

CITY of NOVI CITY COUNCIL

Agenda Item 1
June 23, 2008

SUBJECT: Consideration of the request of McDonald's Corporation for approval of a Special Land Use request and approval of a Preliminary Site Plan with PD-2 Planned Development Option. The subject property is located in Section 14, on the south side of Twelve Mile Road, east of Novi Road. The subject property is approximately 1.35 acres and the applicant is proposing to demolish and rebuild the existing McDonald's restaurant.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Bavb*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION: The petitioner is requesting Preliminary Site Plan and Special Land Use approval for the proposed McDonald's reconstruction for property located on the south side of Twelve Mile Road, east of Novi Road. The subject property is in the RC, Regional Center District and the applicant is utilizing the Planned Development 2 (PD-2) Option. The intent of the Planned Development Options (Section 2406 of the Zoning Ordinance) is to provide an alternative means to land development within certain zoning districts, such as the RC, Regional Center zoning district, and to insure that the alternative land development permitted under these options will allow site designs that create harmonious relationships between land uses and that insure architectural and functional compatibility between uses.

Recently, the Zoning Ordinance was amended to permit fast food drive-through restaurants using the PD-2 Option, subject to certain conditions. As a result of that text amendment, the proposed McDonald's is now a permitted use under the PD-2 Option. The PD-2 Option requires a recommendation of approval or denial from the Planning Commission for the Preliminary Site Plan and Special Land Use with the City Council ultimately approving or denying the proposed plan. The waivers and ordinance deviations associated with the plan have been forwarded with a favorable recommendation from the Planning Commission with ultimate approval or denial by the City Council of these deviations.

The applicant is proposing to demolish the existing 4,614 square foot McDonald's restaurant and construct a 5,364 square foot McDonald's in its place. A Traffic Impact Study is required to be submitted when the PD-2 Option is proposed. The applicant has asked for a waiver of this requirement. City staff and the City's traffic consultant support the requested waiver as no significant change is expected in the existing traffic patterns in and around the site. The Planning Commission recommended approval of the requested Traffic Impact Study waiver.

The applicant is requesting two landscape waivers in conjunction with the plan. A berm is required along the Twelve Mile Road frontage and the applicant is seeking a waiver of this requirement because of the existing grade change along this portion of the site. Staff supports this waiver since the berms cannot be effectively located on the site due to existing grades, and in order to preserve existing mature landscaping on site. Greenbelt and sub-canopy trees are required along all road frontages. The applicant has provided these plantings where feasible and is requesting a waiver of the remaining required trees due to the steep grade change along Twelve Mile Road and to preserve existing vegetation. Staff supports the waiver of the remainder of the required greenbelt canopy and sub-canopy trees due to site conditions and to preserve existing mature vegetation on site. The Planning Commission recommended approval of the requested landscape waivers.

The applicant is also seeking a Section 9 Façade waiver for the use of brick material on the south building façade in an amount less than the ordinance minimum standard of 30 percent, and the amount of cast stone and trim material on the south façade exceeding the maximum ordinance standards for these materials. It is the opinion of the City's façade consultant that "the architectural design incorporating these materials is configured in such a way as to enhance the overall building's aesthetic appeal" and notes that the cast stone simulates limestone in this application. The facade consultant is in support of the requested Section 9 waiver.

The applicant will also be seeking deviations from the ordinance. Deviations are required for the northern parking setback (20 feet required, 5 feet provided) and eastern parking setback (20 feet required, 11 feet provided) and for the lack of parking spaces (89 spaces required, 67 spaces provided). Ordinance deviations are also required to allow the loading zone in an exterior side yard and for lack of loading zone space (1,250 square feet required, 500 square feet provided). Staff supports these waivers due to the limitations caused by the size and shape of the site, and the general improvements to the site design proposed with the redevelopment of the site.

When applicants are utilizing the PD-2 Option, a Special Land Use approval is required. Section 2516.2.c of the Zoning Ordinance outlines specific factors the City Council shall consider in their review of the Special Land Use approval request:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Section 2406.4.A of the Zoning Ordinance outlines specific factors the City Council shall consider in their review:

1. The plan meets all the requirements of Section 2516 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual. *Deficiencies and appropriate relief remedies are indicated in the review letters.*
2. The plan satisfies the intent of the Special Land Use provisions as stated in Section 2516.2.c. *See the Special Land Use Considerations noted above.*
3. The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and

Development Manual. *The applicant has provided a Community Impact Statement and requests a waiver of the Traffic Impact Study.*

4. The plan satisfies the intent of this Section with respect to use of the land and principal and accessory use relationships within the site as well as with uses on adjacent sites. *The Planning Commission provided a favorable recommendation regarding the proposed use of the land and relationships to adjacent sites.*
5. That all existing or proposed streets, road, utilities and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements. *See the attached Engineering Review Letter for additional information.*
6. The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements. *See the attached Plan Review Chart for additional information.*
7. That there exists a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between:
 - a. The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features. *The existing retaining wall along Twelve Mile Road completed as part of the Twelve Mile Road boulevard construction will remain.*
 - b. The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances. *The applicant has adequately screened mechanical appurtenances and service areas from adjacent properties.*
 - c. The rooftops of buildings that may lie below street levels or from windows of higher adjacent buildings.
 - d. Landscape plantings, off-street parking areas and service drives on adjacent lands. *See the Landscape Review Letter for additional information.*
 - e. Compliance with street, road and public utility layouts approved for the area. *See the Engineering and Traffic Review Letters for additional information.*
 - f. The architecture of the proposed building including overall design and façade materials used. Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area. *See the Façade Review Letter for additional information.*

Section 2406.4.B indicates the City Council shall review the proposed plan considering the Planning Commission's recommendation and the requirements of Section 2406.4.A. As part of its approval of the Preliminary Site Plan, the City Council is permitted to impose conditions that are reasonably related to the purposes of this section and that will:

1. Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
2. Protect the natural environment and conserving natural resources and energy;
3. Insure compatibility with adjacent use of land; and
4. Promote the use of land in a socially and economically desirable manner.

This matter was brought before the Planning Commission for a public hearing and their recommendation on June 11, 2008. At that time, the Planning Commission made a positive recommendation for approval of the Special Land Use and Preliminary Site Plan along with the associated waivers and ordinance deviations.

RECOMMENDED ACTION:

(1) Approval of the Special Land Use request for the proposed McDonald's restaurant, SP# 08-21 subject to the following:

- (a) Consideration of the following factors under Section 2516.2.c:
 - Whether, relative to other feasible uses of the site, the proposed use will not cause any detrimental impact on existing thoroughfares;
 - Whether, relative to other feasible uses of the site, the proposed use will not cause any detrimental impact on the capabilities of public services and facilities;
 - Whether relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land;
 - 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;
 - 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;
 - 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;
 - 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 applicant site design regulations of the zoning district in which it is located.
- (b) Compliance with all conditions and requirements listed in the staff and consultant review letters.

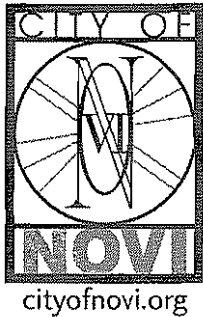
(2) Approval of the Preliminary Site Plan with a PD-2, Planned Development Option, for the proposed McDonald's restaurant, SP# 08-21 subject to the following:

- (a) City Council approval for an ordinance deviation for the northern parking setback;
- (b) City Council approval for an ordinance deviation for the eastern parking setback;
- (c) City Council approval for an ordinance deviation for the lack of parking spaces;
- (d) City Council approval for an ordinance deviation for the lack of loading zone space;
- (e) City Council approval for an ordinance deviation to locate a loading zone in an exterior side yard;
- (f) City Council landscape waiver for the berm required along Twelve Mile Road;
- (g) City Council landscape waiver for the required canopy and sub-canopy trees;
- (h) City Council Section 9 façade waiver;
- (i) City Council waiver of the required Traffic Impact Study; and
- (j) The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**PLANNING COMMISSION MINUTES
EXCERPT JUNE 11, 2008**



PLANNING COMMISSION

CITY OF NOVI

McDonald's, SP08-21, Excerpt

Regular Meeting

Wednesday, June 11, 2008 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members Brian Burke, Victor Cassis, David Greco, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: John Avdoulos (Excused), Andrew Gutman (Excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Lindon Ivezaj, Civil Engineer; Kristin Kolb, City Attorney

PUBLIC HEARING

1. MCDONALD'S REBUILD, SP08-21

The Public Hearing was opened on the request of McDonald's USA LLC, for Preliminary Site Plan with a PD-2, Planned Unit Development Option, Special Land Use and Stormwater Management Plan approval. The subject property is located in Section 14, south of Twelve Mile and east of Novi Road, in the RC, Regional Center District. The subject property is approximately 1.35 acres and the Applicant is proposing to demolish and rebuild a 5,364 square foot McDonald's Restaurant at 42665 Twelve Mile.

Planner Kristen Kapelanski described the plan to demolish and rebuild the existing McDonald's store at the Twelve Oaks mall entrance drive near Twelve Mile. The subject property is bordered by Twelve Mile to the north, the mall entrance drive to the east, Twelve Oaks to the south, beyond the ring road, and Ethan Allen to the west.

The subject property is zoned RC, Regional Commercial, and is bordered by the RC District to the east, west and south and R-4 One-Family Residential beyond Twelve Mile to the north.

The future land use map indicates PD-2 (Planned Development Option 2) uses for the subject property and the properties to the east and west with Regional Commercial for the mall property to the south and cemetery uses beyond Twelve Mile.

There are no wetlands or woodlands on the subject property as indicated by the natural features map.

Recently, the Zoning Ordinance was amended to permit fast food drive-through restaurants using the PD-2 Option subject to certain conditions. As a result of that text amendment, the proposed McDonald's is now a permitted use under the PD-2 Option, which also requires a Special Land Use permit. When applicants are utilizing the PD-2 Option, City Council ultimately approves or denies the Preliminary Site Plan and Special Land Use permit after a recommendation from the Planning Commission. The Planning Commission should consider the findings listed in Section 2516.2.c of the Ordinance. The Staff has not identified any major concerns regarding this Special Land Use request and recommends approval. The Planning Commission should consider the factors listed in Section 2406.4.A of the Ordinance in their review of the Preliminary Site Plan. Utilizing this option, the Applicant must seek approval from City Council for deviations from the Ordinance as part of the site plan approval process rather than appear before the Zoning Board of Appeals.

The Planning Review recommended approval and indicated the Applicant was generally in compliance with the Ordinance. The Applicant will seek an Ordinance Deviation for the northern and eastern parking setbacks and for the lack of parking spaces. The Applicant will also seek an Ordinance Deviation to allow the loading zone in an exterior side yard and for the lack of loading zone space. Staff does not have any issues with any of the Ordinance Deviation requests. The Planning Review also indicated minor items to be addressed at the time of Final Site Plan submittal.

The Landscaping review also recommended approval. The Applicant is seeking a Planning Commission Waiver for the berm required along Twelve Mile and for the remainder of the greenbelt canopy and sub-canopy trees. Staff supports this Waiver because of the steep grade along Twelve Mile.

Projects utilizing the PD-2 Option are required to submit a Traffic Impact Study. The Applicant is requesting a waiver of this requirement. The City's traffic consultant has reviewed this request and concurs that a Traffic Study is not necessary given the fact there is already an existing McDonald's on-site. There were minor traffic items to address on the Final Site Plan submittal.

The Applicant is requesting a Section 9 Façade Waiver for the underage of brick material and the overage of cast stone and trim materials on the south façade. The Façade Consultant supports this Waiver.

The Engineering Review and Fire Department Review noted minor items to be addressed at the time of Final Site Plan submittal.

Jeff Chase, Construction Manager of the McDonald's project, addressed the Planning Commission. He introduced Otis Carter, the Real Estate Manager. The new franchisor of this site also owns McDonald's at Ten Mile, Fourteen Mile and Haggerty, Twelve Mile and Halsted, and perhaps a few others. Mr. Chase offered to answer any questions.

Chair Cassis asked Member Meyer to read the correspondence into the record.

- Wanda Chirop, Novi: Approved of the project
- Tina Beard, Novi: Approved of the family-oriented, value-priced restaurant.

No one from the audience wished to speak so Chair Cassis closed the Public Hearing.

Moved by Member Meyer, seconded by Member Burke:

In the matter of McDonald's, SP08-21, motion to recommend approval of the Special Land Use permit considering that, pursuant to Section 2516.2.c for the Special Land Use Permit the proposed use, relative to other feasible uses of the site: 1) Will not cause any detrimental impact on existing thoroughfares; 2) Will not cause any detrimental impact on the capabilities of public services and facilities; 3) Is compatible with the natural features and characteristics of the land; 4) Is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property and the surrounding neighborhood; 5) Is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; 6) Will promote the use of land in a socially and economically desirable manner; 7) Is (a) listed among the provision of uses requiring Special Land Use review as set forth in the various zoning districts of this Ordinance, and (b) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and 8) Compliance with all conditions and requirements listed in the Staff and Consultant review letters, for the reason that the plan is otherwise in compliance with all applicable provisions of the Zoning Ordinance.

