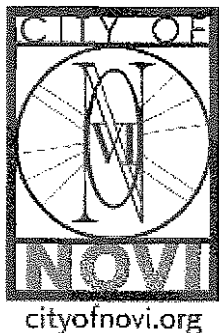


MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT
DEPARTMENT DEPUTY DIRECTOR
FROM: KAREN REINOWSKI, AICP, PCP, PLANNER *KR*
SUBJECT: EXTENSION OF PRELIMINARY SITE PLAN, PEARY COURT
BUILDINGS A & B (FKA BECK N UNITS 15-18), SP06-12
DATE: APRIL 11, 2008

Peary Court Buildings A and B (FKA Beck North Units 15-18), Site Plan 06-12, is proposed by Mr. Joel Haber of Peary Investment Company, L.L.C. The plan is for two speculative office/warehouse/light industrial buildings, to be constructed in two phases. Building A (Phase 1) is proposed to be 46,847 square feet, and Building B (Phase 2) is proposed to be 26,147 square feet. The site is located at the southwest corner of Peary Court and Hudson Drive, in Section 4, in the I-1, Light Industrial Zoning District. The Planning Commission reviewed the Preliminary Site Plan on May 10, 2006 and approved the plans, subject to a number of conditions.

The applicant requests a one-year extension for the approved Preliminary Site Plan in a letter dated March 28, 2008 (see attached). This is the second extension request for Peary Court Buildings A and B. The first extension request was granted by the Planning Commission as part of the Consent Agenda, on May 9, 2007. To date, the Community Development Department is not aware of any ordinance changes or other issues that would warrant denying the extension request. **The Community Development Department recommends approval of the Preliminary Site Plan extension.**

If you have any questions prior to the meeting, please contact me at 248-347-0484.

LETTER FROM APPLICANT REQUESTING EXTENSION

Peary Investment Company L.L.C

1000 E. Mandoline * Madison Heights * MI * 48071

Phone: 248-588-4350 * Fax: 248-588-4353

March 28, 2008

VIA FAX/ORIGINAL TO FOLLOW
248-735-5633

City of Novi
Planning Department
45175 W. Ten Mile Road
Novi, Michigan 48375

**RE: PRELIMINARY SITE PLAN EXTENSION
PEARY COURT
SP06-12 BECK NORTH CORPORATE PARK
UNITS 15-18**

Dear Planning department

The purpose of this letter is to request an extension of the Preliminary Site Plan for the above referenced project. The reason for this request is due to the slow economy and the high vacancy rates for industrial property in southeast Michigan. We are confident of a change in the economy and plan to proceed with this project.

Please present this request at the next Planning Commission meeting at least 30 days before the expiration date of our approval of May 10, 2008.

Thank you in advance for anticipated cooperation.

Peary Investment Company, LLC

Sincerely,


Joel Haber
Managing Member

**PLANNING COMMISSION MINUTES
PRELIMINARY SITE PLAN APPROVAL
May 10, 2006**



APPROVED

**PLANNING COMMISSION
EXCERPTS**
REGULAR MEETING
WEDNESDAY, MAY 10, 2006 7:30 P.M.
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:30 p.m.

ROLL CALL

Present: Members John Avdoulos, Victor Cassis, Lynn Kocan, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: Andrew Gutman (excused), David Lipski (excused)

Also Present: Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Jason Myers, Planner; Mark Spencer, Planner; Ben Croy, Engineer; Doris Hill, Woodland and Landscape Consultant; David Gillam, City Attorney

MATTERS FOR CONSIDERATION

1. BECK NORTH CORPORATE PARK LOTS 15-18, SITE PLAN NUMBER 06-12

Consideration of the request of Peary Court Partners, LLC, for Preliminary Site Plan approval. The subject property is located in Section 4, north of West Road and east of Beck Road, in the I-1, Light Industrial District. The subject property is 4.75 acres and the Applicant is proposing to build two speculative light industrial office buildings.

Planner Mark Spencer said that the square footages on these buildings are 49,000 and 25,000. The Applicant will have to combine the four lots and realign the property lines. This will be an amendment to the Master Deed.

