

## SRI VENKATESWARA TEMPLE – SP 08-08B

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

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**

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	10/14/08	<ul style="list-style-type: none"> <li>• <b>Timeline of phasing plan necessary</b></li> <li>• <b>11 ZBA variances: related to height (8), dumpster in the side yard (1), parking quantity for Phase 1 and 2, and Phase 3 (2)</b></li> </ul> Minor items to be addressed at time of Final Site Plan submittal
Wetlands	Approval recommended	10/10/08	Minor items to be addressed at time of Final Site Plan submittal
Woodlands	Approval not recommended	10/13/08	<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	10/13/08	<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	10/10/08	Minor items to be addressed at time of Final Site Plan submittal
Engineering	Approval recommended	10/09/08	<ul style="list-style-type: none"> <li>• <b>Water main shown to be extended to Grand River, to loop the system. Applicant would like city to consider an SAD.</b></li> </ul> Minor items to be addressed at time of Final Site Plan submittal
Façade	Approval recommended – Cultural Center only	10/13/08	<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	10/13/08	N/A

## **Motions**

### **Approval – Special Land Use**

In the matter of the request of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08B, 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. As a condition of Special Land Use Approval, the Planning Commission makes a finding regarding the representation by the applicant that major events at the Temple either will or will not occur at the same time as events at the Cultural Center when all three phases are built-out:
  - c.1 Planning Commission finding that major events at the Temple and events at the Cultural Center will occur at the same time, with a favorable recommendation to the Zoning Board of Appeals of the variance of 273 parking spaces (547 spaces required, 274 spaces provided).  
Supplemental supporting documentation requested by the staff and the Planning Commission should be provided, specifically stating how overflow parking would be accommodated off-site for those events and times when additional parking exceeding the on-site parking capacity would be necessary;

**OR**

- c2. Planning Commission finding that major events at the Temple and events at the Cultural Center will not occur at the same time, with the finding that the parking for the more intense use (Temple) would be required to be provided on site, with a favorable recommendation to the Zoning Board of Appeals for a variance of 34 parking spaces (308 spaces required, 274 spaces provided). The applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and if this is the case, this statement will be made a condition of Special Land Use Approval and enforceable on the property in the future;
- d. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- e. (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 08-08B, 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 08-08B, 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 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.
- d1. Phases 1 and 2 only: Planning Commission finding and condition of approval that the Prayer Hall and multi-purpose space in the Temple may be occupied simultaneously, parking is based on the occupancy of these areas of use per the standard of Section 2505.b.(1) of the Zoning Ordinance, with a favorable recommendation to the Zoning Board of Appeals variance for a deficiency of 49 spaces (308 parking spaces required, 259 parking spaces provided), **OR** the site plan can be redesigned to provide the 49 spaces elsewhere on the site;

### **OR**

- d2. Phases 1 and 2 only: Planning Commission finding that the parking should be based on the entire Temple building, with a favorable recommendation to the Zoning Board of Appeals variance for 192 spaces (451 parking spaces required,

259 parking spaces provided). If this 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 exceeding the on-site parking capacity would be necessary;

- e. 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;
- f. 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 and as identified in the applicant's response letter dated October 5, 2008;
- g. 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 October 13, 2008;
- h1. 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**

- h2. 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;
- i. The conditions and items listed in the staff and consultant review letters being addressed on the plans prior to Stamping Sets; and
- j. (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 08-08B, 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 08-08B, 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 08-08B, 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 08-08B, 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 08-08B, 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 08-08B, 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)

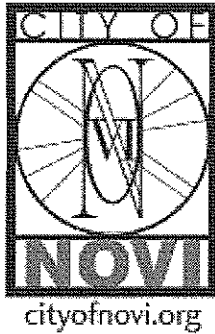
for the following reasons...(because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

**Denial - Storm Water Management Plan**

In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP 08-08B, 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

October 14, 2008

### Planning Review (Revised)

Sri Venkateswara Temple and Cultural Center

SP #08-08B

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#### **Petitioner**

Manyan Group LLC

#### **Review Type**

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

#### **Property Characteristics**

- Site Location: West side of Taft, 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. 21,823 sf (previously 31,833 sf) two story without basement (previously one-story with basement)
- Plan Date: 10.4.08

#### **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 "incidental to" the primary use as a Temple.

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

A public hearing was held at the Planning Commission meeting of September 24, 2008 and the matter was tabled to allow the applicant additional time to address the concerns of the Planning Commission. Staff held a meeting and had a number of conversations with the applicant since that time, and the plans have now been revised and resubmitted for further consideration by the Planning Commission. Among the changes made to the plans are the following:

- Modification to the location of the proposed Temple and Priest Residence/Temple approximately 62 feet to the east to further preserve woodlands.
- Modification to the location of the proposed Temple approximately 18 feet to the north, and relocation of one tier of parking from the north side of the Temple to the south side.
- Modification to the location of the proposed Cultural Center approximately 6 feet to the north, with the proposed screen wall moved 6 feet off the property line to allow additional space as a buffer for the home to the south.
- Removal of terrace in front (east side) of the Cultural Center.
- Modification to the location of the dumpster enclosure and loading area closer to Taft Road (easterly) along the south side of the Cultural Center.
- The Cultural Center has been reduced in size from 31,833 square feet to 21,823 square feet, and the building is now proposed to be two stories above grade (previously one story above grade and a basement). There do not appear to be any changes to the floor plans for the Priest Residence/Temporary Temple (Phase I) or the Temple (Phase II).
- The parking lot lighting has been modified to reduce the mounting height of the fixtures from 25 feet to 20 feet.
- The secondary access has been relocated from the south side of the property to the north side of the property.

### **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'. (As part of the religious complex, the Cultural Center is considered a primary building that is "incidental to" to the temple, and is located at the front setback line, and there is no parking in front of the building). The site meets all but the side yard parking lot setback along the north property line that may be adjusted on the final site plan.
  - 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...". *Following the previous submittal, and at the Planning Commission's public hearing, the applicant further explained the use of the terraces at the Temple, as being used primarily for access and pedestrian circulation. The terrace in front (east side) of the proposed Cultural Center has been removed from the plans.*
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. In the response letter from Diffin Development Consultants, the applicant has indicated that, "The clearing and grading limits will be reduced as recommended to the minimum areas required for each phase." The extent of the clearing and grading will need to be further clarified on the Final Site Plan.

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. *Since the previous submittal, the applicant has reduced the mounting height of the fixtures from 25 feet to 20 feet, to further address the concerns of the surrounding neighbors about the visibility of the lighting fixtures from adjacent properties.*
5. **Principal Uses Permitted Subject to Special Conditions:** Section 402.1 of the Zoning Ordinance states that "Churches and other facilities normally incidental thereto" are permitted subject to Special Conditions. During the initial Planning Review, the position was taken that the Priest Residence/Temporary Temple and the Cultural Center were "accessory to" the Temple (primary use). Based on further information revealed at the public hearing regarding the intended uses within the buildings and on further discussion with staff and the city attorney's office, the Planning Division's position is that the Priest Residence/Temporary Temple and the Cultural Center are "normally incidental" to the Temple use of the property. Many religious institutions provide housing (such as a parsonage or rectory) for leaders or caretakers. Often, religious institutions provide space in a basement, gymnasium or other multiple-purpose areas for a variety of social and cultural activities. If the interpretation that housing and social/cultural space is normally incidental to the primary use as a Temple is applied, several variances from Zoning Ordinance standards are eliminated from consideration and as indicated in this review letter (i.e. variances for accessory structures in front yard, total area of accessory uses, and provisions for parking in the front yard).
6. **Planning Review Summary Chart:** The applicant is asked to review the other items in the attached Summary Chart and make corrections as noted.

**Variances:**

7. 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 allow 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 standards:**

- 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.
8. Section 2503.2.E.(2) of the Zoning Ordinance states that roof top appurtenances shall not exceed the maximum height standard.
- a. **In order to provide the screened mechanical units at 42' in height on the Temple, a variance would be necessary to exceed the height standard.** The applicant may wish to consider placing the units in a mechanical room as part of the building or placing these units on the ground.
  - b. The Cultural Center has now been adjusted to provide two stories above grade (previously one story was below grade) with an overall height of 35 feet. The applicant is asked to further clarify whether rooftop equipment will be needed for the proposed Cultural Center to determine whether this building will meet the overall height standards.
9. 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 45 feet (previously 70 feet) from the adjacent residential structure, in the side 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.**
10. Parking: 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. The applicant has indicated that there will be no fixed seats in the main area of worship, so staff has followed up with occupancy calculations as required by the ordinance.

In order to determine the overall parking standard for the site, the applicant provided supplemental data to the Planning Division and followed that up with additional data. 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. A detailed memo was prepared by Planner Mark Spencer and is attached to this report as reference.

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

- Phase 1 – Priest Residence/Temporary Temple: Two parking spaces are needed for the residence portion of the building, and three are provided in the private garage. An additional 56 parking spaces would be necessary to meet the Zoning Ordinance standard for the Temporary Temple, based on an occupancy of that portion of the building (846 square feet) 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 56 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). *A total of 90 parking spaces are provided for Phase I, exceeding the 58 parking space requirements of the ordinance.*
- Phase 2 – Temple: The Planning Division provided the following calculations for parking of the Temple structure based on the rationale that the two main areas of assembly are the Multi-Purpose Room on the first floor and the Prayer Hall on the second floor. Neither room has fixed seats, but the following assumptions were made:
  - i. The Prayer Hall could be assumed to provide occupancy of 1 person/7 square feet (based on the equivalent of people sitting in chairs) and
  - ii. The Multi-Purpose Room could be assumed to provide occupancy of 1 person/15 square feet (based on the equivalent of people sitting at tables and chairs).

With one parking space for every three occupants of both of the rooms combined, a total of 306 parking spaces would be required (Prayer Hall requires 194 spaces and the Multi-Purpose room requires 112 spaces). Staff also assumed that the other areas of the building are excluded from the parking count as they are necessarily incidental to the main permitted uses. **A total of 308 parking spaces are required for the first two phases, and 259 parking spaces are shown, which leaves a deficit of 49 parking spaces, unless additional parking could be provided elsewhere.** Staff recommends the Planning Commission consider the calculations above as a reasonable interpretation of the ordinance requirements for these uses. The attached memorandum shows the details of these calculations, and also provides alternatives for the assembly area calculations, resulting in a variation from 306 to 607 parking spaces required, with the “worst case” being based on the maximum number of occupants filling both rooms by standing close together at a rate of one person per 5 square feet.

- Phase 3 – Cultural Center: The Planning Division prepared the following calculations for the Cultural Center based on additional information provided for the Assembly area in the main conference area on the first floor of the

building, and the classrooms and offices on the second floor of the building. The main conference room has an area of approximately 6750 square feet, and using the occupancy standard of one person per 15 square feet, with the tables and chairs expected, a total of 150 parking spaces are needed. The classrooms total 3984 square feet, and with the same assumption of one occupant per 15 square feet, a total of 89 parking spaces are needed. A total of 239 parking spaces would be needed if both rooms are occupied at the same time. The submitted 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. With this assumption, a maximum of 150 parking spaces would be needed for the Cultural Center. The Planning Staff disagrees with this assumption and prefers to use the more conservative number of 239 parking spaces required for this phase.

