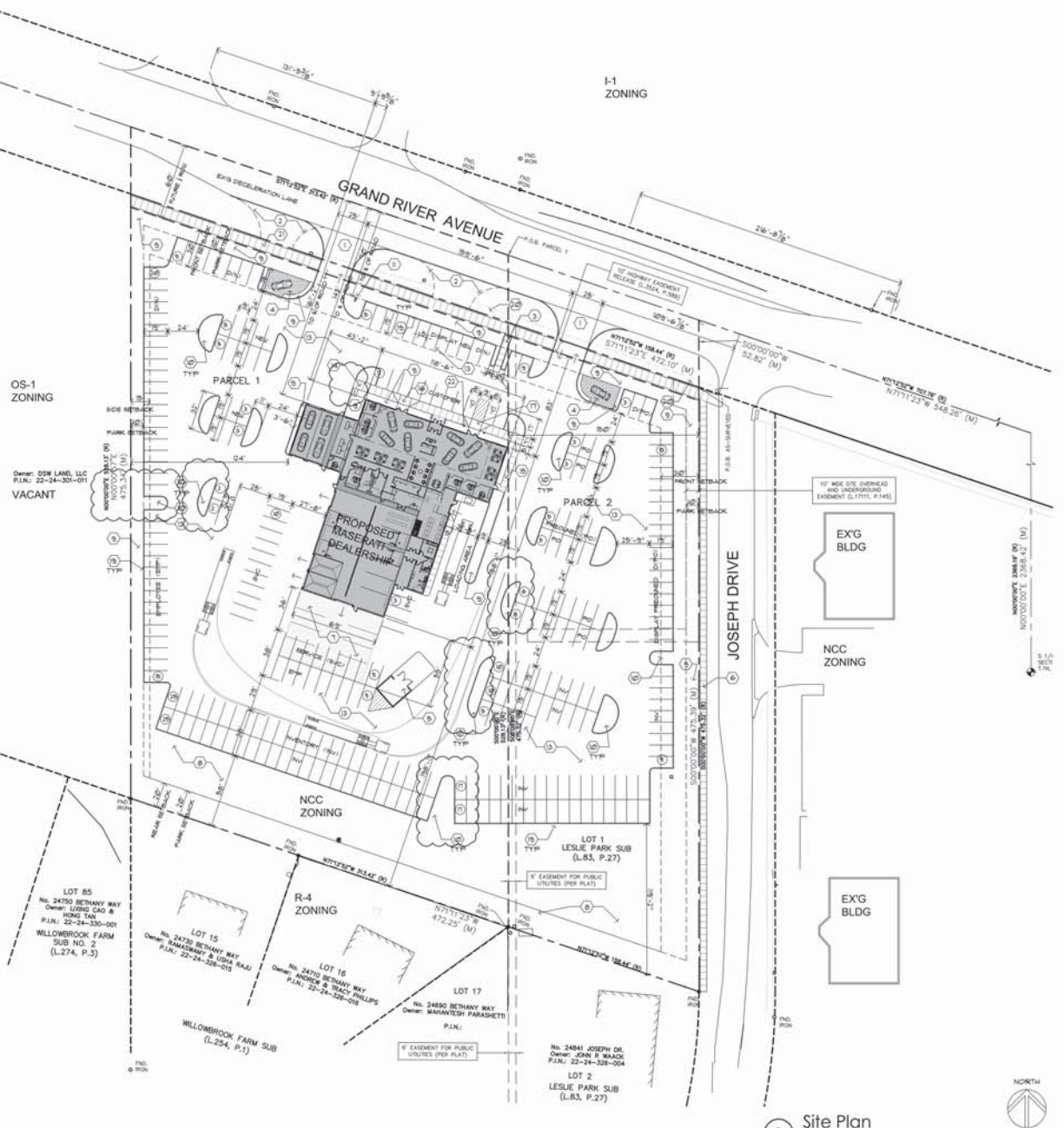
NO MAJOR REPAIR OR REFINISHING OF VEHICLES TO BE DONE IN THE BUILDING OR ON THE SITE.

INFORMATION SOURCE

THIS DRAWING WAS PREPARED FROM INFORMATION OBTAINED FROM THE FOLLOWING SOURCES:
 TOPOGRAPHIC SURVEY DRAWN BY HOLLAK & PHILLIPS ENGINEERS OCT 7, 2009 MFE JOB NO. K-9

TRASH ENCLOSURE NOTE

- 1. TRASH WILL BE STORED OUTDOORS
- 2. TRASH ENCLOSURE SHALL BE A MINIMUM OF 20 FT X 20 FT AND CONSTRUCTED TO SIX (6) FEET OF HEIGHT WITH BRICK/BLOCK WALLS WITH A 48" DOUBLE HANDLE GATE AND HAVE SCREENED GATES AND BE PLACED UPON A THURTY (30) FT X 20 FT CONCRETE PAD THAT PROVIDES AN 18" FT WIDE APRON. SEE TRASH ENCLOSURE SHEET.