DISCUSSION

Member Wrobel confirmed the building would be slightly larger. The old building will be torn down and the new building will be 55 feet further west. The teardown-rebuild will take ninety days. Member Wrobel did not want the construction to interfere with the holiday traffic at Twelve Oaks. Mr. Chase responded that if they start the process in September, they would miss the holiday traffic, and if they don't start that quickly they would begin at the beginning of the new year.

Chair Cassis thought McDonald's was doing a fantastic job. He knows they will keep to their construction schedule. He thought that it was good that the restaurant was bringing the site up to date. Mr. Chase said that the trucks deliver between 4 and 5 AM, and there wouldn't be a problem with the reduced loading area. McDonald's

controls the delivery times. Chair Cassis said that the loading wasn't an issue because when he was in the restaurant business he too, would not allow truck deliveries during peak customer-serving times.

ROLL CALL VOTE ON McDONALD'S, SP08-21, SPECIAL LAND USE MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER BURKE:

In the matter of McDonald's, SP08-21, motion to recommend approval of the Special Land Use permit considering that, pursuant to Section 2516.2.c for the Special Land Use Permit the proposed use, relative to other feasible uses of the site: 1) Will not cause any detrimental impact on existing thoroughfares; 2) Will not cause any detrimental impact on the capabilities of public services and facilities; 3) Is compatible with the natural features and characteristics of the land; 4) Is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property and the surrounding neighborhood; 5) Is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; 6) Will promote the use of land in a socially and economically desirable manner; 7) Is (a) listed among the provision of uses requiring Special Land Use review as set forth in the various zoning districts of this Ordinance, and (b) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and 8) Compliance with all conditions and requirements listed in the Staff and Consultant review letters, for the reason that the plan is otherwise in compliance with all applicable provisions of the Zoning Ordinance. *Motion carried 7-0.*

Moved by Member Meyer, seconded by Member Burke:

ROLL CALL VOTE ON McDONALD'S, SP08-21, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER BURKE:

In the matter of McDonald's, SP08-21, motion to recommend approval of the Preliminary Site Plan with a PD-2 Option subject to: 1) A Planning Commission Finding that the standards of Section 2406.4.A of the Zoning Ordinance are adequately addressed, as identified in the Planning Review letter; 2) City Council approval of Ordinance Deviation for the northern parking setback (20 feet required, 5 feet proposed); 3) City Council approval of Ordinance Deviation for the eastern parking setback (20 feet required, 11 feet proposed); 4) City Council approval of Ordinance Deviation for the number of parking spaces (89 required, 67 proposed); 5) City Council approval of Ordinance deviation for the loading zone location in an exterior side yard; 6) City Council approval of Ordinance Deviation for the loading space proposed (1,250 square feet required, 500 square feet proposed); 7) A Planning Commission Waiver for the berm requirement along Twelve Mile; 8) A Planning Commission Waiver for the remainder of the greenbelt canopy and sub-canopy trees; 9) Waiver of the Traffic Impact Study requirement; 10) A Section 9 Façade Waiver; and 11) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason that the plan is otherwise in compliance with Section 2406, Article 17, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

Moved by Member Meyer, seconded by Member Burke:

ROLL CALL VOTE ON McDONALD'S, SP08-21, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER BURKE:

In the matter of McDonald's, SP08-21, motion to approve the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 15, 2008

Planning Review

McDonald's Rebuild

SP #08-21

Petitioner

McDonalds USA LLC (Jeff Chase)

Review Type

Preliminary Site Plan with Planned Development 2 Option and Special Land Use Request

Property Characteristics

- Site Location: Southwest corner of Twelve Mile Road and the mall entrance drive
- Site School District: Novi Community School District
- Site Zoning: RC, Regional Center
- Adjoining Zoning: North: R-4 One-Family Residential; East, West and South: RC, Regional Center
- Site Use(s): Existing McDonald's Restaurant
- Adjoining Uses: North: Vacant; East: Mall entrance drive; South: Twelve Oaks Mall; West: Ethan Allen
- Site Size: 1.35 acres
- Proposed Building Size: 5,364 square feet
- Plan Date: Site Plan 04/22/08

Project Summary

The applicant is proposing to demolish and rebuild the McDonald's Restaurant located at the southwest corner of Twelve Mile Road and the Twelve Oaks Mall entrance drive. The new restaurant will be approximately 5,364 square feet and the applicant will be utilizing the Planned Development 2 (PD-2) option. The existing restaurant was constructed in 1978 and is approximately 4,614 square feet, with a drive-through and a play area inside the building. The new building will be located 55 feet west of the existing building and the drives and parking areas will be reconfigured.

Recommendation

Provided the applicant can get the necessary waivers/findings from the Planning Commission/City Council, approval of the **Preliminary Site Plan with PD-2 option and Special Land Use Permit is recommended**. Considering the three frontages of the property in question, some of these variance requests may be unavoidable. There are minor Planning related items to be addressed at the time of Final Site Plan submittal. In its recommendation to the City Council, the Planning Commission will also need to consider the standards for Special Land Use consideration as well as the standards of the site plan review section of the Planned Development option (Section 2406.4).

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC, Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), Section 2406 (Planned Development Options) and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold**

below must be addressed by the applicant, Planning Commission or City Council before Preliminary Site Plan Approval may be granted.

1. Parking Setbacks: The proposed parking should be setback 20 feet from front yards and exterior side yards. The parking setback on the northern exterior side yard is 5 feet and the parking setback on the eastern front yard is 11 feet. **The applicant should revise the site to meet the parking setback requirements or seek a deviation from the City Council.** Council may grant deviations based on the standards in Section 2406.5. In granting such deviations, the Council shall be authorized to attach reasonable conditions to the Preliminary Site Plan, in accordance with Section 2406.4.B. The standards are as follows:
 - a. That each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;
 - b. That approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;
 - c. That the proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;
 - d. That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and
 - e. That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.
2. Number of Parking Spaces: The fast food parking standard requires one parking space per every 60 square feet or one space for each employee plus one space for each 2 customers allowed under maximum capacity. The applicant has indicated that 100 customers would be allowed in the building and 12 employees would also be present for a total of 62 required spaces. The one space per each 60 square feet standard would result in 89 spaces required. Since we must use the greater standard, 89 parking spaces are required. The applicant has provided 67 spaces. **The applicant should adjust the number of parking spaces to meet the ordinance requirements or seek a deviation from the City Council.** In choosing whether to grant said deviation, Council should use the standards noted above in point number one.
3. Parking Space Dimensions: Parking spaces placed at a 60° angle must be a minimum of 18 feet long and nine feet wide with a 15 foot drive aisle. Presently, some spaces on the plan are shown as 17 feet and 10 ¾ inches long. **The applicant should adjust these spaces so that the length totals 18 feet.**
4. Barrier Free Spaces: Seven barrier free accessible spaces must be provided per the Barrier Free Code. Presently, four barrier free spaces have been provided in the above ground parking lot. **The applicant should add three additional barrier free spaces.**
5. Loading Space: Loading areas must be located in the rear yard or interior side yard at a ratio of 10 square feet per front foot of building (1,250 sq. ft. required). 500 sq. ft. of loading space proposed in the exterior side yard. **The applicant should relocate the loading zone or seek a deviation from the City Council. The applicant should provide additional loading space or seek a deviation from the City Council.** In choosing whether to grant said deviations, Council should use the standards noted above in point number one.

6. Dumpster: Proposed dumpster screening must be at least one foot taller than the proposed dumpster. Interior bumpers or posts must be shown. Dumpster height is not indicated on the plans and no interior bumpers are shown. **The applicant should provide additional dumpster details on the Final Site Plan submittal showing dumpster height and interior bumpers or posts.**
7. Exterior Lighting: A photometric plan was submitted with the Preliminary Site Plan. There were a number of deficiencies. **Please see the attached lighting review chart for additional information and address these deficiencies on the Final Site Plan submittal.**
8. Traffic Study: Section 2406.4.A.3 of the zoning ordinance requires the submission of a Traffic Study for all PD-2 developments. No Traffic Study was submitted. **The City's traffic consultant recommends a waiver of the Traffic Study.**
9. Drive-through: Section 2506 of the zoning ordinance requires there to be four stacking spaces for a proposed drive-through between the pick-up window and menu board and four spaces in advance of the menu board. In addition, the drive-through lane shall be delineated and have a minimum width of nine feet with a centerline radius of 25 feet. An 18 foot bypass lane shall be provided. The applicant has met all of the drive-through lane requirements.
10. Fast-food Restaurants: Recently, an ordinance modification was made by the City Council to allow fast food restaurants as a special land use when using the PD-2 option in the RC district. These are allowed based on certain conditions, namely that (a) no restaurants shall be closer than 1,000 feet on either side on the same side of the street; (b) the parcel must be at least 1.25 acres; and (c) the site shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic. The subject property and proposed site plan meet all of the above criteria.

Special Land Use Considerations

When the PD-2 Option is utilized, all uses fall under the Special Land Use requirements (Section 1903.11). Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request:

- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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.

Planned Development Option 2

Section 2406.4 of the ordinance outlines the review procedures for Preliminary Site Plans using the PD-2 Option. This requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan.

Section 2406.4.A of the Zoning Ordinance outlines specific factors the Planning Commission and City Council shall consider in the review:

1. The plan meets all the requirements of Section 2516 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual. *Deficiencies and appropriate relief remedies are indicated in the review letters.*
2. The plan satisfies the intent of the Special Land Use provisions as stated in Section 2516.2.c. *See the Special Land Use Considerations noted in this Plan Review Letter.*
3. The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and Development Manual. *The applicant has provided a Community Impact Statement. The applicant is requesting a waiver of the Traffic Study. See the attached Traffic Review Letter for additional information.*
4. The plan satisfies the intent of this Section with respect to use of the land and principal and accessory use relationships within the site as well as with uses on adjacent sites.
5. That all existing or proposed streets, road, utilities and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements. *See the attached Engineering Review Letter for additional information.*
6. The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements. *See the attached Plan Review Chart for additional information.*
7. That there exists a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between:
 - a. The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features. *Existing retaining wall along 12 Mile Road completed as part of 12 Mile boulevard construction will remain.*
 - b. The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances. *The applicant has adequately screened mechanical appurtenances and service areas from adjacent properties.*
 - c. The rooftops of buildings that may lie below street levels or from windows of higher adjacent buildings.

- d. Landscape plantings, off-street parking areas and service drives on adjacent lands. See *the Landscape Review Letter for additional information.*
- e. Compliance with street, road and public utility layouts approved for the area. See *the Engineering and Traffic Review Letters for additional information.*
- f. The architecture of the proposed building including overall design and façade materials used. Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area. See *the Façade Review Letter for additional information.*

Section 2406.4.B indicates the City Council shall review the proposed plan considering the Planning Commission's recommendation and the requirements of Section 2406.4.A. As part of its approval of the Preliminary Site Plan, the Council is permitted to impose conditions that are reasonably related to the purposes of this section and that will:

1. Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
2. Protect the natural environment and conserving natural resources and energy;
3. Insure compatibility with adjacent use of land; and
4. Promote the use of land in a socially and economically desirable manner.


Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **prior to the matter being reviewed by the Planning Commission.** Additionally, a letter from the applicant is requested to be submitted with the next set of plans submitted highlighting the changes made to the plans addressing each of the comments listed above.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, Planner

Attachments: Planning Review Chart
Lighting Review Chart

Planning Review Summary Chart

McDonald's SP# 08-21

Preliminary Site Plan

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Regional Commercial/Planned Development Option 2	Regional Commercial with PD 2	Yes	
Zoning	RC	RC	Yes	
Use	See Section 2406.7.B and Article 17 (Fast food drive-thrus are a permitted use)	McDonald's Restaurant (with a drive-thru)	Yes	
Distance from Existing Restaurants (Sec. 2406.7.B.5.b)	When restaurants are independent freestanding uses and not attached to or otherwise clearly accessory to a principle use, they shall be located 1,000 ft. from any other restaurants on the same side of the street.	1,000 ft. + from closest restaurant	Yes	
Minimum Parcel Size	1.25 acres	1.35 acres	Yes	
Traffic Circulation	The site shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic.	See traffic review letter for comments.	Yes	
Building Height (Sec. 2400)	Maximum 45 feet	22 feet	Yes	
Marginal Access Drive (Sec. 2406)	Marginal access drive required.	The Twelve Oaks Mall ring road acts as a marginal access drive, as there is no direct connection to Twelve Mile Road.	Yes	
Building Setbacks (Section 2406)				
Exterior Side (North)	50 feet	55 feet	Yes	
Exterior Side	50 feet	55 feet	Yes	