**Staff estimates that the total number of parking spaces required for all three phases (without areas considered normally incidental) is 547 spaces (308 for Phases 1 and 2 + 239 for Phase 3). A total of 274 parking spaces are provided, with a shortage of 273 parking spaces for the entire development.**

11. Parking Options: There are two ways to approach the parking issues for the development: work with Phases 1 and 2 only, or work with the entire development consisting of all 3 phases. Phases 1 and 2 are calculated to be close to accomplishing adequate parking on-site and would need a variance from the Zoning Board of Appeals to allow approval. For Phase 3, only about half of the required parking can be provided on site without further impacting existing woodlands and wetlands on the property. The Planning Commission could consider the plan without Phase 3, although this is not the request of the applicant and the applicant would need to agree to withdraw the request for approval of Phase 3 before we would recommend acting on only Phases 1 and 2. The following options are provided below to address each option.

The Planning Commission has several options regarding the consideration of the Special Land Use and Preliminary Site Plan for parking options for **Phases 1 and 2**:

- i. If the Planning Commission makes both a finding and a condition of approval that the Prayer Hall and other functional space 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. (194 parking spaces required, 259 parking spaces provided)
- ii. If the Planning Commission makes both a finding and a condition of approval that the Prayer Hall and multi-purpose space may be occupied simultaneously, parking may be based on the occupancy of these areas of use, and **a Zoning Board of Appeals variance would be necessary for a deficiency of 49 spaces (308 parking spaces required, 259 parking spaces provided)** STAFF RECOMMENDATION



- iii. Similar to ii (above), if the Planning Commission makes both a finding and a condition of approval that the Prayer Hall and multi-purpose space may be occupied simultaneously, parking may be based on the occupancy of these areas of use, and the applicant could provide the additional 49 parking spaces on site. ALTERNATE STAFF RECOMMENDATION, DEPENDING ON REVISED PLAN BEING SUBMITTED
- iv. 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 192 spaces would need to be requested (451 parking spaces required, 259 provided). This variance request would need to be indicated as a condition of approval of the Preliminary Site Plan and Special Land Use.
- v. The Planning Commission could deny the request and the applicant could redesign the site to work to eliminate the parking shortages and return to the commission for further consideration.

If all three phases are considered, as the applicant has requested, the Planning Commission has the following options for the overall site plan:

- i. If the Planning Commission believes that major events at the Temple and events at the Cultural Center will occur at the same time, the Planning Commission may approve the Special Land Use request and the Preliminary Site Plan with a favorable recommendation to the Zoning Board of Appeals of the variance of 273 parking spaces (547 spaces required, 274 spaces provided). Supplemental supporting documentation requested by the staff and the Planning Commission should be provided, regarding the applicant securing off-site parking spaces and developing a shared parking plan for those occasions when events at the site will require additional parking spaces.
- ii. If the Planning Commission accepts the representation by the applicant that major events at the Temple and events at the Cultural Center will not occur at the same time, the Planning Commission may **approve the Special Land Use and Preliminary Site Plan with the finding that the parking for the more intense use (Temple) would be required to be provided on site, subject to the Zoning Board of Appeals variance of 34 parking spaces (308 spaces required, 274 spaces provided).** The applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and this statement would need to be indicated as a specific condition of approval of the Preliminary Site Plan and Special Land Use approval and subject to the standards of the Zoning Ordinance under the Special Land Use criteria and will be enforceable on the property in the future. (STAFF RECOMMENDATION)

- iii. The Planning Commission could deny the request and the applicant could redesign the site to work to eliminate the parking shortages and return to the commission for further consideration.

**Special Land Use Standards:**

12. 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:**

**13. 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 color 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 Friday, October 17<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)

**14. 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)**.



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Revised review by Barbara McBeth, AICP at 248-347-0587 or **[bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)**

Original review 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:** 10.14.08  
**Project Name:** Sri Venkateswara Temple and Cultural Center  
**Project Number:** SP08-08B; Revised Preliminary Site Plan  
**Plan Date:** 10.04.08

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	<p>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:</p> <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>	<p>Phase I – Temporary Shrine to become Priest Housing when Temple is built (approx. <b>6,693</b> sf total, 4,293 sf is living area and meditation area/temporary temple space)</p> <p>Phase 2 - Temple (approx. <b>22,693</b> sf)</p> <p>Phase 3 - Cultural Center (approx. <b>21,823</b> sf reduced from previous 31,833 sf)</p> <ul style="list-style-type: none"> <li>• 10.11 gross acres</li> <li>• 330.85' width</li> <li>• Minor arterial</li> </ul> <p>Minimum building and parking setbacks provided (<u>except one parking space near northeast corner of Temple to allow full 35 foot parking lot setback from residential</u>)</p>	<p><b>No – Parking is proposed in the front yard (173 spaces out of 282 total spaces)</b></p> <p>Adjust one parking space near northeast corner of building to allow full 35 foot parking lot setback adjacent to residential at time of Final Site Plan review.</p>	<p><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></p> <p>Since the preliminary site plan review by the Planning Commission on September 25, 2008, we note the square footage of the cultural center has decreased by 10,010 square feet or 31%. The other two buildings are the same size, although all buildings have been moved on the plan.</p>

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: 35' two stories above grade (previously 28' one story below grade), 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>  Cultural center now 2 stories above grade, rooftop equipment not shown. Applicant should clarify whether rooftop equipment will be provided.
<b>Building Setback</b>				
Front (Section 402.1.d)	75 feet	Shrine/Priest Housing: 1087'+/-  Temple: 767'+/- Cultural Ctr: 75'	Yes	<i>Shrine/Priest housing moved 62' east (from previous submittal) Temple moved 62' east Cultural Ctr - same distance</i>
Side – north interior (Section 402.1.d)	75 feet	Shrine/Priest Housing: 179' Temple: 75' Cultural Ctr: 146' +/-	Yes	<i>Shrine/Priest housing – same distance Temple moved 18' north Cultural Ctr moved 6' north</i>
Side – south interior (Section 402.1.d)	75 feet	Shrine/Priest Housing: 86.95' Temple: 168' +/- Cultural Ctr: 81'+/-	Yes	<i>Shrine/Priest housing – same distance Temple moved 18' north Cultural Ctr moved 6' north</i>
Rear (Section 402.1.d)	75 feet	Shrine/Priest Housing: 180.86' Temple: 293' +/- Cultural Ctr: 1000'+	Yes	<i>Shrine/Priest housing moved 62 feet east Temple moved 62 feet east Cultural Ctr – same distance</i>

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 Yes – Cultural Center	Cultural Center considered incidental to the primary use. ZBA variance would not be necessary.
<b>Parking Setbacks</b>				
Front (Section 402.1.e)	No parking in front yard (in front of the Temple building)	No parking is proposed in front of the Cultural Center	Yes	ZBA variance would not be necessary as previously indicated
Side – north interior (Section 402.1.e)	20' adjacent to OST zoning; 35' adjacent to R-2 zoning	20' adjacent to OST zoning; 35' adjacent to R-2 zoning	Yes?	<b>Revise north setback standard for easternmost parking space to reflect the 35' minimum setback standard adjacent to R-2 zoning</b>
Side – south interior (Section 402.1.e)	35'	35'	Yes	<i>Applicant must put dimensions on the plan to verify at time of next submittal.</i>
Rear (Section 402.1.e)	35'	Minimum 235'	Yes	<i>Increased from a 179' minimum distance on previous submittal</i>
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: 58  Phase 2: <b>308</b>  Phase 3: 239 + 308 = <b>547</b>  Total: <b>547</b>  (Once Phase 2 is constructed, the Phase 1 parking spaces may be applied to the Phase 2 parking standard.	274 spaces (272 spaces in the parking lots and 2 in the residence garage), including 14 barrier-free  <u>Spaces by Phase:</u> Phase I: 90  Phase 2: <b>259</b>  Phase 3: <b>274</b>  Total: <b>274</b>	<b>No, but see "Comments" and Planning Review Letter and supplemental parking memo from Planning</b>	We note supplemental Occupancy Calculations were submitted by the applicant to calculate the parking standard.  <b>ZBA variance needed for the Phase 2 shortage of 49 parking spaces (308 required, 259 provided).</b>  Please see Planning Review Letter for additional details and options for the Planning Commission's consideration.

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?	<i>Applicant to verify at time of Final Site Plan that islands are 3 feet shorter than adjacent parking stalls, as needed.</i>
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	
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	Yes?	<i>Show location for installation and sign code for barrier-free parking signs</i>
Accessory Buildings (Section 2503.1.E.(3))	Aggregate of all accessory buildings shall not exceed 1,500 square feet	Residence 6693 sf Cultural 21,823 sf Total of 28,516 sf (previously 38,526 sf) of accessory buildings	Yes	Cultural Center and Residence considered incidental to the primary use.  ZBA variance would not be necessary to provide
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;  28,516 sf of accessory buildings	Yes	Cultural Center and Residence considered incidental to the primary use.  ZBA variance would not be necessary to provide

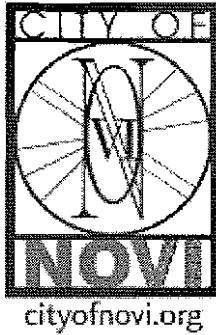
Item	Required	Proposed	Meets Requirements?	Comments
Dumpster (Sections 2503.2.F and 2520.1)	Screen wall/fence at least 5' in height on three sides; Enclosure to match building materials; protective bollards or similar features; Enclosure in rear yard, minimum 10' from lot line; located as far from barrier-free 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 side yard (dumpster would be adjacent to a residential use). Dumpster and loading area for cultural center have been moved east from the previous submittal, but are still adjacent to residential use. Relocation of dumpster and loading would be preferable to current location.</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?	Some sidewalks are located at the back of curb. Applicant asked to verify whether boardwalk that was removed from previous plan along north side of drive is still needed, or if sidewalk is proposed to be provided?



Item	Required	Proposed	Meets Requirements?	Comments
Design and Construction Standards Manual	Land description, Sidwell number	Provided	Yes	

Prepared Barbara McBeth, AICP (248) 347-0587 or [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)  
 Previous report by Planner Karen Reinowksi, AICP, PCP.

# MEMORANDUM



TO: PLANNING COMMISSION

THROUGH: BARBARA MCBETH, *AICP*, DEPUTY DIRECTOR  
COMMUNITY DEVELOPMENT

FROM: MARK SPENCER, *AICP*, PLANNER

SUBJECT: SV TEMPLE SP08-08B PARKING

DATE: OCTOBER 14, 2008

This memo is a review of the parking requirements for the proposed Sri Venkateswara priest residence, temple and cultural center submitted to the City of Novi on October 13, 2008. Additional information was provided and the floor areas were reduced since the last submittal. All parking calculations are based on the requirements listed in Section 2505 of the Zoning Ordinance.

### **Phase 1 Priest Residence And Temporary Temple.**

Phase 1 includes a 6,693 square foot residential structure including a 846 square foot temporary temple area. Although the structure includes a basement, it is our understanding that this space will only be accessible to the residents. It is also our understanding, that after the temple structure in phase 2 is built, the public use of the residence will cease.

