



## SRI VENKATESWARA TEMPLE – SP 08-08A

### SRI VENKATESWARA TEMPLE, SITE PLAN NUMBER 08-08A

Public Hearing of the request of Manyam Group, LLC, for Preliminary Site Plan, Special Land Use, Wetland Permit, Woodland Permit and Storm Water Management Plan approval. The subject property is located in Section 16 west of Taft Road, between Grand River Avenue and Eleven Mile Road, in the RA, Residential Acreage District. The subject property is approximately 10.11 acres and the applicant is proposing a three-phase project: Temporary Temple/Priest Residence, Temple, and Cultural Center.

#### **Required Action**

Recommend approval/denial of the Special Land Use, Preliminary Site Plan and Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09/19/08 (revised)	<ul style="list-style-type: none"> <li>• <b>Timeline of phasing plan necessary</b></li> <li>• <b>13 (possibly 14) ZBA variances related to height (8), accessory uses (3), parking &amp; dumpster in the front yard (2), possibly parking quantity (1)</b></li> </ul> Minor items to be addressed at time of Final Site Plan submittal
Wetlands	Approval recommended	09/18/08 (revised)	Minor items to be addressed at time of Final Site Plan submittal
Woodlands	Approval not recommended	09/11/08	<ul style="list-style-type: none"> <li>• <b>Clarify quantities, protection barriers and specifications</b></li> </ul> Minor items to be addressed at time of Final Site Plan submittal
Landscaping	Approval recommended	09/10/08	<ul style="list-style-type: none"> <li>• <b>PC waiver of landscape berm standard along north, south &amp; west lot lines</b></li> </ul> Minor items to be addressed at time of Final Site Plan submittal
Traffic	Approval recommended	09/10/08	Minor items to be addressed at time of Final Site Plan submittal
Engineering	Approval recommended	09/12/08	<ul style="list-style-type: none"> <li>• <b>Applicant should extend water main to Grand River, to loop the system</b></li> </ul> Minor items to be addressed at time of Final Site Plan submittal
Façade	Approval recommended – Cultural Center only	09/09/08	<ul style="list-style-type: none"> <li>• <b>Address design on Priest Residence</b></li> <li>• <b>Section 9 waivers requested for GFRC &amp; pre-glazed block on Temple</b></li> <li>• <b>Address brick quantity on Temple</b></li> </ul>
Fire	Approval recommended	09/05/08	N/A

## **Motions**

### **Approval – Special Land Use**

In the matter of the request of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding per Section 2516.2.c of the Zoning Ordinance for the Special Land Use permit:
  - 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 applicable site design regulations of the zoning district in which it is located;
- b. Planning Commission approval of the required Noise Impact Statement since there are no outdoor activities or external loudspeakers proposed on the site;
- c. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- d. (Insert specific considerations here)

for the following reasons... (because it is otherwise in compliance with Article 3, Article 4, Section 2400, Article 25 and all other applicable provisions of the Zoning Ordinance.)

### **Denial – Special Land Use**

In the matter of the request of Sri Venkateswara Temple, Phases 1, 2, and 3, SP 08-08A, motion to **deny** the Special Land Use permit, for the following reasons:

**Approval – Preliminary Site Plan and Phasing Plan**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **approve** the Preliminary Site Plan and Phasing Plan, subject to the following:

- a. Redesign the Temple to meet the height standards of the Zoning Ordinance OR request height variances from the Zoning Board of Appeals for the following seven decorative elements on the proposed Temple building that exceed the 35' maximum height standard of Section 2400 of the Zoning Ordinance, but which may be permitted by the Zoning Board of Appeals to be a specific height limit, per Section 2903 of the Zoning Ordinance:
  1. the Maha Rajagopuram in front of the building entrance that is 37'4.5" in height;
  2. a decorative element at the front of the building that is 36.5' in height;
  3. a second decorative element at the front of the building that is 40.5' in height;
  4. two identical decorative ornaments near the rear of the building that are 50' in height each;
  5. the brass pole in the courtyard that is 55'1" in height; and
  6. the tower at the rear of the building that is 55'1" in height.
  