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Do not scale drawings
 Use figure dimensions only



Issue / Revision Data
 05-05-19 Revising Submittal
 05-30-19 Owner Review
 06-19-19 Pre-App Submittal
 07-30-19 PRE Submittal
 09-19-19 PRE Finalist

drawn by: checked by:

Golling Meserath-Atta-Romero
 Draughtsman & Service Facility
 10750 Grand River
 Novi, MI
 Concept Site Plan
 Project Data, Legal Description
 Location Map, Notes

DorchienMartin Associates, Inc.
 Architects/Planners
 2805 Greenfield St., Suite 107
 Southfield, Michigan 48076
 (248) 357-1200
 Fax: (248) 357-1211

job no. 18036 sheet no. SP01

LOCATION MAP



KEYED LEGEND

- ① NEW CURB CUT
- ② REMOVE EXISTING CURB CUT
- ③ NEW CONC ADDRESS WALK FROM PUBLIC WALK
- ④ NEW CONC SIDEWALK - 7' WIDE
- ⑤ NEW CONC SIDEWALK - 8' WIDE
- ⑥ NEW CONC AUTOMOBILE RAMP
- ⑦ NEW CONC ADA/AUTOMOBILE RAMP
- ⑧ NOT USED
- ⑨ NEW CONC CURB/OUTLET
- ⑩ EXISTING PUBLIC WALK REMOVED
- ⑪ NEW CONC WALK - 8' WIDE
- ⑫ SP SIGN - SEE SIGN TABLE
- ⑬ NEW CONC SIDEWALK - 7' WIDE
- ⑭ NEW CONC SIDEWALK - 8' WIDE
- ⑮ NEW CONC ADA/AUTOMOBILE RAMP
- ⑯ NOT USED
- ⑰ NEW CONC CURB/OUTLET
- ⑱ EXISTING PUBLIC WALK REMOVED
- ⑲ NEW CONC WALK - 8' WIDE
- ⑳ SP SIGN - SEE SIGN TABLE

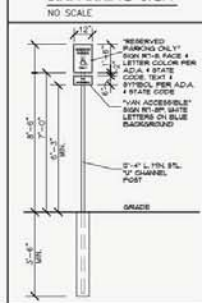
LEGAL DESCRIPTION

LEGAL DESCRIPTION - PARCEL 1 (PER TITLE COMMITMENT)
 A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF HOWE, DAVENPORT COUNTY, MICHIGAN, BEING AS BEARING AT A POINT DISTANT ONE NORTH 306°13'10" WEST AND NORTH 71 DEGREES 12 MINUTES 00 SECONDS WEST 2021.1 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 24, BEING THE POINT OF BEGINNING; BEING AS BEARING AT A POINT DISTANT ONE SOUTH 108°17'51" WEST AND SOUTH 71 DEGREES 12 MINUTES 00 SECONDS WEST 185.1 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 24, BEING THE POINT OF BEGINNING; AS BEARING AT A POINT DISTANT ONE SOUTH 108°17'51" WEST AND SOUTH 71 DEGREES 12 MINUTES 00 SECONDS WEST 314.2 FEET FROM THE POINT OF BEGINNING; AS BEARING AT A POINT DISTANT ONE SOUTH 108°17'51" WEST AND SOUTH 71 DEGREES 12 MINUTES 00 SECONDS WEST 314.2 FEET FROM THE POINT OF BEGINNING; AS BEARING AT A POINT DISTANT ONE SOUTH 108°17'51" WEST AND SOUTH 71 DEGREES 12 MINUTES 00 SECONDS WEST 314.2 FEET FROM THE POINT OF BEGINNING; AS BEARING AT A POINT DISTANT ONE SOUTH 108°17'51" WEST AND SOUTH 71 DEGREES 12 MINUTES 00 SECONDS WEST 314.2 FEET FROM THE POINT OF BEGINNING; AS BEARING AT A POINT DISTANT ONE SOUTH 108°17'51" WEST AND SOUTH 71 DEGREES 12 MINUTES 00 SECONDS WEST 314.2 FEET FROM THE POINT OF BEGINNING.