The Zoning Ordinance sets parking space requirements for a temple assembly area based on maximum occupancy as determined by the Building Code. The applicant did not indicate that the area would include seating or tables. The occupant load of open areas without chairs or tables is 1 occupant per 5 square feet of floor area. Since using this scenario produced a parking space requirement for Phase 1 of 58 parking spaces and 88 are provided other scenarios were not explored. Phase 1 has a surplus of 30 spaces. After the temple (phase 2) is constructed Phase 1 will only be used for residential purposes and thus it will only require 2 parking spaces and have a surplus of 86 spaces to be allocated to other phases.

### **Phase 1 Calculations**

- Residence 2 parking spaces per dwelling unit  $(1 \times 2) = 2$
- Assembly area occupants standing – occupants =  $1/5$  square feet – parking = 1 space per 3 occupants  $(846/5/3) = 56.4$

**Total Phase 1 Parking Spaces Required = 58**

Parking provided for Phase 1 = 90.

**Surplus Phase 1 parking spaces = 32**

### **Phase 2 Temple**

Phase 2 includes a 22,693 square foot temple. The structure includes a 4,070 square foot temple assembly area, a 5,046 square foot multiple purpose assembly room and 13,577 square feet of accessory areas. The Zoning Ordinance allows the Planning Commission to make a determination if parking spaces should be provided for accessory use areas. The Planning Staff believes that the two assembly areas could be used at the same time. Staff recommends requiring parking spaces for both of the assembly uses, but not requiring additional parking for the balance of accessory uses in the building.

Mechanical rooms, corridors, courtyards and restrooms are typically excluded areas from most parking space calculations and are excluded from our calculations listed below. Areas that are typically considered incidental to a worship facility including the area of fixed monuments and religious fixtures, offices, the lobby, conference rooms and the child care area are unlikely to generate the need for additional parking spaces. Areas that can be considered incidental to the multi-purpose assembly area, including the stage area, kitchen, lobby areas and storage rooms, are also unlikely to generate the need for additional parking spaces.

As with Phase 1, the parking space requirements for a temple assembly area based on maximum occupancy as determined by the Building Code. The temple assembly area occupant load calculations are based on including seating. Although no chairs or seats are proposed, the applicant has indicated that many people sit on the floor in the temple thus the space needed for each individual is similar to seating in chairs. The occupant load for assembly areas with seating is 7 square feet per person which generates a lower occupant load than if calculated for standing room. The applicant will need to provide confirmation of this to the Building Division to support this assumption.

Since the applicant indicated that the multi-purpose room in this building will act as a temporary cultural center assembly room and the later was proposed with a floor plan that included tables and chairs, the occupant load can be based on the use of tables and chairs and 1 person per 15 square feet was used to calculate the occupant load of this room. The applicant will need to provide confirmation of this to the Building Division to support this assumption. Since the applicant has indicated that most activities will be related to the religious institution and not the general public, the Planning Staff used the parking requirement for private clubs at 1 parking space for every 3 occupants rather than the assembly hall without fixed seats use that requires 1 parking space for every 2 occupants.

Using the above assumptions, the occupant load of the two assembly areas is 918 people. At 1 parking space per 3 people the required number of parking spaces is 306. If the occupant load of the areas was based on standing room, the parking space requirement increases to 607 spaces.

## Phase 2 Calculations

- Temple assembly area - occupants in chairs or equivalent in temple – occupants = 1/7 sq. ft. - parking = 1 space per 3 occupants  $((4070/7/3)=193.8$
- Multi- purpose assembly area – occupants at tables – occupants = 1/15 sq. ft. – parking = 1 space per 3 occupants  $(5046/15/3)=112.1$   
*[Alternate assembly area - occupants standing 1/5 sq. ft. - parking 1 space per 3 occupants  $(4070+5046/5/3)= 607.3$ ]*
- Stages – (exempt for theaters) **excluded**
- Offices - general office - parking = 1 space per 222 sq. ft.  $(220/222)=1^*$
- Lobby – occupants 1/7 sq. ft. - parking = 1 space per 3 occupants  $(2273/7/3)=108.2^*$
- Storage rooms – (warehousing) parking = 1 space per 700 sq. ft.  $(2463+510/700)=4.2^*$
- Conference rooms – occupants 1/15 sq. ft. - parking 1 space per 3 occupants  $(1113+241/15/3)=30.1^*$
- Kitchen - occupants = 1/200 sq. ft. - parking = 1 space per 3 occupants  $(711/200/3)=1.2^*$
- Child care area – parking = 1 space per 350 sq. ft.  $(341/350)=1^*$
- Mechanical, corridors, courtyards, restrooms (all not considered as part of gross leaseable floor area for offices) **excluded**

- Fixed monument/alter/religious fixtures etc. **excluded**

**\* Areas typically considered incidental to the principle worship area use**

Total Phase 2 parking spaces required without areas typically considered incidental **306**

Total additional Phase 2 parking spaces required if incidental use areas counted toward parking requirements = 145

**Total Phase 1 & 2 spaces required (2 + 306) = 308**

Parking spaces provided in Phase 1 & Phase 2 (90 + 169) = **259**

**Shortage (308-259) = 49 spaces**

### Phase 3 Cultural Center

The occupant load for this building's assembly area was calculated at 1 person per 15 square feet based on the use of tables. The Planning Staff believes that the classroom type events could occur at the same time as the assembly room uses. Based on our observations of classroom rentals at City Hall these types of uses can occur on Friday nights and any time Saturday and Sunday. Therefore the Planning Staff recommends requiring parking for these use areas. The occupant load for these rooms is also based on 1 occupant per 15 square feet. The applicant will need to provide confirmation of this to the Building Division to support this assumption. As with was recommended on Phase 2, the Planning Staff recommends removing mechanical rooms and uses areas that are incidental to the assembly and classroom uses from the parking area requirements.

### Phase 3 Calculations

- Assembly area with occupants at tables - occupants = 1/15 sq. ft. - parking required = 1 space per 3 occupants (6750/15/3)=**150**  
*[Alternate occupant calculations based on standing –occupants = 1/5 sq. ft.- parking = 1space per 3 occupants (6750/5/3)=450.0*  
*Alternate occupant calculations based on seating - occupants = 1/7 sq. ft.- parking = 1 space per 3 occupants (6750/7/3)=321*  
*Alternate occupant load based on applicant proposed seating with 36 - 8 ft. diameter tables at 12 occupants - parking = 1 space per 3 occupants (36\*12/3)=144*  
*Alternate occupant load based on rectangular tables that fit area - 81 tables 3feet by 8 feet at 8 occupants per table - parking = 1 space per 3 occupants (81\*8/3)=216]*
- Conference/Classrooms - occupants = 1/15 sq. ft. - parking = 1 space per 3 occupants (3489+495/15/3)=**88.5**
- Lounge - occupants = 1/7 sq. ft. - parking = 1 space per 3 occupants (513/7/3)=**24.4\*\***
- Library - parking = 1 space per 350 sq. ft. (1458/350)=**4.1\*\***
- Lobby - occupants = 1/7 sq. ft. - parking = 1 space per 3 occupants (1754+300/7/3)=**97.8\*\***
- Storage rooms – (warehousing) parking = 1space per 700 sq. ft. (1421/700)=**2.0\*\***
- Stages – (exempt for theaters) **excluded**
- Dressing rooms – Consider as restrooms **excluded**
- Kitchen - occupants = 1/200 sq. ft. - parking = 1 space per 3 occupants (400/200/3)=**.6\*\***

- Offices - general office - parking = 1 space per 222 sq. ft.  $(648/222)=2.9^{**}$
- Mechanical, corridors, restrooms (all not considered as part of gross leaseable floor area for offices) excluded

\*\* Areas typically considered incidental to the principle banquet hall/private club area use

Total Phase 3 parking spaces required without areas typically considered incidental **239**

Total additional Phase 2 parking spaces required if incidental use areas counted toward parking requirements = 133

**Total parking spaces required for all three phases without areas typically considered incidental  $(2+306+239) = 547$**

Total additional parking spaces required if incidental use areas in Phase 2 and Phase 3 are counted toward parking requirements  $(145 + 133) = 277$

Parking spaces provided in all phases  $(90+169+15) = 274$

**Total parking space shortage = 273 spaces**

The Zoning Ordinance contains a provision to permit off site parking lot if it is within 300 feet walking distance the building and connected by a sidewalk and if on the other side of a main road connected by a pedestrian bridge. No available parking exists within 300 feet of the site. The Ordinance also off street parking to be up to 3,000 feet away but only if it is to serve an exposition facility. Thus, these options are not available without a variance.

Since the assembly use occupant load calculations above are conservative, the Planning Staff recommends that if the Planning Commission is considering approving any of the Phases subject to obtaining a variance from the Zoning Board of Appeals, that they condition their special use permit on specific occupant loads of the buildings and prohibiting outdoor gatherings that could greatly increase the parking demand of the site.

The Planning Commission may want to consider that if only the phase 1 and 2 buildings are constructed, the total conservative parking space requirement would be 308 spaces. If all of the parking proposed in all three phases is built only 274 spaces would be provided and the site would have a shortage of 34 parking spaces. The Zoning Ordinance provides for the Planning Commission a mechanism to accept land banking up to 25% of the required parking spaces if the applicant can meet the requirements of Section 2505.16. Space is available in the regulated woodlands to place the shortage for phases 1 and 2. The shortage for all phases exceeds the 25% cut-off.

**Lighting Review Summary Chart**

**Sri Venkateswara Temple & Cultural Center**

Revised Preliminary Site Plan 08-08A=B

Review Date: October 12, 2008

<b>Item</b>	<b>Required</b>	<b>Meets Requirements?</b>	<b>Comments</b>
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	<b>No</b>	<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	<i>Mounting height of fixtures reduced from 25 feet to 20 feet from previous submittal.</i>
Lighting Plan (Section 2511.2.a.3)	Building elevations showing all fixtures, portions of walls to be illuminated, illuminance levels and aiming points	<b>No</b>	<b>Details must be provided on building elevations. Question the mounting height for wall packs marked C11 and C20 (low wall proposed at those locations).</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	<i>Mounting height of fixtures reduced from 25 feet to 20 feet from previous submittal.</i>
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	



## WETLANDS REVIEW



**Environmental Consulting & Technology, Inc.**

October 10, 2008

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Sri Venkateswara Temple and Cultural Center  
Wetland Review of the 2<sup>nd</sup> Revised Preliminary Site Plan (SP#08-08B)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the 2<sup>nd</sup> Revised Preliminary Site Plan for the proposed Sri Venkateswara Temple and Cultural Center Plan (Plan) prepared by DIFFIN Development Consultants dated October 4, 2008. In addition, ECT previously visited the site on March 27, 2008 to complete a wetland boundary verification. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the setback provisions in the Zoning Ordinance.

The ten-acre project site is located on the west side of Taft Road north of Eleven Mile Road (Sidwell No. 22-16-451-032, commonly known as 26233 Taft Road). The Plan proposes the construction of the proposed 2-story, 22,693 square foot Sri Venkateswara Temple, 21,823 square foot cultural center, priest housing and associated facilities. These buildings appear to be proposed under three (3) separate phases; a residence for priests who maintain the temple, the temple and a cultural center to support community activities.