McDonald's Preliminary Site Plan SP# 08-21

Item	Required	Proposed	Meets Requirements?	Comments
(South)				
Front (East)	50 feet	100 feet +	Yes	
Rear (West)	35 feet	57 feet	Yes	
Parking Setbacks (Section 2400)				
Exterior Side (North)	20 feet	5 feet	No	Applicant should adjust the site layout or seek a deviation from the City Council.
Exterior Side (South)	20 feet	30 feet	Yes	
Front (East)	20 feet	11 feet	No	Applicant should adjust the site layout or seek a deviation from the City Council.
Rear (West)	10 feet	10 feet	Yes	
Number of Parking Spaces (Sec. 2505)	1 space/60 sq. ft. - or - 1 for each 2 employees plus 1 for each 2 customers allowed under maximum capacity, whichever is greater 5,364 sq. ft./60 = 89 spaces	67 spaces	No	Applicant should provide additional parking or seek a deviation from the City Council.
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions and 24' wide drives for 90° spaces. 9' x 18' parking space dimensions and 18' wide drives for 60° spaces.	9' x 19' parking space dimensions and 24' wide drives for 90° spaces. Minimum 9' x 17' 10 3/4" parking space dimensions and 20' wide drives for 60° spaces.	No	Applicant should adjust the 60° parking space length so that all spaces are at least 18' long and 9' wide with a minimum 15' drive aisle.
Barrier Free Spaces (Barrier Free Code)	3 accessible spaces; 1 spaces must be van accessible	3 accessible spaces (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	8' wide with an 8' wide access aisle for van accessible and 8' wide with a 5' wide access aisle for accessible	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Barrier free signs shown.	Yes	

McDonald's Preliminary Site Plan SP# 08-21

Item	Required	Proposed	Meets Requirements?	Comments
Stacking Spaces for Drive-through (Sec. 250c)	The distance between the order board and the pick-up window shall store 4 vehicles, and 4 vehicles shall be stored in advance of the menu board (not including the vehicles at the pick-up window and menu board).	4 vehicles stored between the menu board and the pick-up window (not including the vehicle at the pick-up window) and 4 vehicles stored in advance of the menu boards (not including the 2 vehicles at the menu boards).	Yes	
Drive-through Lane Delineated (Sec. 250c)	Drive-through lanes shall be striped, marked, or otherwise delineated.	Pavement marking proposed delineating the drive-thru lane shown.	Yes	
Bypass Lane for Drive-through (Sec. 250c)	Drive-through facilities shall provide 1 bypass lane. Such bypass lane shall be a minimum of 18' in width, unless otherwise determined by the Fire Marshal.	1 bypass lane with a width of 20'.	Yes	
Width and Centerline Radius of Drive-through Lanes (Sec. 250c)	Drive-through lanes shall have a minimum 9' width and centerline radius of 25'.	10' width. Centerline radius of 30'.	Yes	
Drive-through Lanes Separation (Sec. 250b)	Drive-through lanes shall be separate from the circulation routes and lanes necessary for ingress to, and egress from, the property.	Drive-through lanes are situated on the exterior side (east) of the proposed structure wrapping around the exterior side (north) side of the building with pavement markings to separate the drive-thru lane from the main circulation of the site.	Yes	
Loading Spaces (Sec. 250a)	10 square feet per front foot of building = 125 x 10 = 1250 sq. ft. All loading shall be in the rear yard or interior side yard if	500 sq. ft. provided in the exterior side yard.	No	Loading areas should be located in the rear of the property (or interior side yard). Applicant should relocate the loading area or

McDonald's Preliminary Site Plan SP# 08-21

Item	Required	Proposed	Meets Requirements?	Comments
	double fronted lot.			<p>seek a deviation from the City Council.</p> <p>1200 sq. ft. of loading area is required. Applicant should provide additional loading area or seek a deviation from the City Council.</p>
<p>Loading Space Screening (Sec 2302A.1)</p>	<p>In the RC District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.</p>	<p>Screening provided in the form of landscaping along the eastern property line.</p>	<p>Yes</p>	
<p>Accessory Structure Setback-Dumpster (Sec 2503)</p>	<p>Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.</p>	<p>Dumpster located in the rear yard setback 10'+ from the proposed building and 10' from the western property line and 20' from the northern property line.</p>	<p>Yes</p>	
<p>Dumpster (Chap 24 Sec 2415)</p>	<p>Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>	<p>Screening of at least 6' shown on three sides of dumpster with enclosure materials to match building.</p>	<p>No</p>	<p>Applicant should indicate height of proposed dumpster and should show a dumpster detail including interior bumpers or posts.</p>

McDonald's Preliminary Site Plan SP# 08-21

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			<u>Please contact Alan Amolsch (248.347.0436) in the neighborhood services department.</u>
Exterior Lighting (Sec. 25.11)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan provided.	No	See lighting review chart.
Sidewalks (City Code Sec. 11-27a(1))	An 8' wide sidewalk shall be provided along Twelve Mile Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	Existing concrete walk along 12 Mile Road to remain.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Lighting Review Summary Chart

McDonald's

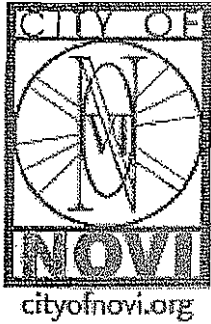
Preliminary Site Plan SP #08-21

Bolded items must be addressed at the time of Final Site Plan

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	No	See comments below.
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> • Photometric data • Fixture height • Mounting & design • Glare control devices • Type and color rendition of lamps • Hours of operation • Photometric plan 	No	Applicant should provide manufacturer's details for all proposed fixtures.
Required conditions (Section 2511.3)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes?	Applicant should provide mounting height for fixture RSB/RCS-400MH-IV-**-MT-GS
Required Notes (Section 2511.3.F)	<ul style="list-style-type: none"> • Electrical service to light fixtures shall be placed underground • No flashing light shall be permitted • Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation. 	No	Applicant should include the required notes on the photometric plan.
Required	Average light level of the	No	Applicant should provide an

Item	Required	Meets Requirements?	Comments
conditions (Section 25.11.3.e)	surface being lit to the lowest light of the surface being lit shall not exceed 4:1.		average/minimum ratio for the entire site as a whole.
Required conditions (Section 25.11.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes?	Applicant should clearly indicate whether proposed lighting will be metal halide or sodium lamps.
Minimum Illumination (Section 25.11.3.k)	<ul style="list-style-type: none"> • Parking areas 0.2 min • Loading and unloading areas 0.4 min • Walkways 0.2 min • Building entrances, frequent use 1.0 min • Building entrances, infrequent use 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 25.11.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 25.11.3.(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	No	Applicant should provide manufacturer's specifications for all proposed lighting fixtures.

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

May 20, 2008

Preliminary Landscape Review

McDonald's Rebuild SP#08-21

Petitioner

McDonald's USA

Property Characteristics

- Site Location: Twelve Oaks Mall Loop Road
- Site Zoning: RC – Regional Center
- Site Use(s): Restaurant
- Plan Date: April 21, 2008

Recommendation

Approval for the Preliminary Site Plan for SP#8-21 McDonald's Rebuild is recommended provided that the Applicant receives appropriate Planning Commission waivers and addresses all outstanding comments.

Ordinance Considerations

This site is a retrofit and upgrade of an existing McDonald's Restaurant facility. Some landscape material does exist on the site. The Applicant has made efforts to bring the site up to current Ordinance standards.

Residential Adjacent to Non-Residential (Sec. 2509.3.a)

1. The property is not adjacent to residentially zoned or utilized property.

Adjacent to Rights-of-Way (Sec. 2509.3.b)

1. A 3' high berm with a 2' crest is required along public and private road frontages adjacent to parking or vehicular access areas. Due to the existing retaining wall and grades along 12 Mile Road, it is not practical to install a berm along this frontage. The Applicant has attempted to place berms where possible while preserving existing plantings. **Staff supports a Planning Commission waiver for those berms that cannot be effectively located on the site due to grades and in order to preserve existing mature vegetation.**
2. A 20' wide greenbelt has been included on those frontages where it is feasible.
3. Greenbelt Canopy and Sub-canopy Trees are required along the road frontages. The Applicant has provided these plantings where feasible while still preserving existing vegetation. **Staff supports a waiver for the remainder of the Greenbelt Canopy and Sub-canopy Trees due to site conditions and in order to preserve existing mature vegetation.**
4. Canopy Street Trees are required at one per 45 linear feet along the road frontage of 12 Mile. These have been provided. Please note that any work occurring within the 12 Mile Road right-of-way will require permit from the Road Commission for Oakland

County. Should the RCOC not accept the placement of street trees, the Applicant must provide such documentation.

5. Any trees to remain must be guaranteed to survive and maintain good health through the construction period. Tree and landscape protection fencing should be shown on the plans.

Parking Area Landscape Requirements (Sec. 2509.3.c)

1. It appears that the Applicant has provided appropriate area for the required Parking Area Landscape requirements.
2. Perimeter Canopy Trees are required at an average of 1 per 35 LF around parking and vehicular access areas. Required Parking Lot Canopy Trees may count toward this requirement. The Ordinance does not require that Perimeter Trees be placed at exact 35' centers.
3. As the Perimeter Trees also count toward the Parking Lot Canopy Tree requirements, the Applicant has met the Ordinance requirements.

Building Perimeter Landscaping (Sec. 2509.3.d. & LDM)

1. Per Section 2509.3.d.(2)(b), "For the front and any other facades visible from a public street, a minimum of sixty (60) percent of the exterior building perimeter will be greenspace planted with trees, shrubs and groundcovers, perennials, grasses annuals and bulbs." Access areas are excluded from the requirement. The Applicant has met this requirement.
2. A 4' wide landscape bed is required around the entire building perimeter with the exception of access areas. The Applicant has provided the beds where possible.
3. A total of 8' SF x the building perimeter is required as Building Foundation Landscape Area. The Applicant has provided a majority of this area at the foundation, and the remainder along the parking lot.

Loading/ Unloading Area (Sec. 2507)

1. Loading zones are required to be placed in the rear of the proposed building, but may be allowed within the side yard for multi-fronted buildings.
2. The Applicant has screened the loading and trash dumpster areas through the use of screen walls matching the building architecture.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and the Landscape Design Manual. *Plant values given must be adjusted to meet the City of Novi cost estimate standards.*

Plan Notes & Details (Sec. 2509. 4. 5. 6. & 7.)

1. *Landscape Notations and Planting Details should be revised to meet the standards of the City of Novi as attached. An electronic copy of the detail and notation standards is available upon request.*

General Requirements

1. Please provide an Irrigation Plan and Cost Estimate.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. The appropriate section of the applicable ordinance is indicated in parenthesis. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Plan Review by: David R. Beschke, RLA – (248)-735-5621

TRAFFIC REVIEW

May 19, 2008

Ms. Barbara E. McBeth
Deputy Director Community Development
45175 West Ten Mile Road
Novi, MI 48375-3024



Re: McDonalds Rebuild – Preliminary – 1st Review
SP No. 08-21
OHM Job No. 163-08-082

As requested, we have reviewed the preliminary site plan submitted for the McDonalds Rebuild. The plans were prepared by Dorchen/Martin Associates, Inc. & HH Engineering, Ltd. The plans are dated April 22, 2008.

OHM RECOMMENDATION

At this time, we recommend approval of the preliminary site plan, subject to the corrections noted below being made prior to final plan submittal. Additionally, we are in support of a waiver of the requirement for a traffic study, given that the proposed and existing site conditions and land use will remain the same.

DEVELOPMENT BACKGROUND

- The site is currently zoned as RC/PD-2.
- The site is 1.35 acres in size.
- The proposed building is 5,364 SFT.
- The applicant is proposing to rebuild a single-story fast food restaurant.

ROADWAY NETWORK

The development is located east of Novi Road on the south side of 12 Mile Road. Novi Road is functionally classified as an arterial route with a posted speed of 40 mph, and is under the jurisdiction of the Road Commission of Oakland County (RCOC). 12 Mile Road is also considered as a major arterial with a posted speed limit of 45 mph, and under RCOC jurisdiction. The developer is proposing two one-way access points, both of which open onto the Twelve Oaks Mall Ring Road.

SITE PLAN CORRECTIONS

1. **Sign Quantity Table:** A traffic sign quantity table should be shown the plans. The table should include a brief description, sign code, dimensions, and quantity for each sign.
2. **Sign Details:** A detail should be provided for each proposed sign (excluding the menu boards). The detail should indicate the text, foreground/background colors, dimensions, and sign support information. For standard signs (as per the Michigan Manual of Uniform Traffic Control Devices), a sign code may be provided in lieu of the detail. However, additional information is required for the directional signs at the driveways and the 'Ped Caution' sign.
3. **Sidewalk:** We note a sidewalk connection extending from the building to the Twelve Oaks Ring Road has been provided. We do not note mid-block crossing, ramp, or nearby sidewalk. Please add additional sidewalk, pavement markings, etc. as necessary to create a safe pedestrian connection.

Additionally, a pedestrian connection leading from the sidewalk along the Twelve Mile Road right-

of-way to the building should be added.

4. Sign Orientation: At the exit-only driveway, the orientation of the R5-1 (Do Not Enter) signs should be reversed, such that the face of each sign is roughly parallel to the curblin radius. The westerly sign should face WB traffic, and the sign on the east side of the driveway should be visible to EB traffic.

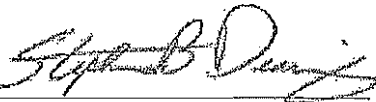
Also, the R7-9a MOD (No Parking Fire Lane) signs along the north edge of the site should be rotated 90-degrees, so that the face of each sign is perpendicular to the direction of travel (visible to WB traffic) following the circulation aisle around the rear of the building.

