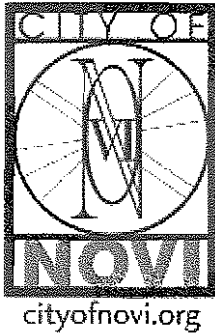


MEMORANDUM



TO: PLANNING COMMISSION

THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT

FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*

SUBJECT: SP 06-32 FIFTH THIRD BANK
EXTENSION FINAL SITE PLAN APPROVAL

DATE: OCTOBER 3, 2008

The project site is 1.64 acres with a proposed a 4,100 sq. ft., one-story bank branch building with four drive-through transaction lanes. The site is located just south of the Speedway gasoline station at the southwest corner of Pontiac Trail and Beck Road.

On August 9, 2006, the Planning Commission approved the Preliminary Site Plan with conditions. The Final Site Plan was stamped approved on May 9, 2007.

The applicant has now requested a one-year extension of the Final Site Plan approval (see attached letter from applicant's architect). This would be the project's first extension. The Zoning Ordinance allows for three, one-year extensions of Preliminary and Final Site Plan approvals.

The Planning Department is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of Final Site Plan **is recommended**.

Attached are minutes from the Planning Commission meeting of the Preliminary Site Plan approval, as well as a reduced copy of the Final Site Plan.



PLANNING COMMISSION
REGULAR MEETING
FIFTH THIRD BANK, SP06-32, EXCERPT
WEDNESDAY, AUGUST 9, 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, Brian Burke, Victor Cassis, Andrew Gutman, David Lipski, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Also Present: Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Jason Myers, Planner; David Beschke, Landscape Architect; Brian Coburn, Engineer; David Gillam, City Attorney

MATTERS FOR CONSIDERATION

FIFTH THIRD BANK, SP06-32

Consideration of the request of Marcos Makohon for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 4, on Beck Road south of Pontiac Trail in the B-3, General Business District. The subject property is approximately 1.64 acres and the Applicant is proposing a 4,100 sq. ft., one-story bank branch with four drive-through lanes.

Planner Jason Myers said that on March 22, 2006 this same parcel came before the Planning Commission as SP05-66 on behalf of Chase Bank. The parcel is now under control of Fifth Third Bank. This is a different building than what was previously proposed. The coincidences of the two plans are dictated by the layout of the site.

This site is on the corner of the City of Wixom, and therefore Wixom reviewed the plan and its right-of-way design, as Wixom maintains Beck Road in this area. North of Pontiac Trail is Commerce Township and Wixom, zoned B-2, Community Business. To the west is Wixom, zoned RC-2. To the south is Wixom, zoned M-1, Light Industrial. Adjacent properties are Pointe Park Condos (to the south, zoned RM-1), Shoppes at the Trail across Beck Road (to the east, zoned B-3). Most of the corner is master planned for Community Commercial. To the east it is master planned for Multiple Family Residential. In Wixom the land is master planned for Local Commercial to the north, Multiple Family Residential to the west and Light Industrial further to the south.

There are no wetlands or woodlands.

The site plan has two two-way access points. The traffic pattern provides two-way circulation, except for one area behind the building. There are four drive-through lanes. The stacking spaces meet the current Ordinance standard.

There are four issues to address. The Applicant is seeking a Planning Commission Waiver for a 25-foot buffer near the detention basin at the southern end of the site. Because this site is relatively small and of a difficult shape, the Applicant had to put some of the stormwater detention underground. The Engineering Department supports that design in this case. The Applicant is also seeking a Waiver for the right-of-way berms, from the detention basin to the end of the property. There is no room for the berm. The Planning Department has recommended a wall in lieu of a berm. The Applicant is proposing a brick-pier fence design to be placed behind the basin, and no fence is proposed for the tiny piece of land that Mr. Myers was pointing to on the map. The Applicant will further describe this design.

The Engineering Review notes that a Same Side Driveway Spacing Waiver is required for the relationship between this site's drive and the gas station to the north— 145 feet proposed, 185 feet required. The proposed location appears to be the best place for the drive.

The Applicant's response letter addressed an issue that consequently changed the applicability of the original Façade Review. The Applicant is proposing wood siding and there is an excess of trim on another side of the building. A Section 9 Façade Waiver is required for these two elements of the plan.

Marcos Makohon of K-4 Architecture addressed the Planning Commission on behalf of Fifth Third Bank. Mr. Makohon said that both Novi and Wixom required two points of access into the site. He described how the site's drives will function and he located the area of employee parking. Mr. Makohon said that the driveway spacing is an access management issue that addresses fire and safety matters.