- b. Redesign the mechanical units and related screening on the Temple roof to meet the Zoning Ordinance standard, OR request a Zoning Board of Appeals variance from Section 2503.2.E.(2) of the Zoning Ordinance, which states that rooftop appurtenances shall not exceed the maximum height standard. The mechanical screening structure on the Temple building is proposed to be 42' in height, and, per Section 2400 of the Zoning Ordinance, the height standard for the Residential Acreage district is 35';
  
- c. Relocate or eliminate Phase 3, the Cultural Center, to meet the Zoning Ordinance standard, OR request a Zoning Board of Appeals variance from Section 2503.2.A of the Zoning Ordinance, to permit the Cultural Center, an accessory use, to be located in the front yard;
  
- d. Reduce the square footage of accessory uses on-site to meet the Zoning Ordinance standard, OR request a Zoning Board of Appeals variance from Section 2503.1.E.(3) of the Zoning Ordinance, which states that all accessory buildings (Priest Residence/Temporary Temple and Cultural Center) shall not exceed 1,500 sf in the Residential Acreage district. The applicant is proposing 38,526 square feet of accessory buildings on the site;
  
- e. Reduce the square footage of accessory uses on-site to meet the Zoning Ordinance standard, OR request a Zoning Board of Appeals variance from Section 2503.1.E.(5) of the Zoning Ordinance, which states the aggregate of all accessory buildings shall not exceed the ground floor area of the principal

building on the parcel. The ground floor of the proposed Temple is 12,750 square feet, while the two accessory buildings total 38,526 square feet;

- f. Relocate the proposed dumpster to meet the Zoning Ordinance standard, OR request a Zoning Board of Appeals variance from Section 2503.2.F.1 of the Zoning Ordinance, which states that dumpsters are to be located in the rear yard.
- g. Redesign the site so parking is not within the front yard, OR request a Zoning Board of Appeals variance from Section 402.1.e of the Zoning Ordinance, which states parking may not be permitted with the front yard. The site plan proposes 187 spaces in the front yard;

h1. A Planning Commission finding that the prayer hall and accessory uses, which include the multi-purpose hall in the Temple structure, shall not be occupied simultaneously, therefore parking for the site may be based on the occupancy of the main unit of worship, which is 275 parking spaces per the standard of Section 2505.b.(1) of the Zoning Ordinance, so a Zoning Board of Appeals variance would not be necessary;

OR

h2. A Planning Commission finding that the parking should be based on the entire Temple building, per the standard of Section 2505.b.(1) of the Zoning Ordinance. Therefore, 975 parking spaces would be required to meet the standard, so a variance from the Zoning Board of Appeals would need to be requested for 688 spaces, as the site proposes 287 parking spaces. If a variance is requested, a contingency plan must be provided, and approved by the Planning Division, specifically stating how overflow parking would be accommodated off-site for those specific events and times when additional parking would be necessary that exceeds the on-site parking capacity;

- i. A Planning Commission waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance, for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands;
- j. The applicant extending the water main along Taft Road to Grand River Avenue, in order to loop the system, per the Engineering review dated September 12, 2008;
- k. Two Section 9 waivers for the Temple building, to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both waivers are discussed in the façade consultant's review letter dated September 9, 2008;

l1. Provide brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the façade consultant in his review letter dated September 9, 2008;

OR

l2. A Section 9 waiver for the Temple building, to permit the insufficient percentage of brick as discussed in the façade consultant's review letter dated September 9, 2008;

- m. The conditions and items listed in the staff and consultant review letters being addressed on the plans prior to Stamping Sets; and
- n. (additional conditions here if any)

for the following reasons...(because it is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance).

**Denial – Preliminary Site Plan and Phasing Plan**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **deny** the Preliminary Site Plan and Phasing Plan, because it is not in compliance with the Zoning Ordinance.

**Approval – Wetland Permit**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **approve** the Wetland Permit, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. (additional conditions here if any)

for the following reasons...(because it is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance).

**Denial – Wetland Permit**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **deny** the Wetland Permit, for the following reasons...(because it is not in compliance with Chapter 12 of the Code of Ordinances).

**Approval – Woodland Permit**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **approve** the Woodland Permit, subject to:

- c. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan;
- d. Providing a conservation easement, as offered by the applicant and reviewed and approved by the city and its consultants; and
- e. (additional conditions here if any)

for the following reasons...(because it is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance).

**Denial – Woodland Permit**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **deny** the Woodland Permit, for the following reasons...(because it is not in compliance with Chapter 37 of the Code of Ordinances).