The handicap parking signs should also be rotated, such that the face of the sign is directly in line with the parking spaces, instead of at a right-angle with the sidewalk.

5. Driveways: The plans should show the location of all driveways on both sides of the road(s) in the vicinity of the development.
6. Ramps: A copy of the most recent version of the MDOT Special Detail for Sidewalk Ramps, R-28-F, should be included in the plans. At all locations where ramps are proposed, a label should be added which specifies the type of ramp (Type R, Type P, Type C, etc.) to be used, per R-28-F.
7. Detectable Warnings: The orientation of the detectable warnings at the handicap parking spaces is incorrect, and should be revised. The correct orientation is shown on Sheet 3 of the R-28-F detail.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,
Orchard, Hiltz & McCliment, Inc.

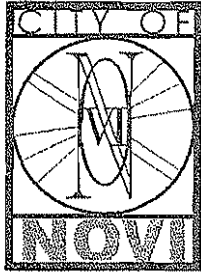


Stephen B. Dearing, P.E., PTOE.
Manager of Traffic Engineering



Sara A. Merrill
Traffic Engineer

ENGINEERING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

May 20, 2008

Engineering Review

McDonalds 12 Oaks

SP #08-21

Petitioner

McDonalds USA, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: 12 Oaks
- Site Size: 1.35 acres
- Plan Date: April 14, 2008

Project Summary

- Re-build of an approximately 5,364 square-foot fast food restaurant and associated parking. Site access would be provided by two drive approaches off of the Twelve Oaks Mall Ring Road (private roadway).
- Water service would be provided by an 8-inch extension from the existing 20-inch water main along the east side of 12 Mile Road. A 2-inch domestic lead will be provided to serve the building.
- Sanitary sewer service would be provided by extending and existing 6-inch lead on the east side of the property. A new monitoring manhole is also being proposed at the connection.
- Storm water would be collected by a single storm sewer collection system and be detained at 12 Oaks Lake, as is done on the current site.

Recommendation

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

Comments:

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

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards given in Section 2506 of Appendix A of the Zoning ordinance. Show greater detail on the plan (radii, lengths, widths, etc.).
4. Sidewalk shall not ramp to a dead end. The proposed sidewalk on the south side of the site does not lead to any other sidewalks.
5. All angled stalls shall provide 18-feet in total length, minimum. Currently many do not. All drive lanes adjacent to 60-degree angled stalls shall be a minimum of 15-feet in width.
6. If 2-feet of stalls are proposed as overhang, all adjacent curb shall be 4-inch MDOT C-4.
7. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
8. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
9. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
10. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

Water Main

11. Show updated plan including any fire hydrants/suppression and flow/pressure required by the Fire Marshall.

Sanitary Sewer

12. The sanitary lead shall not tap directly into the monitoring manhole. It shall, however, be wyed into the existing sewer lead.
13. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
14. The sanitary lead shall maintain a 2-percent slope if available (minimum 1-percent).
15. Provide a note on the Utility Plan stating the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement.

Storm Sewer

16. Provide a schedule listing the casting type for each proposed catch basin on the utility plan.

Storm Water Management Plan

17. 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.
18. Storm water pretreatment shall be required prior to discharge in the existing Twelve Oaks system.
19. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site (show there is little or no change in runoff by altering the existing site).

Paving & Grading

20. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
21. Concrete pavement shall use 21AA aggregate. The current cross section shows a different aggregate.
22. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
23. Detectable warning surfaces 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 MDOT standard detail (R-28-F) for detectable surfaces.
24. Label specific ramp locations on the plans (or label as typical), and specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable.
25. The City standard straight-faced curb (MDOT C-4 curb detail) shall be provided.
26. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
27. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.
28. Provide the standard Detail 'M' approach at the 12 Oaks Mall Ring Road driveway/intersection.

Off-Site Easements

29. If any off-site easements are anticipated, they must be executed by both parties **prior to final approval of the plans**. Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.

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

30. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
31. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

32. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. This agreement will be for the onsite pretreatment, not for the 12 Oaks Lake detention.
33. If water main construction is proposed (8-inch diameter or greater) for fire hydrants, 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.

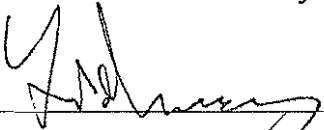
The following must be addressed prior to construction:

34. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
35. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
36. If any work is proposed within the right-of-way of Novi Rd, a permit must be obtained from the City of Novi. The application is available from the City

Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.

37. If any work is proposed within the right-of-way of Novi Rd, a permit must also be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
38. If water main construction is proposed (for fire hydrants) in excess of 8-inch diameter, a permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
39. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
40. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
41. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Please contact Lindon K. Ivezaj at (248) 735-5635 with any questions or concerns.



cc: Rob Hayes, City Engineer
Kristen Kapelanski, Planner
Tina Glenn, Water & Sewer Dept.

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

May 21, 2008

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

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Preliminary Site Plan Review
McDonald's Restaurant – (South of 12 Mile Rd. and East of Novi Rd.)
SP08-21
Façade Region: 1
Zoning District: RC
Size: 1 New Building – 5,364 Sq. Ft. (Tear down and rebuild)

Dear Ms. McBeth:

The following is the Façade Review for preliminary site plan approval regarding the drawings prepared by Dorchen/Martin Associates, dated April 22, 2008 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates that it does not. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column.

Drawings Dated 4-22-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL BRICK (Modular)	95.0% ✓	19.2% X	67.4% ✓	86.4% ✓	100% (30% Min.)
FLAT METAL PANELS (Awning)	0.0% ✓	17.4% ✓	5.3% ✓	0.0% ✓	50%
CAST STONE	0.0% ✓	47.3% X	17.0% ✓	2.4% ✓	25%
TRIM AND CORNICES	5.0% ✓	16.1% X	10.3% ✓	11.2% ✓	15%

Recommendations:

1. The applicant will be required to obtain a section 9 waiver for the underage of brick material and the overage of the cast stone and trim materials on the South façade (Front). The cast stone in this application simulates a limestone material which would be allowed up to 50% if it were true limestone. The architectural design incorporating these materials is configured in such a way as to enhance the overall building's aesthetic appeal.
2. The drawings indicate that the trash enclosure and screening walls will be composed of materials that match the building (color, scale and texture). The HVAC equipment will be screened by the parapet.
3. The City of Novi requires a Façade Inspection for all projects. The inspection will use the actual material sample board, approved by the Planning Commission, to check it against the actual materials delivered to the site.

It is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver would be granted.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,
Metco Services

Douglas R. Necci AIA

FIRE REVIEW



248.349-2162
248.349-1724 fax

cityofnovi.org

CITY COUNCIL

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David B. Landry

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Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

May 12, 2008

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: McDonalds @ Twelve Oaks, SP08-21, Preliminary Site Plan
Fire Department Review

Dear Ms. McBeth,

The above plan has been reviewed and is **Recommended for Approval** with the following items being corrected on the next plan submittal.

1. It shall be verified that the fire apparatus access drive providing access to and from the building meets the minimum required 50' outside turning radius.
2. The existing fire hydrant west of the proposed building shall be shown on the utility plans. It shall be verified that the new building is no more than 175' from the hydrant and that no part of the building is greater than 300' from the hydrant. If the above criteria is not met, a hydrant shall be provided on the right side of the entrance drive from the ring road.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

APPLICANT RESPONSE LETTER(S)



Dorchen/Martin Associates, Inc.
Architects/Planners

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

June 3, 2008

Ms. Kristen Kapelanski, Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: McDonald's Restaurant
42665 12 Mile Road
Novi, MI
D/MA File No: 07120
Novi SP No: SP#08-21

Dear Ms. Kapelanski:

Please let this letter serve as a response to your **May 15, 2008, Plan Review Center Report – Planning Review** for the above referenced McDonald's Rebuild SP #08-21. I will respond to those applicable items you have identified, along with responding to those items identified in other review letters. The **May 20, 2008, Plan Review Center Report – Engineering Review** for the above referenced McDonald's 12 Oaks SP #08-21 response letter is included in this response and was prepared by HH Engineering Ltd.

Parking Setbacks:

Applicant will seek a deviation from City Council regarding the north and east side setback deficiencies

Number of Parking Spaces:

Applicant believes the "Drive-Thru" computation utilized is more appropriate to this McDonald's restaurant since 70% of their business volume is a result of their drive-thru. Applicant will seek a deviation from City Council regarding this item.

Parking Space Dimension:

Parking space adjustment will be made on final plans

Loading Spaces:

Applicant will seek a deviation from the City Council regarding the location and size of the required loading zone

Dumpster:

Applicant will provide required information relative to dumpster height and dumpster details on final submission

Ms. Kristen Kapelanski, Planner
McDonald's Restaurant
June 3, 2008
Page 2

Exterior Lighting:

Applicant will address the Lighting Intent, Lighting Plan relative to fixture manufacturer's details, mounting heights, required notes on photometric plan and required conditions, complete photometric plan and exterior lighting details along with fixture specifications on final submitted plans.

OHM Engineering Advisors

SITE PLAN CORRECTIONS:

1. **Sign Quantity Table:**
Applicant will include on final drawings
2. **Sign Details:**
Applicant will include sign details for each sign on final drawings
3. **Sidewalk:**
Applicant will provide additional sidewalk information on final drawings
4. **Sign Orientation:**
Applicant will adjust sign orientation on final drawings
5. **Driveways:**
Applicant will indicate location of driveways on both sides of road on final drawings
6. **Ramps:**
Applicant will include MDOT Special Details for Sidewalk Ramps on the final drawings
7. **Detectable Warnings:**
Applicant will adjust orientation of detectable warnings on the final drawings

Preliminary Landscape Review – McDonald's Rebuild SP #08-21 dated May 20, 2008

Plant List (LDM)

1. Applicant will adjust plant values to meet City of Novi cost estimate on final drawings

Plan Notes & Details

1. Applicant will revise Landscape Notations and Planting Details to meet Novi standards on the final drawings

General Requirements

- 1 Applicant will provide an Irrigation and Cost Estimate with the final drawings

FAÇADE ORDINANCE – METO SERVICES, INC. dated May 21, 2008

Applicant will seek a Section 9 Waiver relative to south façade deficiencies per ordinance.

Ms. Kristen Kapelanski, Planner
McDonald's Restaurant
June 3, 2008
Page 3

Fire Department Review – dated May 12, 2008

1. Applicant will verify turning radii for fire apparatus throughout the site on final drawings
2. Applicant will indicate location of west fire hydrant on the utility plans in addition to verifying building distance from hydrants on final drawings.

If I can be of any further assistance in this matter, do not hesitate to contact me at my office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Z. Martin', written over a horizontal line.

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

FZM/

PC: Jeff Chase, McDonald's Corporation USA, LLC

Enclosures



June 3, 2008

Mr. Lindon K. Ivezaj
City of Novi, Community Development Dept.
45175 West 10 Mile Road
Novi, Michigan 48375

Re: Engineering Review for McDonald's – Twelve Oaks Mall (SP #08-21)

Dear Mr. Ivezaj,

Please find below, HH Engineering Ltd's responses (listed in blue italics) to the "Additional Comments to be addressed prior to Final Site Plan submittal" from the City of Novi Engineering Review, dated May 20, 2008:

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications. *A note will be provided as required stating that all work shall conform to the current version of the City of Novi standards and specifications.*
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. *We will only submit standard detail sheets for the "Stamping Set" submittal.*
3. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards given in Section 2506 of Appendix A of the Zoning ordinance. Show greater detail on the plan (radii, lengths, widths, etc.). *All plans will be updated to conform to the appropriate City standards. The plans will also be updated to show greater detail including radii, lengths, widths, etc.*
4. Sidewalk shall not ramp to a dead end. The proposed sidewalk on the south side of the site does not lead to any other sidewalks. *The plans will be revised as required to meet current City of Novi standards.*
5. All angled stalls shall provide 18-feet in total length, minimum. Currently many do not. All drive lanes adjacent to 60-degree angled stalls shall be a minimum of 15-feet in width. *The plans will be revised to meet current City of Novi standards for parking lots.*
6. If 2-feet of stalls are proposed as overhang, all adjacent curb shall be 4-inch MDOT C-4. *The plans will be revised to meet current City of Novi standards for parking lots.*

7. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package. *If required, another copy of the Non-domestic User Survey form will be submitted in the Final Site Plan submittal.*
8. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles. *A note will be provided stating that compacted sand backfill shall be provided for all utilities, within the influence of paved areas, and will be illustrated on the profiles.*
9. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed. *A construction materials table will be added to the Utility Plan.*
10. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review. *A note will be provided stating that if any dewatering is encountered during construction, a dewatering plan will be submitted to the Engineering Department for review.*

Water Main

11. Show updated plan including any fire hydrants/suppression and flow/pressure required by the Fire Marshall. *An updated plan will be included showing any fire hydrants/suppression and flow/pressure as required by the Fire Marshall.*