The surrounding land uses are additional light industrial and office uses. There are some research uses. Further east there are some single family homes in a condominium project called West Park Place. The Master Plan for Land Use indicates that these properties are planned for Light Industrial. Further east the residential site is master planned for that use. This entire area is zoned I-1, Light Industrial.

There are no regulated wetlands or floodplains or floodways. There were some woodlands on this site but the site was cleared and no regulated woodlands remain. There are no priority areas noted on the Natural Features map for this site. In the corporate park as a whole, there have been some areas preserved in the northerly part of the site and on neighboring properties.

The two buildings include accessory parking spaces that are similar in size and function to the other buildings in the park. The lots are interconnected by a driveway. An access has been provided to the easterly property. Easements will be provided for that purpose.

Drainage facilities were built to serve this entire development. There is an off-site sedimentation basin that was part of the corporate park. There is an off-site regional detention basin that storm water drains to.

The buildings are located on local industrial streets and therefore Opposite Side Driveway Spacing Waivers are not a requirement of this development. The Planning Department recommends approval of the plan subject to minor items to be addressed at the time of Final Site Plan submittal.

The Preliminary Site Plan demonstrates general compliance with the Zoning Ordinance requirements, especially relating to building height, parking setbacks, building setbacks, etc. They have proposed 196 parking spaces and 193 are required. The Planning Commission may wish to discuss asking the Applicant to remove the three excess spaces in favor of landscaping. The extra spaces are on the "Building B" site.

The Applicant has proposed 19-foot parking spaces throughout the site. Where the spaces are adjacent to landscape, the spaces could be 17 feet with a two-foot overhang. The Planning Commission may wish to ask the Applicant to increase the parking lot island and reduce the parking space length.

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

The Landscape Review notes that some details are missing and the plan does not comply with the non-residential planting requirements. The plan is not recommended for landscape approval at this time. The Applicant is asking for a waiver of the berm requirement along the south side of Hudson Drive. The Landscape Consultant has indicated she could support the request. The Applicant has also stated that they will correct their landscape deficiencies on the Final Site Plan submittal.

The Traffic Review has indicated the Applicant should provide missing handicapped ramps. They have asked that the Applicant redesign a landscape island that is in the truck path on the south side of "Building A." The Applicant will correct these issues.

The Façade Review indicated that they recommended approval; however, today they issued a revised letter. They overlooked a calculation. The Applicant proposed a plan with excessive split-faced block – about 4%. The Applicant said they will comply with Ordinance and not seek a waiver.

Doug Thall represented the Applicant. He is the developer of the project. He introduced the architect Shaun Squires of Smith and Sherman Associates, the landscape architect and the project engineer, Mark Young. Mr. Young of Atwell Hicks stated that Mr. Spencer's presentation was well done. They plan on resolving the issues to the pleasure of the Planning Department and Planning Commission. They do still seek the berm waiver. The area is so narrow, and therefore providing the landscaped berm would be difficult to design at three feet with a reasonable slope. They propose landscaping the area with the same visual effect of the berm. Mr. Young continued that Beck North Corporate Park is familiar to the Planning Commission, and therefore the Planning Commission members are aware that the utilities are in place, stormwater is in place and there are no environmental issues.

Chair Cassis asked if the parking was adequate. Mr. Young said that there are three spaces too many. He thought that Mr. Thall would prefer to preserve those spots for parking and not for landscaping. They would look at it with the Planning Department to determine the feasibility of placing the berm.

Chair Cassis asked about whether the Applicant would reduce the parking stall length around the landscaped island. Mr. Young didn't think that would be a problem. He didn't think it would affect traffic movement. As long as the drives of 24 feet are maintained, it should not be a problem. Chair Cassis said that he has had problems with backing out of spaces when others in the immediate area are doing the same. He preferred the longer spaces.

Mr. Squires said that he has already adjusted the elevations with the reduced amount of split-faced block. He provided a new elevation for the Planning Commission to see.