**Approval - Storm Water Management Plan**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **approve** the Storm Water Management Plan, subject to the following:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. (additional conditions here if any)

for the following reasons...(because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

**Denial - Storm Water Management Plan**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08A, motion to **deny** the Storm Water Management Plan, for the following reasons...(because it is not in compliance with Chapter 11 of the Ordinance.)

## PLANNING REVIEW





## PLAN REVIEW CENTER REPORT

September 19, 2008

### Planning Review (Revised)

Sri Venkateswara Temple and Cultural Center

SP #08-08A

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#### **Petitioner**

Manyan Group LLC

#### **Review Type**

Revised Preliminary Site Plan and Special Land Use; 3-Phase Development

#### **Property Characteristics**

- Site Location: West side of Taft Road, between Grand River and 11 Mile Road
- Site Zoning: RA, Residential Acreage District
- Adjoining Zoning: North: R-2 (Taft Road frontage) and OST (rear); East (across Taft Road): I-1 and RA; West: RA; South: RA (Taft Road frontage) and R-1 (rear)
- Proposed Use(s): Phase 1: Temporary temple to convert to priest housing; Phase 2: Temple; Phase 3: Cultural Center
- Adjoining Uses: North: Andes Hills residential development & Family Fun Center; East (across Taft Road): Vacant parcel and single-family home; West: Single-family home; South: Single-family home (Taft frontage) and vacant land
- Site Size: 10.11 gross acres
- Building Size: Phase 1: approx. 6,693 sf (two-story); Phase 2: approx. 22,693 sf (two-story); Phase 3: approx. 31,833 sf (one-story with basement)
- Plan Date: 7.8.08

#### **Project Summary**

The applicant is proposing a three-phase project: Priest Residence/Temporary Temple, Temple, and Cultural Center. Phase 1 is a private residence for the Temple's priest(s), with a Temporary Temple (approximately 900 sf of a 6,693 sf, two-story structure). When Phase 2, the Temple, is constructed, the Temporary Temple portion of Phase 1 will be converted to a private meditation room for the residents. Phase 3 is a Cultural Center, proposed to include a multi-purpose hall with a stage and dressing rooms, kitchen, offices, lounge, conference room, and classrooms. Until Phase 3 is constructed, the multi-purpose room in the Temple would be used to host gatherings. Following the construction of Phase 3, the applicant indicates the multi-purpose room would be used as a general activity area.

Per the standards of Section 402.1 of the Zoning Ordinance, the Temple would be considered a Special Land Use, and the Priest Residence and Cultural Center may be considered accessory uses.

The site contains a relatively large quantity of regulated woodlands and approximately 1.43 acres of wetlands.

### **Recommendation**

Approval of the Preliminary Site Plan and Special Land Use is **recommended, subject to addressing the information noted below and either receiving the noted variances or modifying the site design to eliminate the need for the variance(s).**

### **Comments:**

The Preliminary Site Plan and Special Land Use were reviewed according to the standards of Article 3, Residential Acreage District; Article 4, R-1 through R-4 One-Family Residential Districts; Section 2400, the Schedule of Regulations; Article 25 of the Zoning Ordinance, and other sections of the Zoning Ordinance, as noted. Items underlined below need to be addressed at the time of Final Site Plan Review. Items in **bold** need to be considered by the applicant or the Planning Commission at the time of Preliminary Site Plan and Special Land Use Review:

1. Per Section 302.4 of the Zoning Ordinance, all Special Land Uses in Section 402 of the Zoning Ordinance (R-1 through R-4 One-Family Residential Districts) are also Special Land Uses in the RA, Residential Acreage District. Section 402.1 of the Zoning Ordinance permits churches and other facilities normally incidental thereto subject to the following conditions:
  - a. Minimum site size shall be 3 acres. (The site meets this standard).
  - b. Minimum site width shall be two hundred feet along front yard. (The site meets this standard).
  - c. All access to the site shall be onto a Major Arterial, Arterial or Minor Arterial road as shown on the City's Thoroughfare Plan. (The site meets this standard).
  - d. Minimum building setbacks shall be 75' from all property lines. (The site meets this standard).
  - e. There shall be no parking in front yard, nor closer than 20' from any side or rear lot line, except in those instances where the lot abuts a residential lot and in those instances, no closer than 35'. **(There is parking proposed in the front yard – 187 spaces out of 287 total site spaces).**
  - f. Screening of vehicular parking areas shall be in conformity with requirements at Section 2514. (The site meets this standard).