Mr. Makohon said that they have proposed a two-stage stormwater system which can be accommodated by this small site. The discharge is on the north side of the property. The detention area negates the use of a berm; the Applicant is proposing a wrought-iron fence with brick pillars. It will define the north side of the detention area and separates the basin from the parking area. The fence is also proposed to run along one of the drives. That is an aesthetic element of the plan - the proposed slope and landscaping do not require a fence. Hoping to market the site to northbound traffic on Beck, they chose to provide this type of fence rather than a solid wall. They feel this provides an opportunity to place landscaping in an otherwise difficult area. The "remnant" piece of land requires a berm, but Mr. Makohon reiterated that they are seeking the Waiver for that element. An adequate buffer has been designed for the area between this site and the gas station.

Mr. Makohon said that they have lowered the slope of the roof on the bank from 6:12 to 5:12, reducing the building height to a measurement well below the standards. The new design could be seen in the color elevation that Mr. Makohon provided.

The look of the bank design is residential in nature. This bank branch is seeking a residential clientele. They wanted the building to match the scale of the gas station and complement the adjacent residential property.

Chair Cassis asked whether a City of Novi sign was welcome on this site. Mr. Makohon responded that this is not a requirement, but there are a couple of opportunities on the site to accommodate this request. One is on the north side, the other is on the south side. Mr. Makohon was receptive to accommodating municipal requirements, especially for a significant gateway location such as this. Mr. Makohon said this sign would be placed at the discretion of the City.

Mr. Myers clarified that the plan that Mr. Makohon passed out is the plan that came in with his response letter. He also said that he spoke with the Director of Planning, Barbara McBeth, and the Landscape Architect, David Beschke, and they discussed that it will not be the Planning Department's purview to choose the locations for City entrance signs. He then suggested that this location is not really the best place for a sign. Once a south-bound driver passes this site, he is technically leaving the City and entering Wixom. This is even true for northbound drivers. Beck Road doesn't re-enter Novi until it is south of I-96.

Member Pehrson felt the design was reasonable, and the Applicant's efforts are actually duplicative of the competing bank that already submitted a plan for this site. He had no problem with the right-of-way berms relative to the detention basin. He had no problem with the buffer Waiver. The Driveway Spacing Waiver made sense, as the drive lines up with the site across the street.

Mr. Myers clarified for Member Pehrson that the Section 9 Façade Waiver discussed at the meeting pertained to the newly submitted façade, not the originally submitted façade. Member Pehrson said the design fits the neighborhood, and that Fifth Third's quality buildings are second to none. He supported the approval of the plan.

Member Avdoulos asked David Beschke, Landscape Architect, to comment on the appropriateness of the landscape design around the detention basin. Specifically, was the fence to the north and the landscape near the road an acceptable design? Mr. Beschke responded that the Applicant has upgraded his plan a great deal since the first review of this plan. Technically, a wall would have gone across the frontage, but this design did not bother him because it effectively provides the same function. It actually provides a backdrop to a significant amount of planting proposed for the basin. Their design goes well beyond what is required by the Ordinance. As a landscape architect, Mr. Beschke was pleased to see the variety of plant material as it will provide seasonal variation. Member Avdoulos complimented the Applicant on his landscape design.

Member Avdoulos thought that often the detention ponds are covered up or are missed opportunities for nice landscape designs. Member Avdoulos said that this ornamental fence could even accommodate plantings. Mr. Beschke said that this design provides a landscaped foreground and is a nice feature of the site.

Member Avdoulos liked that the pitch of the roof had been lowered, thereby lowering the cupola. The change in height will not effectively alter the look of the building. It is a nice comfortable look, and it blends well with its adjacent neighbors. The waivers being sought are not out of line. The sight works well.

Member Avdoulos said that with banks, the biggest concern is that the Applicant provides an escape lane for those

instances where emergency departure from the site is necessary. He also felt the employee parking area was appropriately located.

Moved by Member Avdoulos, Member Pehrson:

In the matter of Fifth Third Bank – Beck Road, SP06-32, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver of the right-of-way berm at the location of the detention basin, noting that the Applicant has worked to create a nicer effect; 2) A Planning Commission Waiver of the 25-foot detention basin buffer requirement; 3) A Planning Commission Same Side Driveway Spacing Waiver for the north access (145 feet proposed, 185 feet required) because the plan provides better alignment to the easterly properties; 4) A Planning Commission Section 9 Façade Waiver for an excess of molded cornice, trim, column surround and wood siding due to the fact that those materials blend in with the architectural character of what is being presented; and 5) All the comments in the Staff and Consultant review letters; for the reason that the plan does meet the intent of the Zoning Ordinance.