#### **Existing Conditions**

The site appears to contain approximately 1.43 acres of on-site wetland. The Plan shows Wetland A-B extending from the northeast corner of the site to the southwest. This wetland extends offsite near the center of the southern property boundary. Wetland A-B appears to be 1.19 acres in size. Wetlands C, F and G are located in the central part of the project site and are apparently 0.03-acre, 0.015-acre and 0.011-acre, accordingly. Wetland E is located on the west side of the site and appears to extend off of the property to the west and to the south. Wetland E is shown as 0.103-acre in size. Wetland H, a small vernal pool (0.076-acre) found in the wooded part of the property is likely good amphibian habitat. Wetlands are generally of low to moderate quality, wetland H perhaps a little higher quality. Wetland A-B is dominated by common reed (*Phragmites australis*) and reed canary grass (*Phalaris arundinaceae*).

#### **Proposed Impacts**

Proposed impacts to wetlands have remained the same, except for those impacts to Wetland H. The proposed impact area (and volume) to Wetland H have decreased since the previous plan submittal.

The Plan continues to propose the filling of a portion (0.087-acre) of Wetland A-B for construction of the access drive from Taft Road and for the proposed enclosure of an existing drainage course (appears to be a tributary of the Walled Lake Branch of the Middle Rouge River). The Plan also proposes to fill Wetland C, F and G, and H, each in its entirety, for the purpose of parking lot construction. It should be noted that the previous plan included a proposed drainage course enclosure in excess of 100 lineal feet. The current Plan proposes 82 lineal feet of 24-inch reinforced concrete culvert as the enclosure.

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A summary of the existing wetland areas and the proposed wetland impacts follows (note: the proposed impact area and proposed impact volume for Wetland H have been decreased since the previous plan submittal):

Wetland ID	Total Area (acre)	Impact Area (acre)	Impact Volume (cu.yds.)
Wetland A-B	1.19	0.087	420
Wetland C	0.03	0.03	146
Wetland E	0.103	N/A	N/A
Wetland F	0.015	0.015	70
Wetland G	0.011	0.011	54
Wetland H	0.076	0.021	85
<b>Total</b>	<b>1.43</b>	<b>0.164</b>	<b>775</b>

The Plan continues to propose three (3) areas of wetland mitigation totaling 0.35-acre (0.06, 0.10 and 0.19-acre) and several (5) "rain garden" storm water filtration areas. This is close to 1.5 to 1 wetland replacement. The Plan appears to propose a fairly innovative storm water management plan including proposed bioretention/rain garden areas and proposed areas of wetland mitigation as opposed to a standard detention basin approach.

The proposed storm water narrative continues to state that "parking areas shall be designed to sheet drain to bioretention/rain garden swales sized to treat the first flush storm volume. Storm water will filter through a sand/stone sub-base to a large sub-surface underdrain sized to detain the bank full flood volume. Storm water shall be discharged at an agricultural rate through a diffuser outlet pipe upland of the proposed wetland mitigation areas. This will replenish the wetland hydrology that will be lost due to the construction. Excess water not absorbed within the wetlands shall flow north along the natural drainage route to the regional detention area". Given that stormwater runoff is directed to the wetland and stream, ECT is concerned that the site has enough soil porosity and swale volume to absorb the required stormwater volume.

#### Permits

The proposed project will require a City of Novi Wetland Non-Minor Use permit, a Natural Features Setback Authorization and an MDEQ wetland permit. Based on a review of the MDEQ Land and Water Management Division's Coastal and Inland Waters Permit Information System (CIWPIS), it does not appear as if the Applicant has submitted a permit application to the MDEQ for this project.

The project will no longer likely require a review from the EPA, in our view, as the proposed stream enclosure has been decreased in length to less than 100 lineal feet. Enclosures greater than 100 lineal feet in length qualify for review by EPA. As noted in our previous review letter, the processing time for this type of review can be lengthy.

#### Recommendations and Conditions

**ECT currently recommends conditional approval of the 2<sup>nd</sup> Revised Preliminary Site Plan.** The following should be addressed in the Final Site Plan submittal:

1. The Wetland Survey/Disturbance Plan (Sheet 4 of 16) now includes a summary impact table for wetlands and the natural features setback, however, the individual points of impact for the wetland buffers do not appear to be indicated/labeled on the Plan. This information needs to be added to the Plan.
2. The applicant should provide documentation to the City and to our office regarding the status of a wetland permit application submittal to the MDEQ. It should be noted that the City can not issue a City of Novi Wetland Permit prior to the issuance of the MDEQ permit.
3. The applicant should be advised of upcoming wetland-related review fees:  
Final Site Plan Review for Wetlands \$550 + 15% Administration Fee = \$632.50

Sri Venkateswara Temple and Cultural Center  
Wetland Review of the 2<sup>nd</sup> Revised Preliminary Site Plan (SP#08-08B)  
October 10, 2008  
Page 3

Wetland Permit Application Fee: \$200 + 15% Administration Fee = \$230.00.  
Environmental Preconstruction Meeting, at the City's request: \$300 + 15% = \$345  
Onsite inspections (i.e., silt fence staking inspection, silt fence installation inspection, temporary certificate of occupancy inspection, final certificate of occupancy inspection) at the City's request, per inspection: \$300.00 + 15% = \$345.

If you have any questions please feel free to contact our office

Respectfully,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Peter F. Hill, P.E.  
Associate Engineer

cc: Angela Palowski  
Karen Reinowski

# WOODLANDS REVIEW



**Environmental Consulting & Technology, Inc.**

October 13, 2008

Ms. Barbara McBeth  
Deputy Director of Community Development  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375

Re: Sri Venkateswara Temple and Cultural Center  
Woodland Review of the 2<sup>nd</sup> Revised Preliminary Site Plan (SP#08-08B)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed 2<sup>nd</sup> Revised Preliminary Site Plan (Plan) for the Sri Venkateswara Temple and Cultural Center prepared by DIFFIN Development Consultants dated October 4, 2008. The Plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The project site is located in Section 16 on the west side of Taft Road north of Eleven Mile Road (Sidwell No. 22-16-451-032, commonly known as 26233 Taft Road). The Plan proposes the construction of the proposed 2-story, 22,693 square foot Sri Venkateswara Temple, 21,823 square foot cultural center, priest housing, and associated facilities. These buildings appear to be proposed under three (3) separate phases: a residence for priests who maintain the temple, the temple, and a cultural center to support community activities.

#### **Onsite Woodland Evaluation**

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Wednesday, March 26, 2008. With the exception of an unflagged forested vernal pool area in the northwest portion of the regulated woodland, ECT found that the *Tree Survey/Tree Removal Plan* (Sheet 3) accurately depicts existing site conditions. The surveyed trees have been marked with the survey numbers in yellow paint. Numerous mature hardwood trees exceeding 20 inches in dbh occur scattered throughout the regulated woodland where the temple and priest housing (Phases 1 and 2) and associated parking are proposed, including sugar maple (*Acer saccharum*), red maple (*Acer rubrum*), black walnut (*Juglans nigra*), bitternut hickory (*Carya cordiformis*), and tuliptree (*Liriodendron tulipifera*). The site showed evidence of disturbance, with soil spoil piles, brush heaps, and debris piles located near the transition between old field and regulated woodland and mature black locusts (*Robinia pseudoacacia*) scattered throughout the regulated woodland. See attached site photographs.

Despite signs of disturbance at the eastern boundary, the regulated woodland onsite exhibits a diversified age structure, ranging from seedlings and understory saplings to mature overstory trees with 30-inch d.b.h. or more. The woodland understory contained relatively few invasive species. There were significant amounts of native tree advanced regeneration. Advanced regeneration is composed of understory trees positioned to move into the overstory. This transition occurs as mature trees die or blow over, opening gaps in the canopy. Also unique is the intactness of the mosaic of upland and wetland forest on the site. This upland/lowland connectivity provides for excellent ecological functioning and diverse wildlife habitat. The regulated woodlands onsite are part of a larger expanse of regulated woodland that extends south and northwest of the property and represent a significant portion of the central core of this larger woodland habitat, which also includes regulated forested wetland to the northwest of the site.

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### **Plan Review**

Per summary calculations in the lower right-hand corner of the *Tree Survey/Tree Removal Plan* (Sheet 3), the Plan proposes the removal of 148 trees with dbh greater than or equal to 8 inches while saving 116 regulated trees. This represents removal of 56% of the total number of regulated trees reported for the site (264). The summary calculations indicate that 266 replacement credits are required, with 75 replacements planted onsite and 191 credits to be paid into the Tree Fund. The regulated woodland line has been added to Sheet 3, and the unregulated trees on the east side and dead trees have been removed from replacements calculations. Plan symbol and table corrections have been made. The canopies of regulated trees along the western edge of the development have been surveyed. The trees whose entire root zone cannot be protected by woodland fencing during construction have been designated as being removed in the table and on the plan and compensated for in the replacement calculations. The Applicant may choose whether or not to actually remove them, depending on site conditions during construction.

The Plan currently shows the woodland protection fence 5 feet from the proposed priest housing structure. ECT is concerned that this distance is too narrow to allow for adequate construction access to the west side of the proposed building. ECT recommends that at least 10 feet of clearance is provided between the woodland protection fence and the west side of the priest housing. An additional 4 trees (# 74, 75, 77, & 78) will be impacted if the tree protection fence is shifted west another 5 feet, and an additional 6 replacement credits would be required. See Revised Woodland Impacts below. ECT is also concerned about the future secondary access drive shown on the northwest portion of the Plan. The entire southern portion of the property located directly north of this secondary access is designated as regulated woodland. Future access located on this neighboring property will certainly impact additional regulated woodland vegetation, as well.

### **Revised Woodland Impacts**

ECT suggests that the proposed Plan calls for the following impacts to onsite regulated trees:

- 148 total regulated trees with 8-inch dbh or greater to be removed given the corrections stated above; possibly an additional 4 tree impacts where tree protection fence and/or construction activities along the west side of the priest housing may run within the drip line; additional impacts on neighboring property possible with future secondary access to the north
- 56% removal of regulated trees onsite; up to 58% removal if additional 4 trees at risk cannot be properly protected
- 266 replacement trees required; 272 if the 4 trees at risk near priest housing cannot be properly protected

### **Site Plan Compliance with Ordinance Chapter 37 Standards**

It is ECT's opinion that the proposed Plan does not adequately respond to the significant natural features of the site. Per Section 37-29 of the City of Novi Woodland Ordinance:

"...the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are no location alternatives. The integrity of woodland areas shall be maintained irrespective of whether such woodlands cross property lines."

Although ECT applauds the Applicant's conservation of remaining woodland via a conservation easement, the central core area of the regulated woodland is much reduced with removal of over half of the regulated trees onsite. Therefore, we do not believe that the proposed development fully meets the letter of the Woodland Ordinance nor the spirit in which it was written. Whereas trees are viewed as a renewable resource, and the Woodland Ordinance provides a mechanism for their replacement, the ecological value of the site's high quality,

intact woodlands as forested ecosystems is *not* immediately replaceable. If the Applicant considered alternative layouts, the site itself offers a relatively clear, contiguous area on the east side closest to the road that offers a place for development in a previously impacted area, while minimizing impacts to the surrounding regulated woodlands and other natural features.