- g. A noise impact statement is required subject to the standards of Section 2519.10(c). (The site meets this standard).
2. **Terraces:** The applicant should explain how the terraces will be utilized at the Temple and the Cultural Center, as the "Occupancy Use Description" notes that "All activities are indoor only activities...".
  3. **Phasing & Removal of trees: Please indicate an expected timeline for the development of the three phases.** The applicant intends to clear the site to accommodate the entire development, as part of Phase 1. We recommend that the applicant consider clearing the site based on the needs and timeline of each phase, rather than clear it all at once. This would assist in maintaining the existing features of the site for as long as possible, rather than having a cleared area for perhaps a substantial amount of time before the next phase is constructed.
  4. **Exterior Lighting Plan:** A photometric plan and lighting details were provided with the Preliminary Site Plan, as required by the Zoning Ordinance when a development abuts residential zoning. Please see the attached lighting review chart for outstanding issues to be addressed. The site generally meets the standards, with a few issues to finalize as part of the Final Site Plan.
  5. **Planning Review Summary Chart:** The applicant is asked to review the other items in the attached Summary Chart and make corrections as noted.

**Variances:**

6. Per the standards of Section 2400 of the Zoning Ordinance, the maximum building height is 35' in the RA District. However, Section 2903 of the Zoning Ordinance notes that while height limits do not apply to church spires, the Zoning Board of Appeals may specify a height limit for a Special Land Use, provided the height is not greater than the distance to the nearest property line. **In order to provide the elevations as proposed, the Zoning Board of Appeals would need to grant a variance for the following decorative ornaments, all of which are on the Temple, that exceed the height standard:**
  - a. the Maha Rajagopuram in front of the building entrance that is 37'4.5" in height,
  - b. two decorative elements at the front of the building that are 36.5' and 40.5' in height,
  - c. two identical decorative ornaments near the rear of the building that are 50' in height each, and
  - d. the brass pole in the courtyard and the tower at the rear of the building that are each 55'1" in height.
7. Section 2503.2.E.(2) of the Zoning Ordinance states that roof top appurtenances shall not exceed the maximum height standard. **In order to provide the**

**screened mechanical units at 42' in height, a variance would be necessary to exceed the height standard.** We note this variance request is related to the Temple structure.

8. Section 2503.2.A of the Zoning Ordinance states that accessory uses must be located in the rear yard. The Cultural Center is proposed in the front yard, but is considered an accessory use to the main use as a Temple. **Therefore, a Zoning Board of Appeals variance would be necessary in order to construct the Cultural Center in the front yard.**
9. Per Section 2503.1.E.(3) of the Zoning Ordinance, the total of all accessory buildings (Temporary Temple/Priest Residence and Cultural Center) shall not exceed 1,500 sf in the RA District. The applicant is proposing 38,526 sf of accessory buildings on the site, 63% of the total proposed square footage for all three buildings. **Therefore, a Zoning Board of Appeals variance would be necessary for the accessory buildings to exceed a total of 1,500 square feet.**
10. Per the standard of Section 2503.1.E.5 of the Zoning Ordinance, the aggregate of all accessory buildings shall not exceed the ground floor area of the principal building on the parcel. The ground floor of the proposed Temple is 12,750 square feet. The two accessory buildings (Temporary Temple/Priest Residence and Cultural Center) are a total of 38,526 sf. **Therefore, a Zoning Board of Appeals variance would be necessary in order for the accessory buildings to exceed the ground-floor area of the Temple.**
11. Loading areas have been provided for both the Temple and Cultural Center. However, the loading area (and the dumpster) for the Cultural Center are on the south side of the structure, less than 70' from the adjacent residential structure, in the front yard of the subject site. **Per Section 2503.2.F.1 of the Zoning Ordinance, dumpsters are to be located in the rear yard. While it is staff's opinion that the dumpster and loading zone should be relocated further away from the adjacent home, a Zoning Board of Appeals variance could be requested to provide the dumpster in the front yard.**
12. Per Section 402.1.e of the Zoning Ordinance, parking may not be provided in the front yard. The applicant is proposing 187 out of the 287 total parking spaces in the front yard. **Therefore, a Zoning Board of Appeals variance would be necessary to provide parking in the front yard.**
13. Per the standards of Section 2505.b.(1) of the Zoning Ordinance, one parking space is required for each three seats or persons permitted to capacity as regulated by local, county or state fire or building codes, or in the main unit of worship, whichever greater, plus parking for accessory uses, if determined necessary by the City.