Sanitary Sewer

12. The sanitary lead shall not tap directly into the monitoring manhole. It shall, however, be wye'd into the existing sewer lead. *The utility plan will be revised to be "wye'd" into the existing sewer.*
13. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26. *The table will be updated as required.*
14. The sanitary lead shall maintain a 2-percent slope if available (minimum 1-percent). *A minimum of a 1-percent slope will be maintained at all times on the sanitary lead. A 2-percent slope will be used if available.*
15. Provide a note on the Utility Plan stating the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement. *A note will be provided on the Utility Plan stating that the sanitary lead will be buried at least 5 feet deep for portions of the lead within the influence of pavement.*

Storm Sewer

16. Provide a schedule listing the casting type for each utility plan. *A schedule will be provided as required for each utility plan.*

Storm Water Management Plan

17. 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. *The plan will be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual as required.*
18. Storm water pretreatment shall be required prior to discharge in the existing Twelve Oaks system. *All storm water will be pretreated prior to discharging into the existing Twelve Oaks systems as required.*
19. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site (show there is little or no change in runoff by altering the existing site). *Calculations will be provided as required.*

Paving & Grading

20. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade. *The plans will be revised as required.*
21. Concrete pavement shall use 21AA aggregate. The current cross section shows a different aggregate. *21AA aggregate will be used for all concrete pavement as required.*
22. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations. *It will be verified that all slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.*
23. Detectable warning surfaces 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 MDOT standard detail (R-28-F) for detectable surfaces. *The latest version of MDOT Standard Plan R-28-F will be included on the plans. This standard plan requires the use of detectable warning surfaces.*
24. Label specific ramp locations on the plans (or label as typical), and specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable. *Notes will be added to the plan requiring the use of concrete-embedded detectable warning plates, which are approved by the City of Novi.*
25. The City standard straight-faced curb (MDOT C-4 curb detail) shall be provided. *The MDOT C-4 curb detail will be added to the plans for use around the parking lot.*

26. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas. *Additional grades will be added to the plans to indicate height of curb adjacent to the parking stalls or drive areas.*
27. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate. *Additional detail will be added to the plans in denote locations of the 4" curb and 6" curb.*
28. Provide the standard Detail 'M' approach at the 12 Oaks Mall Ring Road driveway/intersection. *The MDOT Detail 'M' standard plan will be added to the plans.*

Off-Site Easements

29. If any off-site easements are anticipated, they must be executed by both parties **prior to final approval of the plans**. Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures. *If necessary, any off-site easements will be executed by both parties prior to final approval of the plans. Drafts of the easement will be submitted as necessary at the time of the Preliminary Site Plan submittal for review and must be approved by the City prior to final signatures.*

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

30. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. *A letter will be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.*
31. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration). *An itemized construction cost estimate will be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees.*

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

32. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. This agreement will be for the onsite pretreatment, not for the 12 Oaks Lake detention. *A draft copy of the maintenance agreement for the storm*

water facilities, as outlined in the Storm Water Management Ordinance, will be submitted to the Community Development Department with the Final Site Plan.

33. If water main construction is proposed (8-inch diameter or greater) for fire hydrants, 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. *If required, a draft copy of the 20-foot wide easement for the water main to be constructed on the site will be submitted to the Community Development Department.*

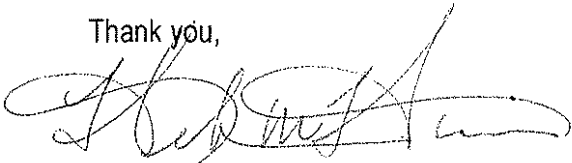
The following must be addressed prior to construction:

34. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office. *A City of Novi Grading Permit will be obtained prior to any grading on the site.*
35. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information. *Sarah Marchioni, of the City of Novi Community Development Department, will be contacted for the necessary forms in obtaining a Soil Erosion Control Permit. No work will begin until a Soil Erosion Control Permit has been obtained and Soil Erosion Control measures are in place.*
36. If any work is proposed within the right-of-way of Novi Rd, a permit must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information. *A permit for work within right-of-way of Novi Road will be obtained from the City of Novi prior to the start of work.*
37. If any work is proposed within the right-of-way of Novi Rd, a permit must also be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards. *A permit for work within right-of-way of Novi Road will be obtained from the Road Commission for Oakland County prior to the start of work. A note will be added on the plans, indicating that all work within the right-of-way, will be constructed in accordance with the Road Commission for Oakland County standards.*
38. If water main construction is proposed (for fire hydrants) in access of 8-inch diameter, a permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved. *If water main construction is necessary, a permit will be submitted through the City Engineer once the water main plans have been approved, to obtain a permit for water main construction from the MDEQ.*

39. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting. *All necessary Construction Inspection Fees will be paid prior to the pre-construction meeting as required.*
40. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed. *Prior to the start of construction, an incomplete site work performance guarantee (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) will be posted prior to TCO, as specified in the Performance Guarantee Ordinance.*
41. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. *Prior to the start of construction, a street sign financial guarantee (proposed amount is \$400 per traffic control sign) will be posted at the Treasurer's Office.*

If you have any questions, or would like to discuss any of the above items, please feel free to contact me at (313) 963-6560.

Thank you,



Helen M. Himes, P.E.
Senior Project Engineer
HH Engineering Ltd.

TEXT AMENDMENT 18.223

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18, AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, AT SECTION 2406, PLANNED DEVELOPMENT OPTIONS, SECTION 201, DEFINITIONS, AND 2505.14, OFF-STREET PARKING REQUIREMENTS TO ALLOW FOR MODIFICATIONS TO ALLOW ADDITIONAL USES WITHIN THE RC DISTRICT WITH A PD-2 OPTION.

THE CITY OF NOVI ORDAINS:

Part I. That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, is hereby amended at Section 2406 "Planned Development Options" which shall now read in its entirety as follows:

Sec. 2406. Planned Development Options.

1. *Intent.* The PD Planned Development Options contained herein are intended to provide for alternative means of land use development within designated zoning districts. The options contained herein shall be considered only within those areas of the City which are specifically designated for their application on the City's Master Plan for Land Use Map.

The land use patterns of alternative development under these options are further intended to be designed and laid out so as to create a desirable environment providing for the harmonious relationship between land use types with respect to: uses of land, the location of uses on the land and the architectural and functional compatibility between uses.

2. *Application.* Application for development under these options shall be made to the City in accordance with the following:

A. An application to develop under a PD Option shall be made to the Planning Commission for its review and recommendation to the City Council. The application shall be filed concurrently with a fully documented preliminary site plan. The preliminary site plan shall be completed in accordance with the review requirements as set forth and regulated in the City's Site Plan and Development Manual and subpart 4.A. of this Section.

B. In those instances where it is necessary to request rezoning in order to effectuate a PD Option an application to rezone shall be made to the Planning Commission for its review and recommendation to the City Council. The application for rezoning shall be completed in accordance with the City's Site Plan and Development Manual.

C. The Planning Commission may proceed simultaneously with review and recommendation on applications for rezoning, PD Option and preliminary site plan approval.

3. *Application Review.* The Planning Commission, upon receipt of an application to rezone and develop under an option as set forth in 2.B. above, or to develop under an option as set forth in 2.A. above, shall set a public hearing date for review of the

application. Notice of the public hearing shall be given and the hearing held as provided by the Zoning Enabling Act, P.A. 1921, 207, as amended. The Commission, in making its review, shall adhere to the conditions stated in Sections 2406.6.A. and 7.A., as applicable.

Upon receipt of the Planning Commission's recommendation, the City Council may grant the rezoning request provided it finds that the request meets the conditions outlined in Sections 2406.6.A. and 7.A., as applicable, provided, further, that the request to rezone and the PD Option to be implemented along with the accompanying Preliminary Site Plan, in the Council's opinion, carries out the intent of this Section as well as the overall intent of this Ordinance as set forth in its preamble. The City Council may proceed simultaneously with review and action on applications for rezoning, PD Option and preliminary site plan approval, with special land use consideration.

4. *Site Plan Review.* For the purpose of effectuating a PD Option, the Preliminary Site Plan, with accompanying rezoning application (if applicable), shall be reviewed by the Planning Commission for recommendation to City Council. In those instances where a request to rezone is not necessary in order to develop under a PD Option, a Preliminary Site Plan shall be submitted to the Planning Commission for its review and recommendation to the City Council.

A. *Preliminary Site Plan Review--Planning Commission.* The Planning Commission, in making its review of the Preliminary Site Plan, shall find that at least the following conditions are met:

- (1) The plan meets all the requirements of Section 2516 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual.
- (2) The plan satisfies the intent of the Special Land Use provisions as stated in Section 2516.2.c.
- (3) The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and Development Manual.
- (4) The plan satisfies the intent of this Section with respect to use of land and principal and accessory use relationships within the site as well as with uses on adjacent sites.
- (5) That all existing or proposed streets, roads, utilities and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements.
- (6) The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements.
- (7) That there exists a reasonably harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between:

- (a) The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features.
- (b) The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances.
- (c) The rooftops of buildings that may lie below street levels or from the windows of higher adjacent buildings.
- (d) Landscape plantings, off-street parking areas and service drives on adjacent lands.
- (e) Compliance with street, road and public utility layouts approved for the area.
- (f) The architecture of the proposed building(s) including overall design and facade materials used. Architectural design and facade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area.

B. *Preliminary Site Plan Approval--City Council.* The City Council shall review the Preliminary Site Plan with regard to the Planning Commission's recommendation and the review requirements and conditions set forth in 4.A. of this Section. The City Council shall approve the Preliminary Site Plan provided all the conditions as set forth in 4.A. of this Section are met, as well as the standards of Section 2516.2.c.

As part of its approval of the Preliminary Site Plan, the Council is authorized to impose conditions that are reasonably related to the purposes of this section and that will:

- (1) Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
- (2) Protect the natural environment and conserving natural resources and energy;
- (3) Insure compatibility with adjacent use of land; and
- (4) Promote the use of land in a socially and economically desirable manner.

All conditions imposed shall be made a part of the record of the approval of the Preliminary Site Plan.

C. *Approved Preliminary Site Plan.* Once the Preliminary Site Plan has been approved by the City Council, no development shall take place therein nor use made of any part thereof except in accordance with the approved plan or in accordance with an approved amendment thereto.

Approval of the Preliminary Site Plan by the City Council shall give direction to the applicant to proceed with development of the Final Site Plan.

D. *Final Site Plan Approval.* A Final Site Plan shall be prepared and submitted by the applicant for approval. Review and approval shall be administrative unless the City Council requests that the final site plan be submitted to it for review. The Final Site Plan shall:

- (1) Conform with the Preliminary Site Plan and meet the conditions as set forth in 4.A. of this Section.
- (2) Contain all the requirements as set forth in Section 2516 of this Ordinance and the requirements set forth in the City's Site Plan Procedures Manual.
- (3) Include plans and drawings illustrating, in detail, all physical layouts as indicated on the approved Preliminary Site Plan, as well as building elevations of all building walls, including a legend detailing facade materials, landscaping plans and any other physical plan details such as lighting, signs, etc. being proposed. Supporting documentation in the form of building plans and schedules of construction may also be requested.
- (4) The dedication of public rights-of-way or planned public open spaces, where proposed on the site plan or as may be otherwise required, shall have been made.
- (5) In residential use areas, any prorated open space has been irrevocably committed and retained as open space for park, recreation and related uses, and that all such lands meet the requirements of the City.
- (6) Where applicable, marginal access road easements or rights-of-way have been provided.
- (7) Money or other forms of credit satisfactory to the City had been submitted for the ultimate removal of any direct access points to major thoroughfares and guaranteeing construction of the marginal access road.
- (8) The Final Site Plan clearly and undeniably states that any and all direct access points to a major thoroughfare, where access is ultimately to be made via a marginal access drive, is temporary access and will be removed upon opening of the marginal access drive across the site.

E. *Site Plan Revisions.* Revisions to an approved Preliminary Site Plan shall require resubmittal of plan revisions to the City for review. Such revisions shall be resubmitted to the Planning Commission and City Council for review and approval, except those revisions permitted to be reviewed administratively under Section 2516.1.c. Revisions requiring Commission and Council review shall include physical changes to the exterior building wall facade materials or physical alterations that will change the appearance of a building.

The Planning Commission and City Council, in making a review of a revised site plan, shall find that any such revisions forwarded to them for review and

approval, meet all the minimum requirements of this Section, including its general intent.

Revisions to an approved Final Site Plan shall require resubmittal of plan revision to the City for administrative review, unless the City Council has requested that the Final Site Plan be submitted to it for review.

F. Site Plan Approval Limitations. Approval of a Preliminary Site Plan shall be effective for a period of one (1) year from date of approval by the City Council, within which time period the applicant shall obtain final site plan approval. Approval of a Final Site Plan shall be effective for a period of two (2) years from date of approval, within which time the applicant shall obtain building and other necessary permits and commence construction.

Development shall be in accordance with such time limits unless an extension is requested and granted by the City Council.

5. *Deviations from area, bulk, yard, and dimensional requirements.* As part of approval of a Preliminary Site Plan, the City Council shall be authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property; provided, however, that such authorization to grant deviations shall be conditioned upon the Council finding:

- (1) that each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;
- (2) that approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;
- (3) that the proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;
- (4) that the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and
- (5) that the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.

In determining whether to grant any such deviation, the Council shall be authorized to attach reasonable conditions to the Preliminary Site Plan, in accordance with Section 2406.4.B.