Specifically, the Plan appears to lack a couple of items necessary for compliance with the Site Plan standards. The following information must be provided in the Plan:

- Matching species numbers for replacement trees shown on Sheets 12 & 13 and Sheet 14.
- Replacement species composition that more closely resembles that of the regulated trees being removed.

#### **Tree Replacement Review**

The *Landscape Plan No. 1 & 2* sheets (Sheets 12 & 13) call for 45 deciduous and 63 evergreen replacement trees (76.5 tree credits) to be placed onsite. These numbers are somewhat at odds, in both number and species, with those presented in the Planting Schedule for Site Landscaping on Sheet 14. The following corrections should be made to Sheets 12 & 13:

- Removal of "RP" replacement designation for sweetgum near water main on Sheet 13 to match table on Sheet 14
- Removal of "RP" replacement designation for thornless hawthorn and round leaved dogwood on Sheet 12 to match table on Sheet 14
- Shift white spruce on Sheet 12 at least 5 feet from proposed storm sewer
- Shift black hills spruce on Sheet 12 at least 5 feet from proposed light
- Shift swamp white oak on Sheet 13 at least 10 feet from hydrant and light and at least 30 feet from adjacent replacement tree

The following corrections should be made to the table on Sheet 14:

- 8 red maples
- 9 ironwoods
- 19 white spruce

Most replacement trees have been located within a conservation easement, along with the remaining regulated woodland onsite and proposed wetland mitigation. While ECT encourages the placement of woodland replacements within existing woodland and proposed wetland areas, we are concerned that conditions within the mitigation wetland may be too wet for three of the proposed replacement species. Given that the seed mix for the mitigation wetland areas contains numerous emergent herbaceous species tolerant of relatively deep and long-lasting inundation, ECT recommends that ironwood, American beech, and American basswood be replaced with wetland tree species.

The proportion of evergreens to deciduous replacement material is very high compared to the composition of species being removed from the regulated woodland. The current Plan calls for a much greater proportion of evergreen replacement material, having increased from 24% of the onsite replacement material in the previously submitted Plan to 59% in the current one. ECT recommends that more native hardwood species are used instead, incorporating species found within the regulated woodland onsite such as bitternut hickory (*Carya cordiformis*), northern red oak (*Quercus rubra*), black walnut (*Juglans nigra*), sugar maple (*Acer saccharum*), red maple (*Acer rubrum*), American basswood (*Tilia americana*), American beech (*Fagus grandifolia*), and ironwood (*Ostrya virginiana*). The overall diversity of proposed replacement tree species is commendable, and location and spacing of the woodland replacements are much improved. ECT suggests that additional replacements could be located within the remaining regulated woodland on the western and southern portions of the site.



**Recommendation**

**ECT does not recommend approval of the Plan.** Significant changes must be made to the 2<sup>nd</sup> Revised Preliminary Site Plan to address the specific issues and corrections raised above. Considering the original composition of the regulated woodland, sizeable footprint of the development, number and adequate spacing of required landscape and replacement trees, and need to avoid wetland resources, ECT believes that it is necessary for a larger proportion of the replacement trees to be deciduous species and located within areas of remaining regulated woodland. ECT continues to suggest that the proposed Plan does not adequately respond to the significant natural features of the site. It remains ECT's opinion that 1) removal of over half of the site's regulated trees and 2) the significant decrease in core woodland habitat of the larger landscape patch of forest proposed in the Plan are not congruent with the Woodland Ordinance nor the spirit in which it was written. ECT strongly recommends that the Applicant be encouraged to consider alternative layouts of the proposed development to further minimize impacts to the high quality regulated woodlands and forested wetlands of the site. The Planning Commission may wish to discuss the merits of the proposed development in light of the loss of high quality regulated woodlands onsite.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Martha Holzheuer, Certified Arborist  
Landscape Ecologist

cc: Angela Pawlowski

Enclosures



Above: Forested vernal pool wetland not shown on plans, northwest portion of regulated woodland  
Below: Mature bitternut hickory where southwestern parking lot is proposed



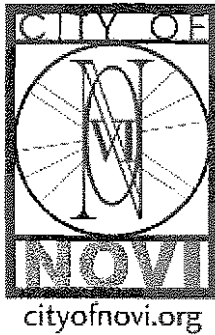


Above: Mature sugar maple where southwestern parking lot is proposed

Below: Mature northern red oak to be saved, west end



## LANDSCAPING REVIEW



**PLAN REVIEW CENTER REPORT**  
October 13, 2008  
**Revised Preliminary Landscape Review**  
Sri Venkateswara Temple SP#08-08B

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**Review Type**

Revised Preliminary Landscape Review

**Property Characteristics**

- Site Location: Taft Road
- Site Zoning: RA
- Plan Date: 10/4/08

**Recommendation**

**Approval of the Revised Preliminary Site Plan for 08-08B Sri Venkateswara is recommended. The Applicant must receive the necessary Planning Commission waivers.** Please address all other minor comments upon Final Site Plan Submittal.

**Ordinance Considerations**

**Adjacent to Residential – Buffer (Sec. 2509.3.a.)**

1. A 4'-6" to 6' high landscape berm is typically required at the property boundary between special land uses and residential properties. Residential properties abut the project site along the north, south and west property boundaries. **The Applicant may seek a waiver from the Planning Commission if significant native vegetation, slopes or wetlands would be compromised by the installation of a landscape berm.** The Applicant is seeking a waiver along three property boundaries.
2. To the west there exists a significant area of native woodlands that will be preserved and augmented with additional woodland plantings. This woodland will serve well as a buffer to the westerly property. On this latest submittal, the applicant has reduced the size of the proposed built features. This has allowed the buffer along this property line to be increased an additional 62' for a total of 281' feet of undisturbed natural buffer. *Please also note that several woodland replacement trees have been proposed along the westerly property boundary. It is recommended that the applicant consider utilizing evergreen trees to further buffer properties to the west.*
3. Site conditions along the northerly property boundary are quite varied. Some areas slope downward to existing and proposed wetland areas. The existing wetlands and native vegetation distance proposed built elements in these areas. The Applicant has proposed rain gardens and wetland mitigation and has provided vegetation as an additional buffer. Due to the large existing wetland, a berm or along this property boundary is not practical. *Per staff suggestion, the Applicant has substituted from canopy deciduous trees to evergreen trees to further buffer properties to the north.* The northwesterly portion of this boundary is proposed as conserved woodlands.

4. The southerly boundary also has varied existing conditions. An area of existing wetlands will be preserved and rain gardens and mitigated wetland are proposed for portions of this boundary. The southwesterly portion of the boundary will be adjacent to conserved woodlands. The Applicant has provided a greenbelt buffer with dense evergreens and a 6' tall brick faced wall adjacent to the existing residence. Please note that this most recent submittal includes a significantly higher grade adjacent to the neighboring residence to the south. The wall has also been pulled back from the property boundary to allow for the inclusion of mixed shrubs on the residential side of the wall. This will serve to soften and buffer the proposed use from the adjacent property.
5. **In light of the existing and proposed site elements, the Planning Commission should discuss a potential waiver for property boundary berms in order to allow for the preservation of existing slopes, woodlands and wetlands, and to allow provision of a decorative wall, rain gardens, woodland conservation, wetland mitigation and planted buffer vegetation.**

**Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)**

1. The required 34' wide greenbelt has been adequately provided and landscaped.
2. A 4' high landscape berm with a 4' crest is required within the greenbelt. However, due to the existing site grades, the Applicant has proposed that the Cultural Center finished floor be approximately 7' over the roadway grade. Installation of the berm is impractical and unnecessary. **Staff supports a Planning Commission waiver for the berm as the site grades and proposed landscape provide adequate buffer.**
3. Canopy/ Large Evergreen Trees at one per 35 LF of frontage are required and have been provided.
4. Sub-canopy Trees at one per 20 LF of frontage are required and have been provided.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. One Canopy Street Tree per 35 LF is required between the proposed bike path and roadway. These have been provided.

**Parking Landscape (Sec. 2509.3.c.)**

1. Calculations and required Parking Lot Landscape Area has been provided per Ordinance requirements.
2. Parking Lot Canopy Trees have been provided per Ordinance requirements.
3. Final design for the bioswales will be determined between the Applicant and Staff to ensure optimum efficiency. Best Management Practices are encouraged throughout the site.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. These areas have been provided for each proposed building.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. These areas have been provided for each of the proposed buildings.

**Plant List (LDM)**

1. A Plant List has been provided per Ordinance and Landscape Design Manual requirements.

**Planting Details & Notations (LDM)**

1. Planting Details and Notations have been provided per Ordinance and Landscape Design Manual requirements

**Irrigation (Sec. 2509 3.f.(6)(b))**

1. All landscape areas are required to be irrigated. Please provide and Irrigation Plan upon Final Site Plan submittal.

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



Reviewed by: David R. Beschke, RLA

## Landscape Review Summary Chart

Date: October 13, 2008

Project Name: Sri Venkateswara Temple  
 Project Location: Taft Road  
 Sp #: 08-08B  
 Plan Date: 10/4/08  
 Review Type: Revised Preliminary Landscape Plan  
 Status: **Approval recommended with appropriate waivers.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	Yes	Yes	
Consistent Plans throughout set.	Yes	Yes	Yes	All plan sheets much match.
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes	Yes	Provide proposed contours at 2' interval for the entire site.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	
Zoning (LDM 2.f.)	Yes	Yes	Yes	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Requires original signature.
<b>Plant List (LDM 2.h.) – Include all cost estimates.</b>				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.