In order to determine the overall parking standard for the site, the applicant provided supplemental data to the Planning Division. (These supplemental data are incorporated as part of this revised Preliminary Site Plan submittal). The data were

used to calculate the occupancy of the Temple and the Cultural Center, which is then used to determine the parking standard for the overall site. (We note that once Phase 2, the Temple, is constructed, the Temporary Temple/Priest Residence will convert to a private residence, and parking will be accommodated in a private three-car garage. Thus, parking for the Temporary Temple/Priest Residence is only calculated for the structure's use as a Temporary Temple, prior to Phase 2 construction of the Temple). The following comments relate to the Occupancy Calculations as provided by the applicant, and the parking standard in the Zoning Ordinance:

**a. There are a couple of modifications to the applicant's Occupancy Calculations that must be made in order to meet the Zoning Ordinance standards:**

- **Parking for the multi-purpose halls in both the Temple and the Cultural Center must be based on 1 person per 5 square feet (not 1 person per 15 square feet), per the Building Code.**
- **Unless fixed seats are indicated on the floor plan, as is shown for the Conference Room in the Cultural Center, the parking standard for conference rooms must be calculated based on 1 person per 5 square feet. (If fixed seats are indicated on the floor plans, it may be calculated at 1 person per 15 square feet).**
- **The calculation of the parking standard for each structure must be modified as follows: determine the occupancy of the entire building then divide by 3, rather than calculating each room separately.**

**b. The following are calculations of the parking standard for each of the three phases of the Temple project, based on the Zoning Ordinance standard:**

- **Phase I – Priest Residence/Temporary Temple: Sixty parking spaces would be necessary to meet the Zoning Ordinance standard, based on an occupancy of 1 person per 5 square feet, and 1 parking space per 3 occupants. We note that once the Temple is built (Phase 2), these 60 spaces would be counted toward meeting the parking standard for the Temple. (At that time, the Temporary Temple would convert to a private Priest Residence, with parking provided in a private three-car garage). **Therefore, a minimum of 16 of the additional parking spaces proposed on-site should be included in Phase 1, to meet the Zoning Ordinance standard.****
- **Phase II – Temple: The Temple structure would require a total of 975 parking spaces to meet the Zoning Ordinance standard. Of these 975 parking spaces, 275 spaces would be required to accommodate the Prayer Hall/Feet Wash area, 33 additional spaces to meet the balance of the second floor adjacent to the Prayer Hall, and 277 spaces to meet the parking standard for the terrace. **While we note the applicant indicates that outdoor activities****

**are not proposed, as stated earlier in this letter, we request an explanation for how the terrace would be utilized.**

- Phase III – Cultural Center: The Cultural Center would require a total of 1,027 parking spaces, in order to meet the Zoning Ordinance standard. However, the applicant indicates that the Cultural Center will not be used simultaneously with the Temple, and the Traffic Impact Study notes that the multi-purpose hall in the Cultural Center would not be used concurrently with the remainder of the Cultural Center.

Based on the Zoning Ordinance standard and the information provided in the Traffic Impact Study that the Temple and the accessory uses will not be occupied simultaneously, the Planning Commission could make a finding that the parking standard be based only on the occupancy of the prayer hall in the Temple (275 parking spaces). If the Planning Commission made a finding that parking should be based on the capacity of the entire Temple building, 975 parking spaces would be necessary. There are 277 parking spaces proposed. **Therefore, if the Planning Commission makes both a finding and a condition of approval that the prayer hall and accessory uses shall not be occupied simultaneously, parking may be based on the occupancy of the area of worship, and a Zoning Board of Appeals variance would not be necessary. However, if the Planning Commission makes a finding that the parking should be based on the entire Temple building, a Zoning Board of Appeals variance for 698 spaces would need to be requested. This variance request would need to be indicated as a condition of approval of the Preliminary Site Plan and Special Land Use. The applicant should provide an explanation for how the site operates within the response letter to the Planning Commission, in order to further explain the quantity of parking spaces needed on-site.**

For comparison sake, staff contacted the city of Troy for feedback regarding the Bharatiya Temple in that city. (It appears both temples have similar uses). A discussion with a member of Troy's staff indicated that he was not aware of any traffic or parking issues related to the Bharatiya Temple, which is currently undergoing an expansion. It is our understanding that the ultimate build-out of the Bharatiya Temple will include square footage and parking calculations that are generally consistent with that proposed in Novi. (We note the Bharatiya Temple was used for comparison in the Traffic Impact Study).