6. *(PD-1) Planned Development Option.* The PD-1 Planned Development Option is designed to encourage development of specific types of residential land use within the RM-1 Multiple-Family Residential Districts in those designated areas of the City's Master Plan for Land Use and which would be in substantial accord with the goals and objectives of that plan. The intent of this option is to permit the application of mid-rise, higher density multiple dwelling structures in a district otherwise restricted to low-rise, lower density residential use:

A. In considering a request to rezone land to a district in which the PD-1 Option is permitted, the Commission may recommend approval of the request to the City Council only after the Commission finds that:

- (1) The parcel of land requested for rezoning to an RM-1 District lies substantially within an area depicted on the City's Master Plan for Land Use Map for development under a PD-1 Option.
- (2) The request to rezone is being made with the intent of developing uses under the PD-1 Option.
- (3) The area being requested for rezoning is either fully served by public utilities, including water and sanitary sewer, or will be fully served through the extension of such public utilities to the site at the time of development.
- (4) The area requested for PD-1 Option development demonstrates suitable road traffic capacity/access for the expected higher density housing at the time of development.
- (5) The PD-1 Option development reflects an opportunity to preserve existing environmental resources onsite through development of multi-story construction and underground or first floor parking vs. two (2) story construction and surface parking.
- (6) The development will not be contrary to established land use patterns.
- (7) The requirements for special land uses contained within Section 2516.2(c) are satisfied.
- (8) The development will not adversely impact the City's ability to deliver and provide public infrastructure and public services at a reasonable cost and with regard to the planned and expected contribution of the property to tax base and other fiscal considerations

B. Application for development under this option shall conform to all the submittal requirements of this Section. Under this option, no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

- (1) All uses permitted and as otherwise regulated in the RM-1 District.
- (2) Mid-rise multiple-family dwellings.
- (3) Retail, commercial uses and office uses provided the following conditions are met:
 - (a) Such uses shall be permitted within mid-rise structures only;
 - (b) Any retail or office uses on the site shall be clearly accessory to the principal use and shall be intended and designed to service only the residents of the principal use;
 - (c) Such uses shall be contained totally within the walls of a principal building and shall be totally obscured from any exterior view. No identification sign shall be visible from any exterior view; and
 - (d) Such uses shall not exceed twenty-five (25) percent of the gross floor area at grade level, or more than fifty (50) percent of the gross floor area of a subgrade level, and shall be prohibited from any level above the first floor.

(4) For those uses exceeding the maximum permitted height limitation of the RM-1 District, the following requirements shall apply:

(a) No structure shall be less than three (3) nor more than five (5) stories in height, except that in the case of low-rise, low-density multiple-family dwellings, two and one-half (2 1/2) story structures may be permitted, provided at least one (1) complete wall with fenestrations from the lower living level shall be fully exposed;

(b) For the purposes of computing dwelling unit density, the total number of rooms eighty (80) square feet or more (but not including kitchen, dining and sanitary facilities) shall not be more than the area of the parcel in square feet divided by seven hundred (700). Community water and sewer must be available. All units shall have at least one (1) living room and one (1) bedroom, except that up to ten (10) percent of the total number of units in a building may be of an efficiency apartment type;

(c) For the purposes of computing the permitted number of dwelling units per acre, the room assignments (bedroom to total room ratio) of Section 2400, footnote (d), shall apply;

(d) For those structures exceeding the maximum height limitations of the District, the minimum yard setbacks shall be equal to the setback requirements of the District, plus one (1) additional foot of setback shall be provided for each foot the building exceeds the maximum height limitation of the district, except that where a lot line abuts a public street, one-half (1/2) the width of the right-of-way of said street may be considered as yard setback, but in no instance shall any such setback be less than fifty (50) feet;

(e) A minimum yard setback of one hundred (100) feet shall be provided from any lake shoreline including natural or manmade water bodies. Stormwater retention facilities shall be considered as shoreline when they are designed and developed as an integral part of the site's landscaped open space. The area of said setback may be utilized in the computation of density but shall not be used for off-street parking or accessory buildings. Said yard area shall be used for open space, recreation, beach facilities and similar uses;

(f) For the purposes of determining the location of off-street parking with respect to buildings and the minimum distance between buildings, the applicable requirements of Section 2400, footnote (e), shall apply; and

(g) Off-street parking shall be provided as required in Section 2505 of this Ordinance and shall be laid out in accordance with the requirements of Section 2506 of this Ordinance.

7. *(PD-2) Planned Development Option.* The PD-2 Planned Development Option is intended to encourage development of intensive major nonresidential land use types and

transitional mixed-use buildings with residential components land use types not otherwise permitted in the RC Regional Center districts. The Option is designed to encourage development within those land areas in substantial accord with the goals and objectives of the City's Master Plan for Land Use. The further intent of this option is to permit the limited application of (i) more extensive commercial uses in a district otherwise restricted to community and regional oriented shopping centers or (ii) transitional uses on the periphery of regional oriented shopping centers:

A. In considering a request to rezone land to a district in which the PD-2 Option is permitted, the Commission may recommend approval of the request to the City Council only after the Commission finds that:

- (1) The parcel of land requested for rezoning to RC District lies substantially within an area depicted on the City's Master Plan for Land Use Map for development under a PD-2 Option.
- (2) The request to rezone is being made with the intent of developing uses under the PD-2 Option.
- (3) The area being requested for rezoning is immediately adjacent to like or similar zoning so as not to create unrelated penetrations of nonresidential districts into residentially zoned areas.
- (4) The area requested for rezoning is either fully served by public utilities, including water and sanitary sewer, or will be fully served through the extension of such public utilities to the site at the time of development.
- (5) The area requested for PD-2 Option development demonstrates suitable road traffic capacity/access and utility services for the expected high density commercial type uses and/or higher density mixed-use buildings with residential type uses at the time of development.
- (6) The development will not be contrary to established land uses patterns.
- (7) The requirements for special land uses contained within Section 2516.2(c) are satisfied.

B. Application for development under this Option shall conform to all the submittal requirements of this Section. Under this Option, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

- (1) Convention centers including motels, motor hotels, auditoriums, theaters, assembly halls, concert halls or similar places of assembly, and related accessory uses when included as an integral part of the center;
- (2) Planned commercial centers containing at least one hundred fifty thousand (150,000) square feet of gross leasable floor area;
- (3) Entertainment centers such as theaters, health clubs, racquet clubs and other indoor recreation centers;
- (4) Retail commercial uses, provided such retail commercial uses shall have a gross leasable floor area of fifty thousand (50,000) square feet and shall be contained wholly within a building with no outdoor sales, display, storage of goods or materials;

- (5) Banquet halls, sit-down restaurants, and the following types of fast food restaurants; fast food carryout, fast food drive-through and fast food sit-down restaurants, provided the following conditions are met:
- (a) When restaurants are independently freestanding uses and not attached to or otherwise clearly accessory to a principle use, they shall be located no closer than one thousand (1,000) feet from any other such use on the same side of the street;
 - (b) Minimum parcel size shall be 1.25 acres.
 - (c) The site plan shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic.
- (6) Office buildings for executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and allied uses;
- (7) Retail commercial uses provided all such business uses are located on subfloors below grade on the ground floor or ground floor mezzanine only; and
- (8) Mixed-use buildings with residential components on properties adjacent to a use or zoning district other than the RC District, subject to the following:
- (a) All buildings shall consist of any single use or combination of uses that are principal permitted uses of the B-1, B-2, or OSC zoning district, and all buildings shall have an attached residential component. In no instance shall the gross floor area of the retail/office component of a mixed-use development comprise more than twenty (20%) of the total floor area of the building. The regulations applicable to the RM-2 District with respect to density shall apply to the residential component;
 - (b) The ground floor of the building shall not contain any residential use except for customary indoor ancillary uses to multiple family dwellings including, but not limited to, lobbies, hallways, leasing offices, garages, residential storage, swimming pools and ancillary uses. For purposes of this section, "ground floor" shall be defined as a floor, or portion thereof, where the exterior finish grade adjacent to the floor is no more than four (4') feet below the finish floor elevation;
 - (c) Subject to the percentage limitations of subsection (a) above, upper stories may be used for any use as permitted in Section 2406.6.B.(8).(a), above, provided that no commercial or office use shall be located on a story above a residential use (not including ancillary uses to residential uses).
 - (d) In addition to the requirements of Section 2406.4.A, the applicant for a mixed-use building must demonstrate the following:
 - (i) The development will result in a recognizable and substantial benefit to the ultimate users of the project and to

the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.

(ii) Based upon the proposed uses, layout, and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment, and the proposed signage, the development will result in a material enhancement to the area of the City in which it is situated.

(iii) In relation to underlying zoning, the proposed development will not result in an unreasonable negative economic impact upon surrounding properties.

(iv) Each particular proposed use in the development, as well as the quantity and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, and shall reflect innovative planning and design excellence.

(v) The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon due notice to the City Clerk, provided that the transfer is to a single person or entity, as required in the first instance.

(vi) Streetscape amenities shall be included as part of a mixed-use building. The use of decorative, pedestrian-scale parking lot lighting, public pathways, and other similar features shall be an integral part of any site plan. Amenities shall include lighting, landscape plantings, and other amenities that reflect a consistent residential theme, and all shall comply with the provisions set forth in Section 1602.7 and Section 1607.14. All such amenities shall be privately owned and maintained.

(9) Accessory uses customarily ancillary to the above permitted uses.

C. The maximum permitted building height of the RC Regional Center District shall apply to all uses under the PD-2 Option.

D. The minimum front, side, and rear yard setback requirements for all principle uses permitted under this Option, shall be as follows:

TABLE INSET:

Front yard setback	50 feet(1)
Side yard setback(s)	35 feet (2)

	(total of two 70 ft.)
Rear yard setback	35 feet

- (1) Wherever a marginal access service drive shall be required in accordance with the approved plan, the front yard setback shall be measured from the interior right-of-way line of the service drive; and
- (2) In the case of an exterior side yard, the setback requirement of the front yard shall apply including all off-street parking and greenbelt requirements. Off-street parking shall be provided as set forth and regulated in Section 2505 of this Ordinance, except that off-street parking shall be permitted within any yard to a point twenty (20) feet from the front or exterior side yard property line and to a point ten (10) feet from any interior side and rear property line.

E. Landscaping throughout the site shall be provided as set forth and regulated in Section 2509 of this Ordinance.

F. In those instances where the Planning Commission and City Council determines that marginal access service drives will not be necessary, off-street parking may be permitted in the front yard to a point twenty (20) feet from the proposed thoroughfare right-of-way line.

In determining that marginal access service drives will not be needed, the Planning Commission and City Council shall find that:

- (1) The extent of frontage on a major thoroughfare consumed by the site in question is such that the number of access points from the site directly to the thoroughfare will be no more than and/or will have no greater impact on the thoroughfare than if access were provided via a marginal access drive;
- (2) The function of any existing or proposed marginal access service drives adjoining the site in question will not be adversely affected by not confirming such drives on the site in question; and
- (3) The extent of thoroughfare frontage is such that the need for marginal access service drives beyond the site in question will either no longer be needed or can be effectively developed independently of the site in question.

S. *Appeals* . The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretation or any other decisions regarding this Section or a proposed Preliminary Site Plan.

(Ord. No. 97-18.135, Pt. I, 9-22-97; Ord. No. 99-18.153, Pt. VI, 12-6-99; Ord. No. 99-18.156, Pt. IX, 12-20-99; Ord. No. 02-18.171, Pt. I, 12-16-02; Ord. No. 2005-18.198, Pt. II, 8-22-05)

Part II. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the

Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

Part III. Savings. This amendment does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture, or punishment, pending or incurred prior to the amendment.

Part IV. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Part V. Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 4 of Act 207 of the Public Acts of 1921, as amended, the provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time.

MADE, PASSED AND ADOPTED BY THE NOVI CITY COUNCIL THIS
____ DAY OF _____, 2008.

DAVID LANDRY – MAYOR

MARYANNE CORNELIUS – CITY CLERK

1. Date of Public Hearing _____
2. Date of Adoption _____
3. Date of Publication of
Notice of Adoption _____

CERTIFICATE OF ADOPTION

**CITY COUNCIL MINUTES EXCERPT
MAY 12, 2008**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MAY 12, 2008 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Landry called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Landry, Mayor Pro Tem Capello-absent/excused, Council Members Crawford, Gatt, Margolis, Mutch, Staudt

ALSO PRESENT: Clay Pearson, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA

Member Gatt added to Presentations, Recognition of the Novi High School Robotics Team. Mayor Landry commented Member Gatt's presentation would be added as #3 and Fire Station #2 Improvements and Expansion would be moved to #4 and Council agreed.

**CM-08-05-070 Moved by Margolis, seconded by Gatt; CARRIED UNANIMOUSLY:
To approve the agenda as amended.**

Roll call vote on CM-08-05-070 **Yeas: Crawford, Gatt, Margolis, Mutch, Staudt,
Landry**
Nays: None
Absent: Capello

MATTERS FOR COUNCIL ACTION – Part II - None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION

**C. Approval of Zoning Ordinance Text Amendment 18.223, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Section 2406, Planned Development Options to allow for modifications to allow additional uses within the RC District utilizing a PD-2, Planned Development Option and to address minor inconsistencies within the PD Section of the Ordinance. Second Reading
Member Mutch**

Member Mutch stated when this was before Council for the First Reading, Mayor Pro Tem Capello had some comments he was going to bring back for the Second Reading. He asked Council if this could be tabled until the next meeting, so he could have his input on the item, since the next meeting was Monday, May 19th.