DISCUSSION

Member Avdoulos complimented the Applicant on his response letter.

Chair Cassis thought the plan looked good and he welcomed the Applicant to the community. Mr. Makohon thanked him and noted that this bank is a relocation from the neighboring community.

ROLL CALL VOTE ON FIFTH THIRD BANK, SP06-32, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

In the matter of Fifth Third Bank – Beck Road, SP06-32, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver of the right-of-way berm at the location of the detention basin, noting that the Applicant has worked to create a nicer effect; 2) A Planning Commission Waiver of the 25-foot detention basin buffer requirement; 3) A Planning Commission Same Side Driveway Spacing Waiver for the north access (145 feet proposed, 185 feet required) because the plan provides better alignment to the easterly properties; 4) A Planning Commission Section 9 Façade Waiver for an excess of molded cornice, trim, column surround and wood siding due to the fact that those materials blend in with the architectural character of what is being presented; and 5) All the comments in the Staff and Consultant review letters; for the reason that the plan does meet the intent of the Zoning Ordinance. *Motion carried 9-0.*

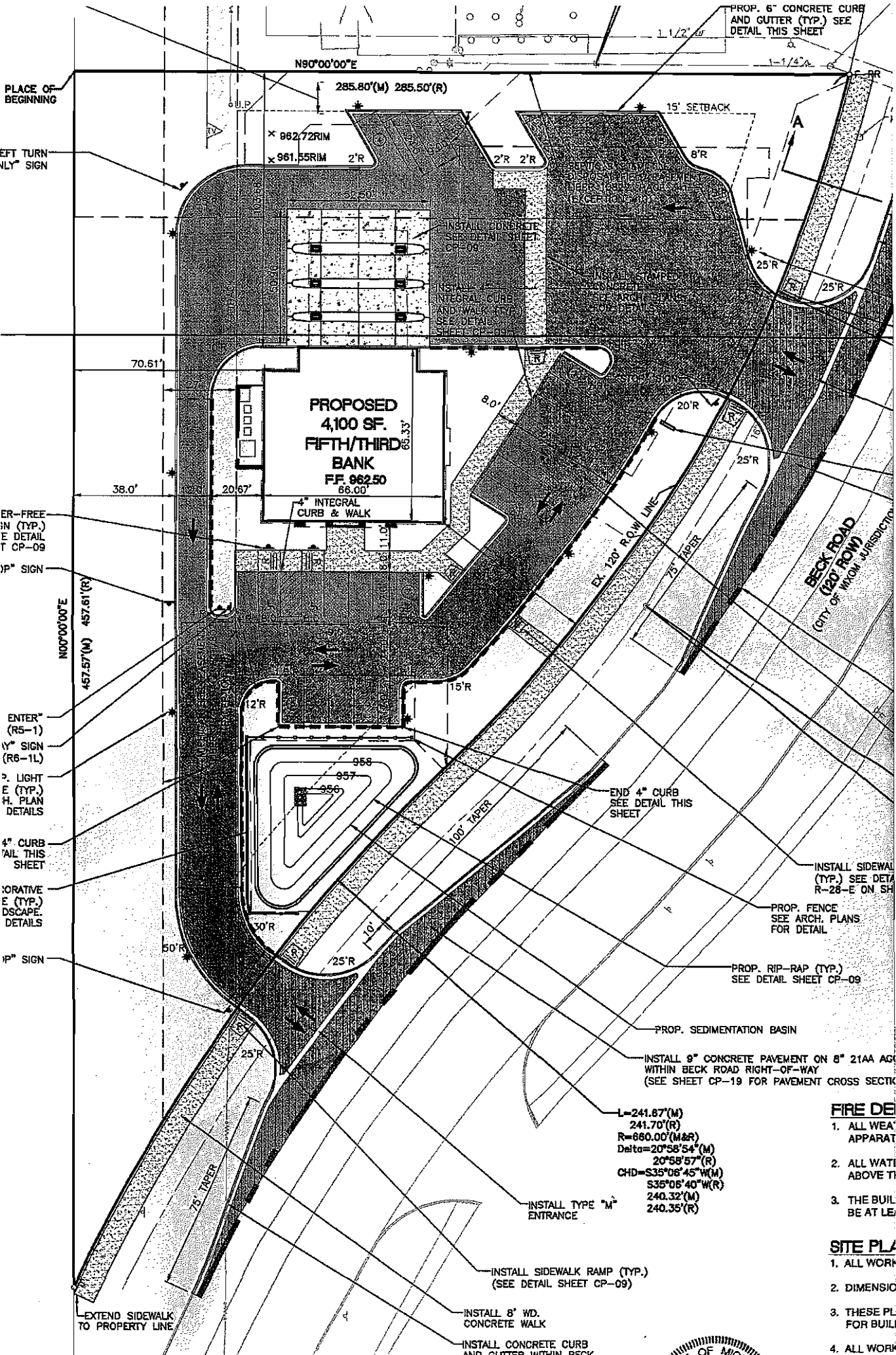
Chair Cassis reminded Mr. Myers that this Applicant would allow a City sign to be placed on his site; he asked that this be duly noted.