### **Special Land Use Standards:**

14. The proposed Temple, and associated Temporary Temple/Priest Residence and Cultural Center, are Special Land Uses per the standards of Sections 2516.2(c) and 3006 of the Zoning Ordinance. Per Section 2516.2(c) of the Zoning Ordinance, the Planning Commission shall consider the following when reviewing the plan:

- a. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- b. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.
- c. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- d. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- e. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- f. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- g. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

A Noise Impact Statement was included within the Community Impact statement, per the standards of Section 2519.10 of the Zoning Ordinance. The Statement indicates the site will be in compliance with the Zoning Ordinance standards.

**Procedural Issues:**

15. **Planning Commission & Response Letters:** Please submit 13 complete, folded copies of the site plan (no changes made from reviewed plans), renderings, Project Development Informational Manual, 1 reduced-sized copy of the site plan at 8.5"x11", and a response letter addressing how all of the issues in each review letter and chart will be resolved, to the Community Development Department, due by noon on Thursday, September 18<sup>th</sup>, for inclusion in the Planning Commission packets. After the Planning Commission's review, the plans will need to be revised and submitted for Final Site Plan review, addressing all of the comments in the reviews and those made by the Planning Commission. Please contact the Planning Division with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning, Engineering, Landscaping, Woodlands, Wetlands, Traffic, Façade, and Fire)
16. **Site Addressing:** The applicant should contact Ordinance Enforcement for an address, as it must be assigned before a building permit is issued. The application can be found on the Internet at **<http://www.cityofnovi.org/Resources/Library/Forms/Bldg-AddressesApplication.pdf>**. **Questions should be directed to Jeannie Niland, Ordinance Enforcement, at (248) 347-0438 or [jniland@cityofnovi.org](mailto:jniland@cityofnovi.org).**

*Karen F. Reinowski*

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Reviewed by Karen F. Reinowski, AICP, PCP at 248-347-0484 or [kreinowski@cityofnovi.org](mailto:kreinowski@cityofnovi.org)

Attachments: Planning Review Chart  
Lighting Review Chart



**PLANNING REVIEW SUMMARY CHART**

**Review Date:** 9.19.08 (Revised)  
**Project Name:** Sri Venkateswara Temple and Cultural Center  
**Project Number:** SP08-08A; Revised Preliminary Site Plan  
**Plan Date:** 7.8.08

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

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Single Family	No change proposed	Yes	
Zoning	RA, Residential Acreage	No change proposed	Yes	<b>Subject to Special Land Use approval</b>
Use	Section 302.4 of the Zoning Ordinance references Section 402.1, which permits "Churches and other facilities normally incidental thereto," and subject to indicated conditions: <ul style="list-style-type: none"> <li>• Min 3 acres</li> <li>• Min width 200'</li> <li>• Access from arterial (including major or minor)</li> <li>• Min 75' setback from all property lines</li> <li>• No parking in front yard, or closer than 20' from side or rear lot line, unless adjacent to residential lot which requires a 35' setback</li> <li>• Vehicle screening must meet standards of Section 2514</li> </ul>	Phase I – Temporary Shrine to become Priest Housing when Temple is built (approx. 6,693 sf total, 4,293 sf is living area and meditation area/temporary temple space)  Phase 2 - Temple (approx. 22,693 sf)  Phase 3 - Cultural Center (approx. 31,833 sf) <ul style="list-style-type: none"> <li>• 10.11 gross acres</li> <li>• 330.85' width</li> <li>• Minor arterial</li> <li>• Minimum building and parking setbacks provided</li> </ul>	<b>No – Parking is proposed in the front yard (187 spaces out of 287 total spaces)</b>	<b>Special Land Use approval necessary, and subject to the standards in Section 402.1, Section 2516.2.c, and Section 3006 of the Zoning Ordinance</b>  Since the preapplication meeting, we note the square footage of the temporary shrine has increased by 335%, and the cultural center has increased by 283%