Member Kocan confirmed that no spacing waivers are necessary. Civil Engineer Ben Croy explained that his department is taking another approach to the driveway spacing policy. The Ordinance states that Opposite Side Driveway Spacing Waivers apply to arterial roads. In this case, the road is less than an arterial – it is a collector or local street. Therefore the spacing requirement does not apply, with a literal interpretation of the Ordinance. The conversations held between the Engineering Department and the Traffic Consultant have concluded that the requirement is not necessary in these cases. Mr. Croy said that the same side spacing requirement has been met based on the 25 mph speed limit. Member Kocan just wished to be clear on this issue and she wanted to be consistent. Mr. Croy said that this interpretation of the Ordinance will be used in the future.

Member Kocan asked about the 80-90% opacity requirement. She thought that applied to areas adjacent to parking. Was this opacity required on the west side or north side? Landscape Consultant Doris Hill responded that she was looking at the entry on the south side of the site off Hudson Drive. There are parking spaces in the area, though it is a very small area. She said there is adequate screening shown on the north side of the site. The south side is very constrained. The Applicant is proposing shrubs in that area but no berm. Ms. Hill believed there

is a practical difficulty without their removing parking spaces. The Applicant has committed to increasing the plant screening and she therefore supported the berm waiver due to the practical difficulty. Member Kocan was also ensuring that the City wasn't requiring 80-90% percent opacity that would block the view of the beautiful building.

Member Kocan said the Applicant has stated his preference to keep the three extra parking spaces. She confirmed with Ms. Hill that there isn't a landscape shortage, other than trees that the Applicant has agreed to add to their site. Member Kocan did not have a problem with three additional parking spaces. She understood that the Applicant would correct the sidewalk issues.

Moved by Member Kocan, seconded by Member Pehrson:

In the matter of Beck North Units 15-18, SP06-12, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver of a three-foot ROW berm south of the driveway on Hudson Drive; 2) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the Petitioner will meet all Ordinance requirements, it complies with the Master Plan and is consistent with the development in the area.

DISCUSSION

Member Avdoulos clarified with the Applicant that he would provide a four-inch curb around the reduced-length parking spaces. Member Avdoulos said it was a nice project and thanked the Applicant for providing a response letter and working well with the City. Member Avdoulos liked projects like this – where two buildings share a parking area, and the buildings frame it. There are many examples in the City where this concept works. He said that Novi may be the only City where Applicants may be asked to remove excess parking spaces. But it is the City's environmentally sensitive position – which also explains the request to reduce the parking space depth. If that could also happen along the back side parking, it should be considered. It might also be financially prudent to have less paving.

Member Avdoulos commented that he preferred ten-foot by twenty-foot parking spaces, which is the standard in Ann Arbor. With the big SUVs and big trucks, it is a fantastic size. He said there is a balance between space sizing and amount of parking on a site. He appreciated the Applicant's working with the City.

Chair Cassis said this was a nice development. He said this Applicant is one of many who has come before the Planning Commission with quality. This is great for the community as a tax base. It is a clean project that does not require too much of the City's tax dollars to maintain and upkeep. The Applicant is to be commended. He boasted about Novi and its developments, particularly Northern Equities and the congruent area up there. In the May 10, 2006 Detroit News an article extolled the virtues of Novi development and its neutral and unbiased location in relationship to the big corporations. The City is also accessible from all of the freeways. Chair Cassis said that the April 17, 2006 Crain's Detroit Business described Northern Equities' mini-boom in Novi. Some buildings have received design awards. Novi is very fortunate. This Applicant brought forward a nice project that protects the landlord and its tenants.

ROLL CALL VOTE ON BECK NORTH UNITS 15-18, SP06-12, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER KOCAN AND SECONDED BY MEMBER PEHRSON:

In the matter of Beck North Units 15-18, SP06-12, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver of a three-foot ROW berm south of the driveway on Hudson Drive; 2) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the Petitioner will meet all Ordinance requirements, it complies with the Master Plan and is consistent with the development in the area. *Motion carried 7-0.*

Moved by Member Kocan, seconded by Member Pehrson:

ROLL CALL VOTE ON BECK NORTH UNITS 15-18, SP06-12, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER KOCAN AND SECONDED BY MEMBER PEHRSON:

In the matter of Beck North Units 15-18, SP06-12, motion to approve the Stormwater Management Plan subject to: 1) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reason that there is a park-wide detention basin that this project will utilize. *Motion carried 7-0.*

REDUCED COPY OF APPROVED PRELIMINARY SITE PLAN