Item	Required	Proposed	Meets Requirement	Comments
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	Max. 20% Genus, 15% Species.
<b>Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.</b>				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	Show locations and provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	NA			Provide all proposed dimensions.
ROW Plantings (LDM 1)	Yes	Yes	Yes	Include required calculations.
<b>Walls (LDM 2.k.)</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes/No</b>	<b>Planning Commission waiver required.</b>
<b>Landscape Notations – Utilize City of Novi Standard Notes.</b>				
Installation date (LDM 2.l.)	Yes	Yes	Yes	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	Yes	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	Yes	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires.	Yes	Yes	Yes	No wire, hose or <i>plastic</i> .
Maintenance	Yes	Yes	Yes	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	Yes	Yes	
<b>Parking Area Landscape Calculations (LDM 2.0.)</b>				
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			A = 47540 x 10% = 4754 sf
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			B = 96,304 x 5% = 4,932 sf
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special	NA			C = x 1% = sf

Item	Required	Proposed	Meets Requirement	Comments
Land Use or non-residential use in any R district				
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	NA			A = 7% x = SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			B = 2% x = SF
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			C = 0.5% x = SF
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	Yes	9,686 required and provided.
Parking lot tree requirement	Yes	Yes	Yes	130 trees required and provided.
Perimeter greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
<b>Parking Lot Plants</b>				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
<b>Irrigation plan (LDM 2.s.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Provide irrigation plan with final site plan.</b>
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	Include final estimate of irrigation system at Final Site Plan submittal.
<b>Residential Adjacent to Non-residential</b>				
<b>Berm requirements met (2509.3.a.)</b>	<b>Yes</b>	<b>Yes/No</b>	<b>Yes/No</b>	<b>Waiver required and supported.</b>
Planting requirements met (LDM 1.a.)	Yes	Yes	Yes	
<b>Adjacent to Public Rights-of-Way</b>				
<b>Berm requirements met (2509.3.b.)</b>	<b>Yes</b>	<b>Yes/No</b>	<b>Yes/No</b>	<b>Waiver required and supported.</b>
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes	
Street tree requirements met (2509.3.b)	Yes	Yes	Yes	
Detention Basin Plantings (LDM 1.d.(3))	NA			
<b>Subdivision requirements</b>				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			

Item	Required	Proposed	Meets Requirement	Comments
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	Yes	Yes	Yes	Located to rear of building and/or screened.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

### **Financial Requirements Review**

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 249,597.50			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 3,743.96			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

### **Financial Requirements (Bonds & Inspections)**

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 280,597.50		Does not include street trees. Includes irrigation (estimated).
Landscape Financial Guaranty	YES	\$ 420,896.25 (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 16,835.85		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater.  This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 2,525.37		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 1500 (To be verified).		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 4,000		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$ 240		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$ 250		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 28,059.75		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.
2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.
5. For any further questions, please contact:

David R. Beschke, RLA  
City of Novi Landscape Architect  
45175 W. Ten Mile Road  
Novi, Michigan 48375-3024  
(248) 735-5621  
(248) 735-5600 fax  
dbeschke@cityofnovi.org

**TRAFFIC REVIEW**

October 10, 2008

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



**Re: Sri Venkateswara Temple – Revised Preliminary**  
SP No. 08-08B  
OHM Job No. 163-07-0562

As requested, we have reviewed the revised preliminary site plan submitted for Sri Venkateswara Temple & Cultural Center. The plans were prepared by Diffin Development Consultants, Inc. and are dated October 4, 2008.

### **OHM RECOMMENDATION**

At this time, we recommend approval of the preliminary site plan, subject to changes noted below being made prior to final plan submittal. Please note that the comments noted below were mentioned in the earlier review letter dated September 10, 2008, for the preliminary plans and the traffic impact study (TIS). We are aware that the applicant has responded to these comments by way of a response letter and has stated that the changes would be made at the final submittal of the site plan and the TIS.

### **DEVELOPMENT BACKGROUND**

- The site is currently zoned as RA (Residential Acreage).
- The property contains approximately 10.1 acres.
- The applicant has proposed (3) buildings, each to be built in a separate phase.
- The proposed buildings will be 6,693 SFT; 22,693 SFT; & 21,823 SFT, respectively.

### **ROADWAY NETWORK**

The development is located at on the west side of Taft Road, between Grand River & 11 Mile Road. In this area, Taft is functionally classified as a minor arterial with a posted speed of 35 MPH, and falls within the jurisdiction of the City of Novi. The developer has proposed a single driveway with a boulevard entrance. A cross-access stub to the north is also proposed, as a part of the Phase 1 construction.

### **SITE PLAN CORRECTIONS**

1. Sidewalk in Parking Lot: Applicant has stated in the response letter to the review letter dated September 10, 2008, for the preliminary plans that the sidewalks within the parking lot islands are at-grade. We recommend that the plans be revised to include a curb (on the north side of each island), providing a level of separation between the parking spaces and the sidewalk. Also, detectable warnings would be required at each island.
2. Signs: The “One Way” sign shown near the northwest corner of the Temple is shown in the wrong location and orientation. In order for the arrow on the sign to point in the correct direction, the face of sign must be oriented parallel to the circulation aisle.
3. Light Poles: All the light poles should be relocated to parking lot islands, in order to minimize potential vehicular conflicts.
4. Loading Area: The depth of the proposed unloading area on the south side of the Cultural Center should be dimensioned.

## TRAFFIC STUDY

Overall, we agree with the conclusions of the traffic impact study. The proposed Sri Venkateswara will not significantly impact the level of service on the adjacent roadway system, as the peak periods for site-generated traffic do not coincide with those of the adjacent roads. However, the shared parking analysis indicates that there may be a significant parking shortage during Phase 1, and may slightly underestimate the overall parking demand at build-out.

1. Shared Parking Study: We had previously requested that the applicant provide a shared parking analysis, addressing the parking requirements during each phase of construction (taking into account the multiple uses of the Priest Residence & Temple), as well as at final build-out. The parking study shall also take into account special events at the Cultural Center (such as weddings, birthdays, etc), and shall determine whether there is sufficient parking for such events. We also requested that, in the event that there is not adequate parking, a plan for overflow parking be described.

Although a shared parking analysis was performed, it did not take into account the parking demands during each phase of construction. While we note that the temporary Temple is only 900 SFT in size, and is therefore would be unlikely to draw as many devotees as the final Temple, the 44 spaces provided may be insufficient parking to satisfy peak demand (based on the volumes at the Troy temple). However, the limits of Phase 1 could be expanded to include the bank of 23 parking stalls, located immediately south of the proposed Phase 2 building.

We strongly recommend that the applicant shift the Phase 1 construction line to include this bank of parking stalls and adjacent sidewalk. Doing so would ensure adequate parking during all phases of construction, and would also accomplish the dual goal of providing pedestrian access to the Priest Residence & temporary Temple (see Site Plan comment #2 above).

2. Synchro Modeling: We note that the Synchro outputs reflect the default values. We would typically expect the model to reflect actual/calculated values (for peak hour factor, etc.) to be used to determine the level of service.

We also question the cycle lengths and splits used in the Synchro models. The AM model shows a 40-second (with a 60s cycle during the PM) cycle length at Grand River Ave & Taft, which seems unrealistically low. However, the level of service analysis is unlikely to change significantly if 'actual' cycle lengths were used, instead of (presumed) optimized or default values.

3. Traffic Counts: While the report indicates that adjacent street traffic counts were obtained from the Road Commission for Oakland County (RCOC), these counts are not included in the Appendix. We would typically expect all relevant data to be included in the report, to assist in the verification process.



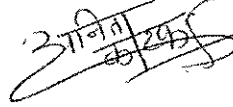
If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,  
Orchard, Hiltz & McCliment, Inc.



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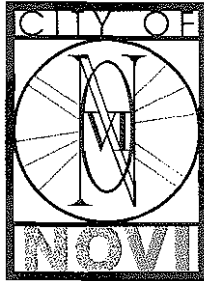
Stephen B. Dearing, P.E., PTOE.  
Manager of Traffic Engineering



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Anita S. Katkar, P.E.  
Traffic Project Engineer

# ENGINEERING REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

October 9, 2008

### Engineering Review

Sri Venkateswara Temple

SP #08-08B

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#### **Petitioner**

Manyam Group, LLC

#### **Review Type**

Revised Preliminary Site Plan

#### **Property Characteristics**

- Site Location: West side of Taft, south of Grand River.
- Site Size: 10.1 acres
- Date Received: October 4, 2008

#### **Project Summary**

- The development is proposed to be constructed in three phases. Phase 1 would include a 6,693 SF building for a temporary shrine and priest housing, Phase 2 would include a 22,693 SF temple, and Phase 3 would include a 21,823 SF cultural center. Site access would be provided by a boulevard entrance on Taft Road, with a secondary access stub to the undeveloped property to the south to allow for future access.
- Water service would be provided by extending a 12-inch main from a point just south of Grand River along the east side of Taft to the southern limits of this parcel. An 8-inch main would be extended into and throughout the site, including 7 hydrants on site with a stub to the south to allow for future extension and looping. The Phase 1 building would be served by a 1-inch domestic lead, and the Phase 2 & 3 buildings would be served by 2-inch domestic and 6-inch fire leads.
- Sanitary sewer service would be provided by tying an 8-inch into a proposed sanitary sewer to be constructed by the Basilian Fathers Residence. The Phase 1 building would be served by a 6-inch lead. The Phase 2 & 3 buildings would be served by a 6-inch lead and a separate grease trap lead.
- Storm water for the entire site would be routed to one of five proposed bioretention/rain garden areas, three of which would be required for Phase 1. The parking and drive areas would drain via sheet flow to reinforced spillways draining to the bioretention areas. Each bioretention area would consist of check dams at the point of discharge to dissipate flow velocities and to settle out course sediments. Storm water would flow through mulched and planted areas where it would infiltrate downward to a pipe drainage system designed to restrict the bank-full storm volume. The downstream Grand River regional detention basin will provide the required flood storage (100-year volume). The pipe drainage system for all

five areas would discharge at controlled rates to the adjacent wetland system through a perforated spreader pipe (2 locations) or a standpipe control structure (1 location).

**Recommendation**

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

**Comments:**

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. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
4. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.

Water Main

5. The updated plan shows the water main being looped from Eleven Mile Road up to Grand River Avenue along Taft Road as requested on the previous submittal. The current plan, however, shows a 20-foot proposed easement spanning the frontage along the east side of Taft Road. All off-site easements shall be executed by the developer prior to Final Stamping Set Approval. If it is the intent of the developer/owner to form a Special Assessment District, as noted on the previous response letter, then the SAD would have to be initiated and approved by City Council prior to Final Stamping Set Approval.
6. Provide a profile for all proposed water main 8-inch diameter and greater.
7. Any water main runs over 25-feet shall be a minimum of 8-inches in diameter. This includes all hydrant leads.
8. Label all water main sizes and material on the plan and profiles (including hydrant leads).
9. The proposed water lead to the Temple House shall be moved north of the current location. Also, move the proposed gate well west of the intersected water main.
10. All hydrants shall be within an easement.
11. All water main easements shall be a minimum of 10 feet off centerline of the utility and past structures. The easement near the gate well near the stub along the east side of Taft Road does not extend a full 10 feet past the well.

Sanitary Sewer

12. Provide a sanitary sewer basis of design for the development on the utility plan sheet.

13. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
14. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the last sanitary structure proposed prior to connection to the existing sewer, and provide a watertight bulkhead in the downstream side of this structure.

#### Storm Sewer

15. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge.
16. Stand pipes shall have a minimum diameter of 36-inches for maintenance purposes.
17. Stand pipes as well as all storm water conveyance pipes not under pavement shall be constructed of HDPE or an equivalent approved by the Engineering Department. Currently, PVC Schedule 40 is being shown on the plan. Any storm sewer under pavement shall still be 12-inch minimum Class IV concrete.
18. The proposed aggregate bedding shall be gravel or washed stone. Crushed limestone settles over time and becomes less pervious.
19. Show design calculations to support the sizing of the proposed culvert through the middle of the site.