Item	Required	Proposed	Meets Requirements?	Comments
Building Height (Sections 2400, 2503.2.E.(2), 2903)	35 foot maximum  Rooftop climate control equipment and similar items shall be screened and shall not exceed the maximum permitted height unless the conditions listed in that subsection are met;  Height limits do not apply to church spires, however the Zoning Board of Appeals may specify a height limit for a Special Land Use	Temporary Shrine/Priest Housing: 23'  Temple: 32'3" to roof deck; Variances requested for 6 decorative elements to be permitted up to 55'1" in height & mechanical penthouse at 42' in height; Maha Rajagopuram in front of building entrance is 37'4.5"  Cultural Center: 28', including mechanical units	Yes  <b>No</b>  Yes	<b>ZBA variance would be necessary for mechanical unit screening to exceed height standard; Either ZBA variances would be required to provide proposed decorative elements (7 total) in excess of the height standard, or the ZBA could grant a specific height limit to those items, as this project is a Special Land Use</b>
<b>Building Setback</b>				
Front (Section 402.1.d)	75 feet	Shrine/Priest Housing: 1143'+/- Temple: 829'+/- Cultural Ctr: 75'	Yes	
Side – north interior (Section 402.1.d)	75 feet	Shrine/Priest Housing: 179' Temple: 93' Cultural Ctr: 150'	Yes	
Side – south interior (Section 402.1.d)	75 feet	Shrine/Priest Housing: 86.91' Temple: 143' Cultural Ctr: 75'	Yes	
Rear (Section 402.1.d)	75 feet	Shrine/Priest Housing: 118.53' Temple: 229' Cultural Ctr: 1000'+	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Location of accessory structures (Section 2503.2.A)	Temporary Temple/Priest Residence and Cultural Center must be located in the rear yard	Temporary Temple/Priest Residence in rear yard; Cultural Center in front yard	Yes - Temporary Temple/Priest Residence <b>No – Cultural Center</b>	<b>ZBA variance would be necessary to permit construction of the Cultural Center in the front yard</b>
<b>Parking Setbacks</b>				
Front (Section 402.1.e)	No parking in front yard (in front of the Temple building)	187 spaces proposed in the front yard	<b>No</b>	<b>ZBA variance would be necessary to permit parking in the front yard</b>
Side – north interior (Section 402.1.e)	20' adjacent to OST zoning; 35' adjacent to R-2 zoning	20' adjacent to OST zoning; 37' adjacent to R-2 zoning	Yes	<b>Revise north setback standard on Sheet 5 to reflect the 35' minimum setback standard adjacent to R-2 zoning</b>
Side – south interior (Section 402.1.e)	35'	35'	Yes	
Rear (Section 402.1.e)	35'	Minimum 179'	Yes	
Number of Parking Spaces (2505.14.b(1))	One space per 3 seats or persons permitted to capacity per the Building Code, or in the main unit of worship, whichever greater, plus parking for accessory uses if required by the city  Phase 1: 60 Phase 2: 975 Phase 3: 1,027  Total: 2,002 (Once Phase 2 is constructed, the Phase 1 parking spaces may be applied to the Phase 2 parking standard.	287 spaces, including 14 barrier-free  <u>Spaces by Phase:</u> Phase I: 44 Phase II: 234 Phase III: 9	<b>No, but see "Comments" and Planning Review Letter</b>	<b>We note supplemental Occupancy Calculations were submitted by the applicant to calculate the parking standard.</b>  <b>The applicant indicates the Temple and the Cultural Center (and accessory use) will not be occupied at the same time, so the PC may make a finding that the parking is based only on the occupancy of the prayer hall (275 spaces). If the PC makes a finding that parking should be based on the entire Temple building, 975 parking spaces would be necessary. Therefore, depending on the finding made by the Planning Commission, a ZBA parking variance may be necessary. Please see the Planning Review Letter for additional details.</b>