SIGN QUANTITY TABLE

TAB	QTY	CODE	DESCRIPTION	SIZE
①	1	R1-1	STOP	24"x24"
②	1	R1-5	RESERVED PARKING	12"x18"
③	1	R1-8P	VAN ACCESSIBLE	12"x18"

B.F. PARKING SIGN



SITE DATA

ADDRESS	AFTER GRAND RIVER AVENUE NOVA, MICHIGAN
ZONING ORDINANCE	CITY OF NOVI
PROJECT DESCRIPTION	NEW AUTOMOBILE DEALERSHIP AND SERVICE
ZONING CLASSIFICATION	EXISTING: NGC - NON-CENTER COMMERCIAL DISTRICT PROPOSED: B-3 - GENERAL BUSINESS DISTRICT
LAND USE DESCRIPTION	EXISTING: GARDEN CENTER PROPOSED: AUTOMOBILE DEALERSHIP - SALES/SERVICE
PARCEL AREA	PARCEL 1: 86,863 SF or 2.00 AC PARCEL 2: 7,559 SF or 0.18 AC TOTAL ACRES: 228,768 SF or 5.25 AC
SETBACKS	YARD REQUIRED PROVIDED FRONT (NORTH): 50 FT 53 FEET 0 INCHES FRONT (EAST): 50 FT 50 FEET 0 INCHES SIDE - (WEST): 50 FT 04 FEET 0 INCHES REAR (SOUTH): 50 FT 08 FEET 1 INCHES
BUILDING HEIGHT	MAXIMUM HEIGHT: 32 FT 2-STORIES PROPOSED BUILDING HEIGHT: 24 FT 2-STORIES
GROSS BUILDING AREA	FIRST FLOOR SALES/SHOWROOM/SERVICE: 17,041 GSF MEZZANINE FLOOR PLANT: 1,041 GSF TOTAL GROSS GA: 18,082 GSF
PARKING REQUIREMENTS	PARKING REQUIREMENTS: (1) SPACE PER 300 SFA SALES + (1) SPACE PER SERVICE STALL CALCULATIONS: 24 SPACES + (7) STALLS x (1) + 5 SPACES TOTAL PARKING SPACES REQUIRED = 44 SPACES
PARKING PROVIDED	PARKING PROVIDED = 29 SPACES SIZE - 8 FT X 18 FT BUSINESS-PURPOSE SPACES PROVIDED: (1) SPACES SIZE - 8 FT X 18 FT AUTO ONLY - NEARPROXIMED: (7) CUSTOMER: (7) EMPLOYEES: (2) SERVICE: (3) INVENTORY: (2)
LOADING REQUIREMENTS	LOADING REQUIRED: 10 BAYLOAD TRUCK FOOTSPACE: 50 FT X 10 SF X 10 SF X 10 SF X 10 SF LOADING PROVIDED: 28 FT X 60 FT X 20 SF
LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED: SEE LANDSCAPE PLAN
Lighting	SEE LIGHTING PLAN

REPAIR/REFINISHING NOTE

NO MAJOR REPAIR OR REFINISHING OF VEHICLES TO BE DONE IN THE BUILDING OR ON THE SITE.

INFORMATION SOURCE

THIS DRAWING WAS PREPARED FROM INFORMATION OBTAINED FROM THE FOLLOWING SOURCES: TOPOGRAPHIC SURVEY DRAWN BY HOWE & PHILLIPS ENGINEERS OCT 2, 2009 MSJ JOB NO. 168.

TRASH ENCLOSURE NOTE

1. TRASH WILL BE STORED OUTDOORS.
 2. TRASH ENCLOSURE SHALL BE A MINIMUM OF 20 FT X 30 FT AND CONSTRUCTED TO 50% (6) FEET OF HEIGHT WITH BRICK/CONCRETE WALLS WITH A 45 DEGREE ANGLE CAP AND HAVE SCREENED GATES AND BE PLACED UPON A THINSLAB 20 FT X 30 FT CONCRETE PAD THAT PROVIDES AN 18" MIN SIDE APRON. SEE TRASH ENCLOSURE SHEET.



Issue / Revision	Date
Issue / Revision	03-05-19
Planning Submittal	05-30-19
Owner Review	06-10-19
Pre-App Submittal	07-30-19
PHD Submit	

Drawn by: [Blank]
 checked by: [Blank]
 Consulting: Messeruth-Alta, Romano
 Drafting & Service Facility
 20705 Grand River
 Novi, MI 48240
 Project:
 Concept Site Plan
 Project Data, Legal Description
 Location Map, Notes