Member Margolis asked if the Administration had any conversations with Mayor Pro Tem Capello. Mr. Pearson said he had the opportunity to speak with him last week and his concern was in terms of the fundamental creation of this option for limited drive throughs in the RC District. Mr. Pearson said he explained to Mayor Pro Tem Capello that the staff and the attorney had looked at the different options to allow McDonald's to rebuild since it was already there. He said rather than go to the ZBA, the provisions Council had were their best

recommendation for that. He said his question to Mayor Pro Tem Capello last week was whether this should be listed on the Consent Agenda or elsewhere and he was OK with leaving it on the Consent Agenda.

Member Mutch stated he would share the concerns that Mayor Pro Tem Capello had expressed. In looking at the map provided to Council in terms of potential locations for fast food restaurants in the RC PD2 area, he was concerned that those properties that were under utilized or vacant might be opened up to fast food restaurants in the area around Twelve Oaks Mall. He said he knew Taubman had a fair amount of control but he didn't think all that property was under their control, and he had a concern about opening that up. He said from his viewpoint this was a single user situation where they were amending the ordinance to address their problem specifically and typically and that was not the approach they had taken. He said he would not be in support of the text amendment as presented.

Mayor Landry said they had talked about this at First Reading, he thought it was necessary and they needed to do this. He said when he spoke to Mayor Pro Tem Capello, today when he called to indicate that he was ill and would not appear tonight, he didn't indicate any concern about this. Mayor Landry said he assumed he was aware it was on the Consent Agenda as he would have received it. Mayor Landry stated he was in favor of moving forward with the proposal at this time.

**CM-08-05-076 Moved by Margolis, seconded by Gatt; MOTION CARRIED:
To approve Zoning Ordinance Text Amendment 18.223, to amend
Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance
at Section 2406, Planned Development Options to allow for
modifications to allow additional uses within the RC District utilizing
a PD-2, Planned Development Option and to address minor
inconsistencies within the PD Section of the Ordinance. Second
Reading**

Roll call vote on CM-08-05-076

**Yeas: Crawford, Gatt, Margolis, Staudt, Landry
Nays: Mutch
Absent: Capello**

**CITY COUNCIL MINUTES
EXCERPT APRIL 21, 2008**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, APRIL 21, 2008 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Landry called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Landry, Mayor Pro Tem Capello, Council Members Crawford, Gatt, Margolis, Mutch, Staudt

ALSO PRESENT: Clay Pearson, City Manager
Pamela Antil, Assistant City Manager
Tom Schultz, City Attorney
David Molloy, Chief of Police

APPROVAL OF AGENDA

Mayor Landry added a communication from Steve Moranti regarding storage of recreational vehicles, as Item #1 under Mayor and Council Issues.

**CM-08-04-061 Moved by Gatt, seconded by Margolis; CARRIED UNANIMOUSLY:
To approve the agenda as amended.**

Voice vote

MATTERS FOR COUNCIL ACTION – Part I

- 3. Approval of Zoning Ordinance Text Amendment 18.223, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Section 2406, Planned Development Options to allow for modifications to allow additional uses within the RC District utilizing a PD-2, Planned Development Option and to address minor inconsistencies within the PD Section of the Ordinance. First Reading**

Mr. Pearson said the text amendment was recognizing the realities of some current developments that were looking to reinvest in some of the property in this Zoning District. However, without this ordinance change, they couldn't make that reinvestment. It was also cleaning up a couple of other minor changes in language and modernizing it. He said there was a positive recommendation from staff and the Planning Commission.

**CM-08-04-065 Moved by Capello, seconded by Margolis; CARRIED UNANIMOUSLY:
To approve Zoning Ordinance Text Amendment 18.223, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance at Section 2406, Planned Development Options to allow for modifications to allow additional uses within the RC District utilizing a PD-2, Planned Development Option and to address minor inconsistencies within the PD Section of the Ordinance. First Reading**

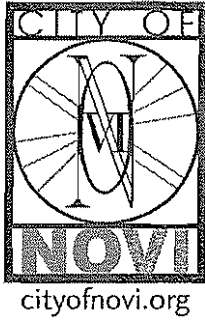
Mayor Pro Tem Capello said he did have a concern of opening this up to fast food/drive through restaurants but would reserve his comments until directly before the second reading.

Roll call vote on -08-04-065

**Yeas: Margolis, Mutch, Staudt, Landry, Capello,
Crawford, Gatt**

Nays: None

**PLANNING COMMISSION MINUTES
EXCERPT APRIL 2, 2008**



PLANNING COMMISSION

APPROVED

CITY OF NOVI
Regular Meeting

Wednesday, April 2, 2008 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members John Avdoulos, Brian Burke, Victor Cassis, David Greco, Andrew Gutman, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: Michael Lynch (Excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Karen Reinowski, Planner; Ben Croy, Civil Engineer; David Beschke, Landscape Architect; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

Deputy Director of Community Development Barbara McBeth led the meeting in the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Pehrson seconded by Member Wrobel:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:

Motion to approve the April 2, 2008 Agenda. Motion Carried 8-0.

PUBLIC HEARINGS

ZONING ORDINANCE TEXT AMENDMENT 18.223

The Public Hearing was opened on Planning Commission's consideration and recommendation to City Council for an ordinance to amend Ordinance No. 97-18, as amended, the City of Novi Zoning Ordinance at Section 2406, Planned Development Options, Section 201, Definitions, and 2505.14, off-street parking requirements to allow for modifications to allow additional uses within the RC District with a PD-2 Option.

Planner Kristen Kapelanski explained that these proposed changes are to Section 2406 of the Zoning Ordinance, the Planned Development Options. In order to facilitate the review of minor changes to an approved site plan, Section 2406.4.e is proposed to be modified to allow administrative review of those plans that propose minor changes to an existing site. This is similar to Ordinance review standards in other districts. Uses permitted using the PD-2 Option would also be expanded. Indoor recreation uses would be added to broaden the category that is already present, which includes health clubs and racquet clubs. Fast food and fast food carry-out establishments would also be included as a permitted use. A limitation on the distance allowed between fast food restaurants is proposed, and the amendment also places an increased emphasis on traffic circulation standards. A minimum site size of 1.5 acres has also been proposed. However, upon further examination it has been determined that this limitation would exacerbate the situation at the existing McDonald's Restaurant, which is presently the only fast food establishment within areas permitting the PD-2 option. The existing lot size of the McDonalds is 1.45 acres. It is the opinion of Staff that it would be best not to create a non-conforming lot. Therefore, Staff recommends that the Planning Commission reduce the minimum lot size associated with fast food establishments in the PD-2 District to 1.25 acres. Lastly, the front yard setback for the PD-2 Option would be reduced from seventy-five feet to fifty feet. Ms. Kapelanski said this text amendment does not deal with off-street parking.

Ms. Kapelanski said the City is not aware of any other fast food restaurants coming forward. The Twelve Oaks McDonald's would like to rebuild, so this Ordinance amendment is being presented and will accommodate the restaurant's redevelopment of their property.

Chair Cassis opened the floor for public comment:

- Paul Nystrom, Dykema Gossett, Legal Counsel for McDonald's: Mr. Nystrom supported the amendment and hoped for a positive recommendation. The current restaurant is planned for redevelopment on their 1.31 acre site. The reduced setbacks are also essential for this redevelopment.

Chair Cassis asked about the size of the proposed new building. Jeff Chase from McDonald's said the proposed building is a bit smaller than the existing building; there will be a scaled-down play place.

No correspondence was received so Chair Cassis closed the Public Hearing.

Member Burke noted that the redevelopment of the Twelve Oaks complex was very pleasing and he supported the redevelopment of the McDonald's as a change consistent with the overall upgrade of the regional center area. The restaurant is seeking to update its facility and Member Burke supported this text amendment.

Moved by Member Burke, seconded by Member Avdoulos:

ROLL CALL VOTE ON TEXT AMENDMENT 18.223 POSITIVE RECOMMENDATION MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER AVDOULOS:

In the matter of the Zoning Ordinance Text Amendment 18.223, motion to send a positive recommendation to City Council. *Motion carried 8-0.*

**CITY COUNCIL MINUTES EXCERPT
JUNE 11, 2008**

MAPS

**Location/Air Photo
Zoning
Future Land Use
Natural Features**

McDonald's SP 08-21
Location

Twelve Mile Road

Subject
Property

Mall Ring Road

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48275-3004

TEL: 248.347.4410

FAX: 248.347.4410



0 30 60 90 120 150

FEET

1 INCH EQUALS 60 FEET

MAP PRINT DATE: 2020

DISCLAIMER NOTICE

Map information depicted is not intended to constitute an offer of insurance or any other financial product. This map was prepared by the City of Novi, Michigan. The City of Novi, Michigan, is not a licensed insurance broker and does not have any authority to sell or offer any insurance policy. The City of Novi, Michigan, is not a licensed insurance broker and does not have any authority to sell or offer any insurance policy. The City of Novi, Michigan, is not a licensed insurance broker and does not have any authority to sell or offer any insurance policy. The City of Novi, Michigan, is not a licensed insurance broker and does not have any authority to sell or offer any insurance policy.

McDonald's SP 08-21
Zoning

Legend

- R-4: One-Family Residential District
- RC: Regional Center District



Twelve Mile Road



Subject
Property

Mall Ring Road

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

48175 W. TERRACE ROAD
NOVI, MI 48240-3274
(248) 347-0410

MAPS/WORK: KIMBERLY KOSKOVICH - Planner



1 INCH EQUALS 150 FEET

MAP PRINT DATE: 08/04

MAP INTERPRETATION GUIDE

Map information is provided as a reference only and is not intended to be used for any official or primary purpose. This map was prepared to assist the public in understanding the zoning map and the zoning code. It is not intended to be used for any other purpose. The City of Novi is not responsible for any errors or omissions on this map. The City of Novi is not responsible for any errors or omissions on this map. The City of Novi is not responsible for any errors or omissions on this map.

McDonald's SP 08-21
Future Land Use

Legend

- REGIONAL COMMERCIAL
- PD2
- CEMETERY



Twelve Mile Road

Subject Property

Mall Ring Road

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45115 W. TWELVE MILE ROAD
NOVI, MI 48240-3024
(734) 312-2415

MAP AUTHOR: Andrew Kasperowicz, Planner



0 20 40 60 80 100 120
FEET

1 INCH EQUALS 60 FEET

MAP DATE: 2008

MAP INFORMATION NOTICE

This information is provided as a service to residents of Novi and is intended to assist in the planning and development of the City of Novi. It is not intended to be used for any other purpose. The City of Novi is not responsible for any errors or omissions in this information. The City of Novi is not responsible for any errors or omissions in this information. The City of Novi is not responsible for any errors or omissions in this information. Please contact the City of Novi for more information.