Item	Required	Proposed	Meets Requirements?	Comments
Parking Space Dimensions and Maneuvering Lanes (Section 2506)	9' X 19' 90 degree spaces with 24' wide aisles - Spaces may be reduced to 17' deep from face of curb (4" height) where vehicles overhang landscaping or 7' sidewalk	Mixture of 9'x19' and 9'x18' spaces, 90 degree spaces proposed with 24' aisles	Yes	
End Islands (Section 2506.13)	End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. The end islands shall generally be at least 8' wide, have an outside radius of 15', and be constructed 3' shorter than the adjacent parking stall	Islands proposed	Yes	
Barrier-Free Spaces (Barrier Free Code)	7 barrier-free spaces required for 287 total spaces: 2 standard barrier-free, 5 van accessible	14 barrier-free spaces: 6 standard and 8 van accessible spaces	Yes	<b>Site Data on Sheet 5 indicates 16 barrier-free spaces are provided – please update the chart</b>
Barrier-Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard spaces; 8' wide with 8' wide access aisle for van accessible spaces	Meets standards	Yes	
Barrier-Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space, meeting the MMUTCD standard	Signs at each space, except two in front of priest housing	<b>No</b>	<b>Show location for installation and sign code for barrier-free parking signs</b>
Accessory Buildings (Section 2503.1.E.(3))	Aggregate of all accessory buildings shall not exceed 1,500 square feet	38,526 sf of accessory buildings	<b>No</b>	<b>ZBA variance would be necessary to provide</b>
Accessory Buildings (Section 2503.1.E.(5))	Aggregate of all accessory uses shall not exceed ground floor area of principal building	12,750 sf for the ground floor;  38,526 sf of accessory buildings	<b>No</b>	<b>ZBA variance would be necessary to provide</b>

Item	Required	Proposed	Meets Requirements?	Comments
Dumpster (Sections 2503.2.F and 2520.1)	Screen wall/fence at least 5' in height on three sides; Enclosure to match building materials; protective bollards or similar features; Enclosure in rear yard, minimum 10' from lot line; located as far from barrier-free spaces as possible.	6'4" tall dumpster enclosure with protective bollards in rear yard; Brick/stone veneer to match color and material of building	No	<b>ZBA variance would be necessary to provide the Cultural Center dumpster within the front yard (dumpster would be adjacent to a residential use)</b>
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed with the Preliminary Site Plan	Lighting Plan provided	No	<b>See attached Lighting Chart</b>
Performance Standards (Sections 402.1.g and 2519.10.c)	Noise impact statement to verify site will comply with standards in Table A	Noise Impact Statement provided in Project Development Informational Manual	Yes	
Sidewalks (City Code Section 11-276(b))	An 8' wide sidewalk shall be constructed along all major thoroughfares as required by the City of Novi's Pedestrian and Bicycle Master Plan.	8' pathway and boardwalk on Taft	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	All 3 buildings connect to 7' sidewalks	Yes	
Pedestrian Connectivity [Section 2516.2.b(3)]	The PC shall consider the following... Whether the traffic circulation features and location of parking areas are designed to assure safety and convenience of vehicular and pedestrian traffic within the site and in relation to access streets	7' wide sidewalk adjacent to buildings and across end islands	Yes	
Design and Construction Standards Manual	Land description, Sidwell number	Provided	Yes	

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## Lighting Review Summary Chart

## Sri Venkateswara Temple & Cultural Center

Revised Preliminary Site Plan 08-08A

Review Date: September 15, 2008

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	<b>Footcandles should be reduced on the southern side of the Cultural Center, as it is not by a main entrance or pedestrian activity area, and is directly adjacent to a residential use</b>
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: Photometric data <u>  x  </u> Fixture height <u>  x  </u> Mounting & design <u>  x  </u> Glare control devices <u>  x  </u> Type and color rendition of lamps <u>  x  </u> Hours of operation <u>  x  </u> Photometric plan <u>  x  </u>	Yes	
Lighting Plan (Section 2511.2.a.3)	Building elevations showing all fixtures, portions of walls to be illuminated, illuminance levels and aiming points	No	<b>Details must be provided on building elevations</b>

Item	Required	Meets Requirements?	Comments
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25' where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b, c & g)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- No flashing light shall be permitted</li> <li>- Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.</li> </ul>	Yes	
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low-pressure sodium lamps.	Yes	
Required conditions (Section 2511.3.h)	Lighting for security purposes shall be directed only onto the area to be secured.	Yes	
Required conditions (Section 2511.3.i)	Full-cut off fixtures shall be used and designs that result in even levels of illumination across a parking area are preferred	Yes	

Item	Required	Meets Requirements?	Comments
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> <li>- Parking areas- 0.2 min</li> <li>- Loading and unloading areas- 0.4 min</li> <li>- Walkways- 0.2 min</li> <li>- Building entrances, frequent use- 1.0 min</li> <li>- Building entrances, infrequent use- 0.2 min</li> </ul>	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.l(4))	When a site abuts a residential district or use, maximum illumination at the property line shall not exceed 0.5 foot candles	Yes	
Cut off Angles (Section 2511.3.l(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	