Member Avdoulos added that although this is yet another bank coming into this City, bank buildings are easily retrofitted for other uses.

Moved by Member Avdoulos, seconded by Member Pehrson:

ROLL CALL VOTE ON FIFTH THIRD BANK, SP06-32, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

In the matter of Fifth Third Bank – Beck Road, SP06-32, motion to approve the Stormwater Management Plan subject to the comments in the Staff and Consultant review letters; for the reason that the plan does meet the intent of the Stormwater Management Ordinance. *Motion carried 9-0.*



PROP. 6" CONCRETE CURB AND GUTTER (TYP.) SEE DETAIL THIS SHEET

N90°00'00"E

285.80'(M) 285.50'(R)

1-1/2'

1-1/4'

PLACE OF BEGINNING

EFT TURN VLY" SIGN

x 962.72RIM
x 961.55RIM 2'R

15' SETBACK

INSTALL CONCRETE (SEE DETAIL SHEET)
INSTALL STAMPE
INTEGRAL CURB AND WALK (SEE DETAIL SHEET)
INTEGRAL CURB AND WALK (SEE DETAIL SHEET)

PROPOSED
4,100 SF.
FIFTH/THIRD
BANK
FF. 962.50
66.00'

4" INTEGRAL CURB & WALK

EX. 120' R.O.W. LINE

BECK ROAD (20' ROW)
(CITY OF MIAMI METRO)

ER-FREE IN (TYP.) SEE DETAIL CP-09

1P" SIGN

N00°00'00"E
457.57'(M) 457.61'(R)

ENTER" (R5-1)

1V" SIGN (R6-1L)

2. LIGHT E (TYP.) SEE PLAN DETAILS

4" CURB (SEE DETAIL THIS SHEET)

ORATIVE E (TYP.) SEE SCAP. DETAILS

1P" SIGN

END 4" CURB SEE DETAIL THIS SHEET

INSTALL SIDEWALK (TYP.) SEE DETAIL R-28-E ON SH

PROP. FENCE SEE ARCH. PLANS FOR DETAIL

PROP. RIP-RAP (TYP.) SEE DETAIL SHEET CP-09

PROP. SEDIMENTATION BASIN

INSTALL 9" CONCRETE PAVEMENT ON 8" 21AA AGG WITHIN BECK ROAD RIGHT-OF-WAY (SEE SHEET CP-19 FOR PAVEMENT CROSS SECTION)

L=241.87'(M)
241.70'(R)
R=660.00'(M&R)
Delta=20°58'54"(M)
20°58'57"(R)
CHD=S35°06'45"W(M)
S35°06'40"W(R)
240.32'(M)
240.35'(R)

INSTALL TYPE "M" ENTRANCE

INSTALL SIDEWALK RAMP (TYP.) (SEE DETAIL SHEET CP-09)

INSTALL 8' WD. CONCRETE WALK

INSTALL CONCRETE CURB AND GUTTER WITHIN BECK

EXTEND SIDEWALK TO PROPERTY LINE

FIRE DE

1. ALL WEAR APPARATUS
2. ALL WATER ABOVE THE
3. THE BUILDING BE AT LE

SITE PL

1. ALL WORK
2. DIMENSIONS
3. THESE PLANS FOR BUILDING
4. ALL WORK



September 29, 2008

City of Novi Community Development Department
Attn: Angela Pawlowski
4517 W. Ten Mile
Novi, MI 48375

RE: Fifth Third Bank, 31125 Beck Road, Application # B06-0922

Dear Ms. Pawlowski:

I would like to request that the City of Novi grant an extension of the final site plan approval for the Fifth Third Bank, 31125 Beck Road, application # B06-0922

If you have any questions or comments please feel free to contact me @ (513) 842-5430.

Sincerely,

A handwritten signature in black ink, appearing to read 'John C. Lucas', written over a horizontal line.

John C. Lucas
Project Manager

K4 ARCHITECTURE, LLC

555 Gest Street • Cincinnati, OH 45203 • Phone: 513.455.5005 • Fax: 513.455.5008
www.K4places.com