McDonald's SP 08-21
Natural Features

Legend

- Wetlands
- Regulated Woodlands
 - Light
 - Medium
 - Dense



Twelve Mile Road

Subject Property

Mall Ring Road

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

4375 W. TEN MILE ROAD
NOVI, MI 48240-3024
(248) 247-2411

MAP ADDRESS: 4375 W. TEN MILE ROAD



1 INCH EQUALS 60 FEET

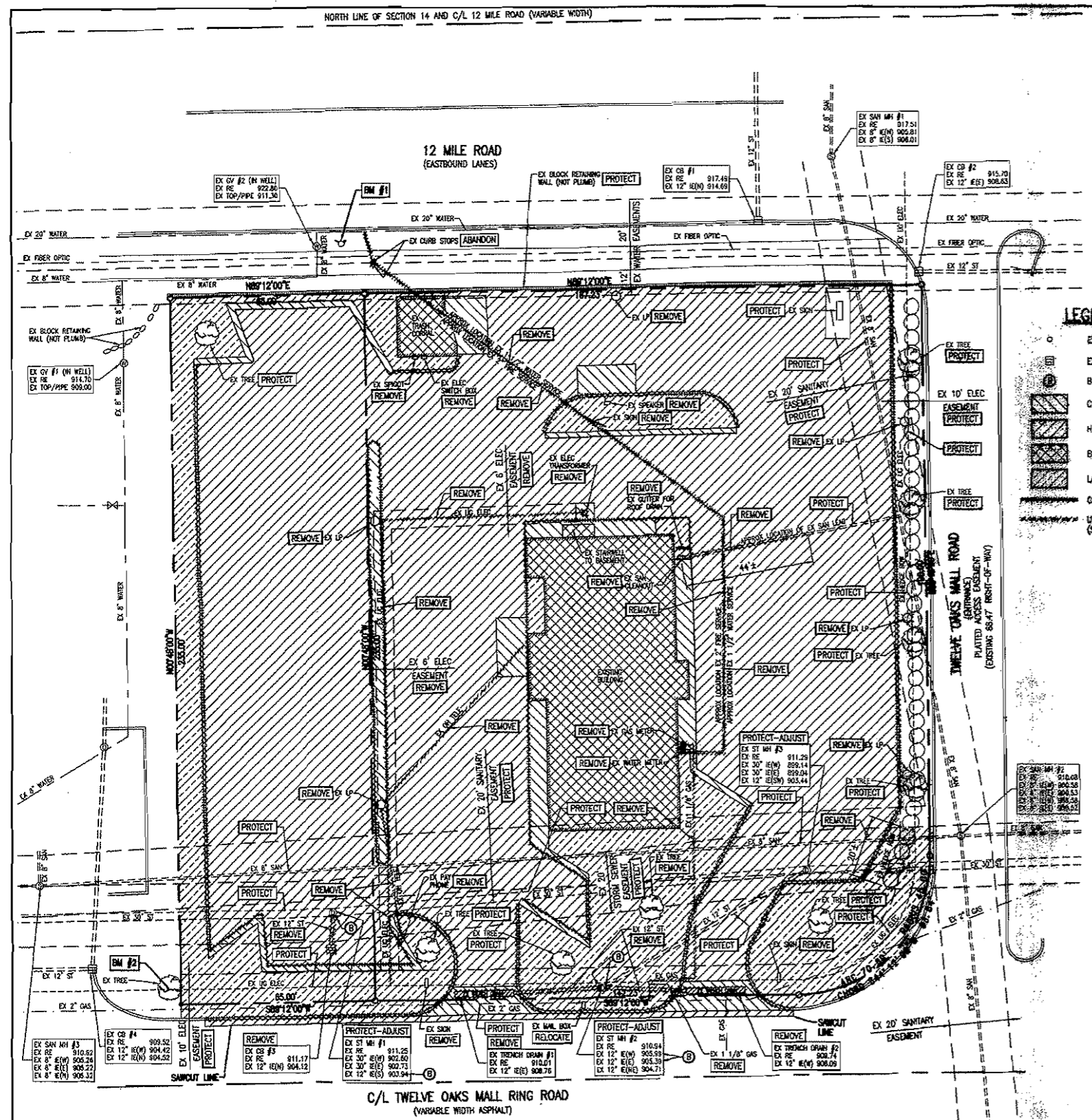
MAP PRINT DATE: 2015

MAP INTERPRETATION GUIDE

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PROPOSED SITE PLAN

EXISTING SITE PLAN/DEMOLITION PLAN



BENCH MARKS

BM #1 EL 925.08 (HMB29)
 ARROW AT TOP OF HYDRANT, SOUTH SIDE OF 12 MILE ROAD, 230' WEST OF CENTERLINE OF NORTH ENTRANCE TO 12 OAKS MALL.

BM #2 EL 912.72 (HMB29)
 TOP OF MARCHAL IN NORTH FACE OF 16' COTTONWOOD TREE, NORTH SIDE OF 12 OAKS MALL, TRAIL ROAD, 290' WEST OF CENTERLINE OF NORTH MALL ENTRANCE.

REFERENCE BM EL 933.98 (HMB28)
 CITY OF NOVA BM 14-12 BRASS DISK IN CONCRETE POST, EAST SIDE OF 18TH ROAD, 200' SOUTH OF 12 MILE ROAD.

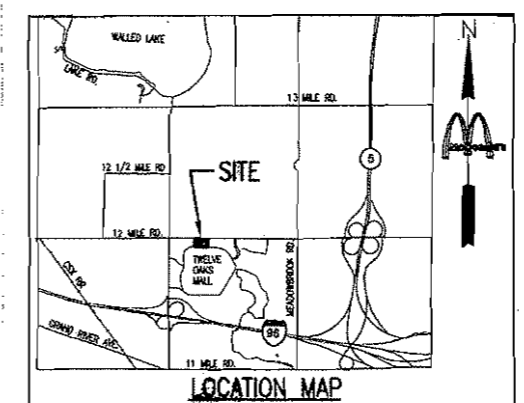
SCALE 1" = 20'

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STANDARDS, REGULATIONS, ORDINANCES AND SPECIFICATIONS OF THE CITY OF NOVA.
- SEE THE LANDSCAPE PLAN FOR PERMANENT SEEDING. IF A DISTURBED AREA CANNOT BE PERMANENTLY STABILIZED IMMEDIATELY AFTER AN EARTH CHANGE OR IF ACTIVITY CEASES FOR MORE THAN 30 DAYS, TEMPORARY SEEDING SHALL BE IMPLEMENTED WITHIN 5 DAYS.
- REFER TO THIS SHEET FOR BUILDING REMOVALS AND ON-SITE AND UTILITY DEMOLITION.
- SEE SHEET C2B FOR EROSION CONTROL MEASURES.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO EXCAVATION IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE PROMPTLY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
- TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION ON THE TWELVE OAKS MALL RING ROAD, TWELVE OAKS MALL ENTRANCE ROAD AND TWELVE MILE ROAD. ALL CONSTRUCTION SIGNING AND MAINTENANCE OF TRAFFIC SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- OWNERS/CONTRACTORS ARE RESPONSIBLE FOR AVOIDING ANY CONFLICT BETWEEN THE PROPOSED CONSTRUCTION AND THE EXISTING UTILITIES.
- EXISTING STRUCTURES TO BE ABANDONED SHALL BE REMOVED ENTIRELY. UTILITY LINES TO BE ABANDONED WHICH ARE WITHIN 3 FEET OF THE PROPOSED GRADE OR WITHIN THE BUILDING FOOTPRINT SHALL BE REMOVED ENTIRELY AND BACKFILLED WITH MOST CLASS II GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT. REMAINING PIPES SHALL BE BULKHEADED. ALL OTHER UTILITY LINES TO BE ABANDONED SHALL BE FILLED WITH FLOWABLE FILL OR GROUT. ALL ABANDONED EXISTING INLET AND OUTLET PIPES SHALL BE BULKHEADED.

LEGEND

- EXISTING MANHOLE
- EXISTING CATCH BASIN
- BULKHEAD
- CONCRETE/TILE PAVING REMOVAL
- HMA REMOVAL
- BUILDING REMOVAL
- LANDSCAPE/GRAVEL REMOVAL
- CURB-BENCHAL
- UTILITY ABANDON/REMOVAL (SEE NOTE 9)



72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

HH ENGINEERING LTD.
 220 BAGLEY, SUITE 500
 DETROIT, MI. 48226
 (313) 963-6560

GENERAL NOTES

- MCDONALD'S ROAD SIGN AND BASE ARE EXISTING AND SHALL REMAIN.
- BASES, ANCHOR BOLTS, CONCRETE AND REBAR FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- ALL LIGHT FIXTURES, BASES, POLES, CONDUIT AND WIRING INSTALLED BY GENERAL CONTRACTOR AND PAID FOR BY OWNER/OPERATOR.
- ALL FLUORESCENT FIXTURES ARE EXISTING.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 8" BELOW TOP OF ALL PAVES AND CURBS. FRESH GRAVEL, LANDSCAPING AND IRRIGATION SYSTEMS ARE PAID FOR BY THE OWNER/OPERATOR.
- GENERAL CONTRACTOR SHALL CONTACT MISS DIG 1-800-482-7171 (72) HOURS PRIOR TO CONSTRUCTION TO ALLOW FOR ACCURATE LOCATION OF ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR EXISTING AND PROPOSED UTILITIES, GRADING, PAVING SECTIONS, SOIL EROSION AND DETAILS.
- REFER TO SITE LIGHTING AND SITE DETAIL SHEETS FOR LIGHTING TYPE, HEIGHT, SPACING AND LIGHTING LEVELS.
- CONCRETE TO BE DONE ON/BEFORE 4" HIGH (TO MATCH EXISTING) W/REINFORCING TO EXISTING BELOW FOOTING (4" MINIMUM). CONCRETE TO HAVE (1) ONE SET OF GATED BASE OF 8" x 8" HIGH FORMS W/COMPACTED VERT. REINFORCING TO CONCRETE FILL 4" DIA. QUARD PORTS. SEE SHEET C1A AND REFER TO MCDONALD'S SITE DETAILS FOR SPECIFICATIONS. SEE SHEET C1B FOR DETAILS.
- ALL FORMS NOT CALLED OUT ON SHEET C1 SHALL BE A MINIMUM OF 2'-0" BARRER FREE HAND TO BE 8'-0" LONG WITH A MAXIMUM SLOPE OF 1:12 AND HAVE A NON-SLIP SURFACE - TYPICAL.
- ALL PARTED LINES, OPERATIONAL AREAS AND SYMBOLS TO BE WHITE AND TO BE PROVIDED BY OPERATOR AND PLACED PER PLANS AND MCDONALD'S DRIVE-THRU BRANDING SPECIFICATIONS.
- "NO PARKING FIRE-LANE" SIGNS TO BE LOCATED PER FIRE MARSHAL'S DIRECTION. CONTROL DEVICE CODE #R5-1.

LAND/BUILDING/PARKING DATA AND NOTES

REQ. AREA:	63,270 S.F. OR 1.45 ACRES
NET AREA (MINUS RIGHT OF WAY):	87,000 S.F. OR 1.99 ACRES
ZONING CLASSIFICATION:	C3 HIGHWAY SERVICE
ADJACENT ZONING:	R1 SINGLE-FAMILY RESIDENTIAL PDP PLANNED DEVELOPMENT PROJECT C3 HIGHWAY SERVICE
GROSS BUILDING AREA:	2,883 S.F.
USABLE FLOOR AREA:	700 S.F.
BUILDING SETBACKS REQUIRED:	
FRONT YARD SETBACK:	0 FEET OR ESTABLISHED SETBACK
SIDE YARD SETBACK:	5 FEET
REAR YARD SETBACK:	5 FEET
BUILDING SETBACKS PROVIDED:	
FRONT YARD SETBACK:	45 FEET
SIDE YARD SETBACK:	90 FEET, 4 WACHES
REAR YARD SETBACK:	65 FEET
REAR YARD SETBACK:	80 (+/-) FEET
PARKING REQUIRED (FOR DRIVE-THRU RESTAURANT USE, PER CITY OF NOVA ORDINANCE):	
1 SPACE / 2 PERSONS ALLOWED IN SEATING AREA PLUS 1 SPACE / EACH EMPLOYEE:	
100 SEATS / 2 = 50 SPACES + 12 SPACES (EMPL.) = 62 SPACES	
TOTAL PARKING REQUIRED =	62 SPACES
PARKING PROVIDED:	
STANDARD SPACES PROVIDED:	64 SPACES
NUMBER OF H.C. SPACES PROVIDED:	3 SPACES
TOTAL SPACES PROVIDED:	67 SPACES
LOADING / UNLOADING AREA REQUIRED:	
(1) @ 10' x 50'	
TOTAL LOADING / UNLOADING AREA REQUIRED:	500 S.F.
LOADING / UNLOADING AREA PROVIDED:	
(1) @ 10' x 50'	
TOTAL LOADING / UNLOADING AREA PROVIDED:	750 S.F.
LANDSCAPE REQUIRED:	
TOTAL LANDSCAPE AREA REQUIRED:	- S.F.
LANDSCAPE PROVIDED:	
TOTAL LANDSCAPE AREA PROVIDED:	- S.F.
SIGNAGE PERMITTED:	
PERMITTED: TOTAL SIGNAGE @ (1)SF/LIN. FT. OF FRONTAGE =	190 S.F.
PERMITTED: (2) ROAD SIGNS @ 50 SF EA. x 20' HIGH =	100 S.F.
PERMITTED: (1) FASDA SIGN @ 100 SF =	100 S.F.
SIGNAGE PROVIDED:	
PROVIDED: (1) ROAD SIGNS 30' HIGH @ 128 SF (AREA W/IN ARM NOT INC.) PLUS 5'x8' READER @ 24 SF. =	152 S.F.
PROVIDED: (1) FASDA SIGN @ 48 SF. =	48 S.F.
PROVIDED: TOTAL SIGNAGE ON SITE =	200 S.F.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

MICHIGAN
 1021 KARL GREIMEL DR. BRIGHTON, MI 48116
 OFFICE ADDRESS PH: (734) 335-9000

PARKING INFORMATION

TOTAL SPACES	67
30 SPACES 9' x 18'-0" @ 60'	
3 B.F. SPACES 9' x 20'-0" @ 60'	
34 SPACES 9' x 19' @ 60'	
- SPACES X' x X' @ 0'	

ARCHITECT/PLANNER

29895 Greenfield Rd., Suite 107
 Southfield, Michigan 48075
 (248) 557-1062
 Fax: (248) 557-1231
 e-mail: dma@orchestramartin.com
 www.orchestramartin.com

DEMOLITION PLAN

PROJECT STREET ADDRESS	42665 W. TWELVE MILE ROAD	
CITY	NOVI	
STATE	MICHIGAN	
COUNTY	OAKLAND	
REGIONAL DWG. NO.	DET-00	
SITE LOCATION CODE NO.	021-0337	
STATUS	DATE	BY
DATE DRAWN	04/10/08	BLE/ER
PLAN CHECKED	04/17/08	HMH
AS-BUILT		

0739 04/22/08
 EXISTING SITE PLAN / DEMOLITION PLAN
 PRELIMINARY PLAN
 C2