#### Storm Water Management Plan

20. 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.
21. Provide soil borings in the vicinity of the bioretention facilities to determine soil conditions and to establish the high water elevation of the groundwater table. Verify the ground water elevation is at least 3 feet below the bioretention facility.
22. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates and volumes
23. Access to each outlet control structure shall be provided for maintenance purposes in accordance with Section 11-123 (c)(8) of the Design and Construction Standards. Provide a stoned "land-bridge" approximately 5-foot wide allowing direct access to each standpipe from the bank of the basin during high-water conditions (i.e. stone up to high water elevation). Provide a detail and/or note as necessary.
24. Bioretention Area #5 shall include an area for sediment accumulation such as a permanent pool. The 'Outlet 5 Standpipe Detail' shall be updated to include bottom of basin, permanent pool elevation, etc. as appropriate.

#### Paving & Grading

25. Provide a detail of a standard curb cut spillway.
26. Label specific ramp locations on the plans where the detectible warning surface is to be installed.

27. The approach within the right-of-way shall be asphalt to match the adjoining Taft Road cross-section. An additional cross-section detail for the required pavement shall be provided.
28. 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.
29. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
30. Label the different curb sizes throughout the pavement plan differentiating between 4-inch and 6-inch curb.

**Flood Plain**

31. If any of the site contains a flood plain area, a City of Novi floodplain use permit will be required for the proposed floodplain impact. This should be submitted as soon as possible. Contact the Building Department for submittal information. An MDEQ floodplain use permit will also be required prior to site plan approval.

**Off-Site Easements**

32. Any off-site easements required for utility extensions or other reasons must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal.

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

33. 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.
34. 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:**

35. 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.
36. A draft copy of the private ingress/egress easement for shared use of the drive entry at Taft Road must be submitted to the Community Development Department.
37. 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.

38. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
39. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

40. 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.
41. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
42. 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.
43. A permit for work within the right-of-way of Taft Road 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.
44. 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.
45. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
46. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
47. Partially restricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
48. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
49. 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.
50. 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.

51. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Bindon Ivezaj at (248) 735-5694 with any questions.



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cc: Rob Hayes, City Engineer  
Karen Reinowski, 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

October 13, 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 – Revision No. 2 - Preliminary Site Plan Review**  
**Sri Venkateswara Temple - Priest's Residence, SP#08-08a**  
Façade Region: 1  
Zoning District: RA  
Project Data: 6,693 S.F.

Dear Ms. McBeth:

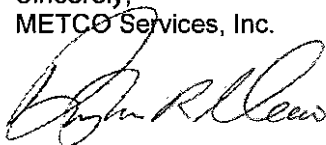
The following is the Façade Review for Preliminary Site Plan, Revision No. 2, for the above referenced project. The drawings dated October 6, 2008 have been revised by the applicant in response to comments provided during the Planning Commission meeting on 9/24/08. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials that exceed the maximum percentage allowed by the Ordinance are highlighted in bold and marked with an "X".

PROPOSED MATERIAL (Sample Board reference in parentheses)	FRONT FAÇADE	REAR FAÇADE	LEFT FAÇADE	RIGHT FAÇADE	ORDINANCE MAXIMUM
BRICK (Alaska White Velour)	78%	93%	80%	59%	100% (30% MIN)
ASPHALT SHINGLES (Shakewood)	17%	7%	19%	41%	50%
GLASS FIBER REINFORCED CONC. (White, Smooth)	5%	0%	1%	0%	25%

**Comments:** Although the applicant appears to have made some refinements to the design pursuant to our comments in the previous review letter dated 9/9/08, addition text notations to that effect should be made to the drawings. The drawings do not clearly identify the details, materials, and colors of materials proposed.

**Recommendation:** Approval is not recommended at this time. We would recommend that the applicant clearly identify on the drawings the proposed details (brick coursing, window surrounds, trim, etc), materials and colors of materials as a precondition to approval.

Sincerely,  
METCO Services, Inc.



Douglas R. Necci AIA

**METCO SERVICES, INC.**  
**ENGINEERS, ARCHITECTS & SURVEYORS**

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

October 13, 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 – Revision No. 2 - Preliminary Site Plan Review**  
**Sri Venkateswara Temple - Temple Building**  
**SP#08-08b**  
Façade Region: 1  
Zoning District: RA  
Project Data: 22,693 S.F.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary Site Plan, Revision No. 2, for the above referenced project. The drawings dated October 6, 2008 have NOT been revised by the applicant since our prior review. We therefore repeat our recommendations from our letter dated 9/9/08 as follows. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. Materials that exceed the maximum percentage allowed by the Ordinance are highlighted in bold and marked with an "X". It should be noted that material identifications on the façade drawings were somewhat vague and more concise identification will be necessary for the final review.

PROPOSED MATERIAL (Sample Board reference in parentheses)	FRONT EAST FAÇADE	REAR WEST FAÇADE	LEFT SOUTH FAÇADE	RIGHT NORTH FAÇADE	ORDINANCE MAXIMUM
BRICK (Alaska White, Velour)	37%	<b>0%X</b>	<b>7%X</b>	<b>7%X</b>	100% (30% MIN)
PRE-GLAZED BLOCK (Ashton, Satin, Stone)	0%	<b>47%X</b>	<b>11%X</b>	<b>11%X</b>	0%
GLASS FIBER REINFORCED CONCRETE (GFRC) (White, Smooth)	<b>63%X</b>	<b>53%X</b>	<b>82%X</b>	<b>82%X</b>	25%

**Comments:**

1. The west, south and north facades do not comply with the Façade Chart's requirement for 30% minimum brick and have excessive percentages of Glazed Block and GFRC. Additionally, the east façade has excessive percentage of GFRC. The design is therefore in substantial non-compliance with the Façade Chart.
2. This project has the unique characteristic of having as it's principle goal the creation of a Temple using traditional Hindu architecture. This architectural style is characterized by the integration of extensive carved motifs, shikers (spires), gopurams (freestanding gateway tower), and other unique ornamentation into the facades. The building also features an upper terrace or circumambulatory surrounding the entire building, which forms an important component of the ceremonial functions of the building.

3. While such Temples were traditionally constructed from solid carved stone, GFRC is the only material that can achieve the requisite level of carved detail, while being practical from a cost perspective, and being suitable for Michigan's environment.

**Recommendation:**

**GFRC** - For the reason stated in No. 3 above, we would recommend a Section 9 Waiver for the use of GFRC, as proposed.

**Pre-Glazed Block** - The specific sample illustrated on the sample board indicates a white color with polished face which is quite attractive and is consistent with other proposed materials and colors. A Section 9 Waiver is therefore recommended for this material, contingent upon an exact match with the sample board (Van Poppelen Bros., Ashton, Satin Stone).

**Brick** - With respect to the insufficient percentage of brick, we would not recommend a Section 9 Waiver at this time pending further clarification of the façade material proposed for the background wall areas. These areas were not identified on the drawings and were assumed to be GFRC for the sake of this review. The use of brick in these areas will bring the entire building into approximate compliance with the Façade Chart with respect to the requirement for 30% brick.

If you have and questions regarding this matter please do not hesitate to call.

Sincerely,  
METCO Services, Inc.



Douglas R. Necci AIA

**METCO SERVICES, INC.**  
**ENGINEERS, ARCHITECTS & SURVEYORS**

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

October 13, 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 – Revision No. 2 - Preliminary Site Plan Review**  
**Sri Venkateswara Temple - Cultural Center, SP#08-08**  
Façade Region: 1  
Zoning District: RA  
Project Data: 21,600 S.F.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary Site Plan, Revision No. 2, for the above referenced project. The drawings dated October 6, 2008 have been revised by the applicant in response to comments provided during the Planning Commission meeting on 9/24/08. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials that exceed the maximum percentage allowed by the Ordinance are highlighted in bold and marked with an "X".

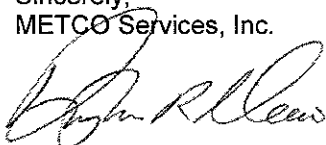
PROPOSED MATERIAL (Sample Board reference in parentheses)	EAST FAÇADE	WEST FAÇADE	SOUTH FAÇADE	NORTH FAÇADE	ORDINANCE MAX. / MIN.
BRICK (Alaska White Velour & Quaker Blend Velour)	73%	76%	77%	79%	100% / 30%
METAL PANELS (Classic Copper)	9%	3%	2%	2%	50%
GLASS FIBER REINFORCED CONC. (GFRC) (White, Smooth)	18%	21%	21%	19%	25%

**Comments:**

1. The percentages of façade materials have not changed significantly from the prior submittal. The design remains in full compliance with the Façade Chart.
2. The building has been reduced in size from approximately 35,300 S.F. to 21,600 S.F.. However the building has been increased in height from 1-story to 2-stories above grade and therefore the effective height has increased from 18' to 35' (the basement was eliminated).

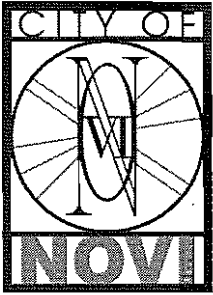
**Recommendation:** A Section 9 Waiver is not required and approval is recommended.  
If you have any questions regarding this matter please do not hesitate to call.

Sincerely,  
METCO Services, Inc.



Douglas R. Necci AIA

## **FIRE REVIEW**



October 13, 2008

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

RE: Sri Venkateswara Temple

SP#: 08-08B, 2<sup>nd</sup> Revised Preliminary Site Plan

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

**City Manager**  
Clay J. Pearson

**Fire Chief**  
Frank Smith

**Deputy Fire Chief**  
Jeffrey Johnson

**Project Description:**

- 1) 6693 S.F. 2-Story Priest Housing - Phase I
- 2) 22,693 S.F. 2-Story Temple – Phase II
- 3) 21,823 S.F. Single Story Cultural Center – Phase III

**Comments:**

None with this submittal

**Recommendation:**

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans  
Fire Marshal

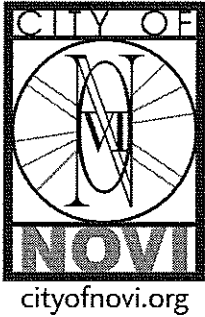
cc: file

**Novi Fire Department**  
42975 Grand River Ave.  
Novi, Michigan 48375  
248.349-2162  
248.349-1724 fax

cityofnovi.org

**DRAFT  
PLANNING COMMISSION MINUTES  
SEPTEMBER 25, 2008**





# PLANNING COMMISSION

DRAFT COPY

CITY OF NOVI

Regular Meeting

**SRI VENKATESWARA TEMPLE, SP08-08A, EXCERPT**

**Wednesday, September 24, 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, Andrew Gutman, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

**Absent:** Member David Greco (excused), Brian Larson (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Kristen Kapelanski, Planner; Karen Reinowski, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; Steve Dearing, Traffic Consultant; Doug Necci, Façade Consultant; Martha Holzheuer, Woodland Consultant; Kristin Kolb, City Attorney

## PUBLIC HEARINGS

### SRI VENKATESWARA TEMPLE AND CULTURAL CENTER, SITE PLAN NUMBER 08-08A

The Public Hearing was opened on 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 in the RA, Residential Acreage District. The subject property is approximately 10.11 acres and the Applicant is proposing a three-phase project:

Planner Karen Reinowski described the three-phased project: A 6,693 square-foot Temporary Temple/Priest Residence (the temporary Temple area will later revert to a meditation area), a 22,693 square-foot Temple, and a 31,833 square-foot Cultural Center. The subject property is zoned RA and master planned for Single Family Residential. The westerly property is zoned RA and master planned for Single Family Residential. To the north is land zoned OST and Single Family Residential, and master planned for Light Industrial and Single Family Residential. To the south is land zoned Single Family Residential. To the east is land zoned Light Industrial and Single Family Residential. There are wetlands in the front and rear of the property. There are dense woodlands on the rear half of the site.

The RA District permits churches and accessory uses as a Special Land Use. The Temple meets this criterion and the priest's residence and Cultural Center are considered accessory uses to the Temple.

The Planning Review recommends approval, with minor items to be addressed at the time of Final Site Plan submittal; there are variances that must first be sought from the ZBA. The Applicant must explain the timing of the project; the Temple and Cultural Center construction are perhaps being proposed on a long-term time frame. The Applicant intended to prepare the entire site for all phases during Phase 1. Staff recommends that the Applicant prepare the site on a phase by phase basis, in order to maintain the natural features as long as feasible and reduce the likelihood of erosion or other environmental concerns. The Applicant now intends to clear the site on an as-needed basis; the Planning Commission could add to any approving motion they might make, that any clearing of the site be done on an as-needed basis as each Phase comes forward.

The Staff noted fourteen variances that are necessary. The Temple itself meets the height standard of 35 feet, but seven decorative elements require variances and the mechanical equipment screening requires a variance. The decorative element variances are:

- the Maha Rajagopuram in front of the building entrance that is 37'4.5" in height;
- two decorative elements at the front of the building that are 36.5' and 40.5' in height;
- two identical decorative ornaments near the rear of the building that are 50' in height each; and
- the brass pole in the courtyard and the tower at the rear of the building that are each 55'1" in height.

The Zoning Ordinance states that church spires do not need to meet the height standard and these decorative elements could be considered the equivalent of a spire on a church. However, Special Land Use requests, which include the Temple and therefore these spires, may be subject to a height limitation by the ZBA.

The final height variance the proposed 42 feet of building height that is requested for the mechanical equipment screening.

The Cultural Center and its dumpster are located nearer to Taft Road and require two variances to address their placement in the Temple's front yard.

There are square footage variances required to address the sizes of the Cultural Center and residence, the total of which are limited by the Ordinance to 1,500 square feet. Accessory building square footages are also prohibited by Ordinance to exceed the ground floor square footage of the main structure – 12,750 square feet in this instance. The two accessory buildings area combined 38,526 square feet.

Variances are required for front yard parking and potentially for a deviation from the parking standard. The Planning Commission needs to make a determination. This plan proposes 287 parking spaces on site; the Zoning Ordinance requires one space is required for every three seats, or persons permitted to capacity, as regulated by local, county or state building or fire codes, or in the main unit of worship, whichever is greater, plus parking for accessory uses, if determined necessary by the City.

If the parking requirement is based on one floor of the Temple, the parking requires 275 spaces based on the building code. If the parking is required on the entire Temple area, 975 parking spaces are required. This includes the main unit of worship, the multi-purpose hall and remaining building uses. Staff understands that the multi-purpose hall will be used by the devotees until such time as the Cultural Center is built, and then this area will be used as a general activity area.

There are no fixed seats in the Temple, therefore the occupancy is based on one person per five square feet. This calculates into a very large parking requirement. The prayer hall and Temple would not be occupied simultaneously when other non-worship activities are occurring in the Temple or Cultural Center. The Applicant does not believe that parking would need to be required for all uses simultaneously.

The Planning Commission can find that parking should be based on the entire Temple building and accordingly, the ZBA variance would be for 677 parking spaces. This variance request is not supported by Staff unless a plan is provided for review and approval regarding how potential overflow parking will be accommodated offsite and devotees would be shuttled to the site, in the event large activities result in greater parking demand.

The Building Code calculations for the Cultural Center, assuming full occupancy of all its rooms, result in 1,027 parking spaces required. A total then, of 2002 parking spaces would be required. Once the entire site is built, parking for the Temple residence would resume to a private use, and there would be private parking in that building's garage.

The noise impact statement indicates that there are no outdoor activities or loudspeakers. The study was found to be acceptable. However, Staff would like an explanation of the terrace use on the Temple and Cultural Center.

The Wetland Review recommends approval, and notes that the plan requires a City of Novi Non-Minor Use Permit, a Natural Features Setback Authorization and an MDEQ Wetland Permit. The Woodland Review does not recommend approval, although with additional information and clarification, it appears the issues can be addressed to meet the standards. The Applicant has agreed to place a conservation easement on the remaining natural features.

The Landscape Review recommends approval; however, based on the current plan, a Planning Commission Waiver is requested for the berm along the north, south and western lot lines. The berm would compromise the existing native vegetation, slopes and wetlands.

The Traffic Review recommends approval of the Preliminary Site Plan, traffic study and shared parking study, with minor items to be addressed at the time of Final Site Plan submittal.

The Engineering Review recommends approval contingent on the Applicant extending the watermain north to Grand River in order to loop the system to provide appropriate fire flow. There are also minor items to be addressed at the time of Final Site Plan submittal.

The Façade Review on the residence meets the material requirement, but the color and articulation do not meet the intent of the standards. The Applicant and Consultant have discussed the issue, and they are nearing a consensus on how it can be addressed. The Temple requires two Section Nine Waivers for the materials (glass fiber reinforced concrete and pre-glazed block), and are recommended by the Consultant. In order to provide a traditional Temple, the glass fiber reinforced concrete is the only material suitable to Michigan's environment and it provides the ability for carving, while being practical from a cost perspective. The pre-glazed block is consistent with the other proposed materials and colors. The Temple is deficient on brick, but if the background walls are provided in brick, it would then meet the standard. Otherwise, a third Section Nine Waiver would be required and is not recommended by the Consultant at this time. The Cultural Center meets the Façade Ordinance standards.

The Fire Department Review did not indicate any outstanding issues related to the site.

Mr. Anand Gangadharan of Novi and Vice President of the Board of Trustees addressed the Planning Commission. A lot of work has gone into the plan thus far to enable its review by the Planning Commission. There are 150 professionals, both locally and regionally, that comprise this SV Temple Committee. This is an authentic Hindu Temple, central to their religious practice. There are not too many temples in the area. Generally, this Temple is for quiet enjoyment and religious practice of each member. Unlike some religions, there is not a call to prayer. Members pray individually or they may seek assistance from a priest. There is no set time; there is a constant flow based on the convenient timing of its members. There are no set days, though generally there will be more visitation on the weekends and in the evenings. Members will come to the Temple in their free time.

Phases 1 and 2 would begin concurrently. Phase 1 completion will allow room for an interim prayer hall. It will probably be completed in one year. The Temple could take two years or so. Phase 3 would be expected to begin a couple of years later.

Praveen Manyam addressed the Planning Commission. Parking is also a concern to them. The design of the building is specialized; it is not meant to be converted into something else. It is designed for a specific programmed use, in terms of how the members enter the building, the program that the members participate in until they reach the prayer hall. Upon entrance to the building members will find a coat room for shoes and coats. Then there is a stairway that takes members up to the prayer hall. This is a systematic approach; it is not one that is designed for members to occupy various parts of the building at any time. When people come to the prayer hall, they will progress to the prayer space, and then they will leave in the same manner. He asked the Planning Commission to consider the issue of parking based on the specialized nature of the program as opposed to the sheer size of the buildings.

There are no programs for the terrace space; it is more of a residual space that the Committee chose not to enclose as an indoor area. The terrace area of the Temple is used as an egress means and there is enough hallway width to get the members out of the building.

Matt Diffen, Civil Engineer, addressed the Planning Commission. Parking numbers suggested by the reviews are far different than what has been suggested by the Applicant. This project should be viewed as different uses and none of these uses will occur at the same time. The prayer hall has a maximum seating, according to the Applicant's architect, of 600 people, which requires 200 parking spaces. The event room can hold 300 people, requiring another 100 parking spaces. Both of these will not be full at the same time. The parking calculations are based on the Troy Temple which has the similar sized buildings. They have never come close to filling up their parking lot.

The site, from north to south, with the wetlands in the north, has an embankment. The Applicant has provided a wall along the site which has evergreens. The wetland area does not provide for much aside from the vegetative state that currently exists. The area of the woodlands cannot be disturbed. The north side is all wetlands. Along the side of the entry drive there is another embankment, and evergreens will buffer that area as well.

Chair Pehrson opened the floor for public comment:

- Doug Moore, Andes Hills Representative: He spoke on behalf of fifteen families in the area who are concerned. They met with the Applicant and said they are very nice. They are concerned that their use of the site does not fit the size of the property. The Troy Temple sits on eighteen acres. The Applicant's website states they will serve over 3,000 neighbors of their faith in the local area. The Cultural Center can hold 1,000 people. As neighbors, they are concerned. The trees planned for the upper area will be planted on a three-foot berm because they cannot enter the wetland area. There are other trees besides small firs that can be used to mitigate the noise. The residents are concerned about the stormwater runoff. The Family Fun Center and the software company on Grand River create a runoff that literally floods out the people in the back of Andes. They are concerned about the number of parking spaces, though they will take a leap of faith with the Applicant and work with them on this issue. They want the Applicant to work with them to mitigate their concerns. There are issues with Andes residents being on a well that is drying up. Some people in the area lost their wells entirely when nearby properties were built. If the Applicant's water will come from Grand River, Andes would like to work with them on some mitigation for their area as well, getting onto City water as soon as possible. This concern includes Janet Ban, Ken Berressa, Rob Ledbetter and a number of other residents who live up and down the street.
- Ray Kaczor, Andes Hills: Was concerned about the wetlands, which always seem to be in a state of change. There are wetlands as shown on the website, and the design provided by the Applicant is different. The Applicant only has 8.5 acres to build on; the other 1.5 acres are wetlands. He wondered how the Applicant would work with this issue with respect to watershed. The back houses in Andes are getting water within five feet of their homes because of the Grand River entities. The Applicant states they will divert their water, but he wondered which way the water would go. If the water is diverted to the wetlands, he hopes the water doesn't come up to his back yard. He said the Applicant's website states they will service 3,000+ families. This is a lot of people. This Temple will draw from other cities like Dearborn, and this location may be easier to get to than the Troy location. This is a lot of traffic for Taft Road. He asked what guarantees there are that the Applicant won't use the Temple and the Cultural Center at the same time. Is there any recourse if they do? Once the site is built, then what happens? He stated that 2,000 showed up to an event at the Ford Auditorium a month or so ago, and this number of 150 members for this Temple seems a bit low. He thought that 270 parking spaces, when the Applicant should have 1,000, seem to be less than what is necessary and the property is a bit too small. He thought the Applicant should consider someplace else; they are disrupting traffic and noise here, and he wanted the Planning Commission to take that into consideration, or at least look into it a little deeper. The property is three-fifths the size of the Troy property, and this Temple is twice as large.
- Matt Roczak, westerly neighbor: His lot will be directly impacted by this site. He is not supposed to be impacted per the Special Land Use Ordinance. He is within 300 feet, and he does not want this site to affect his quality of life. He asked how the City is going to protect long-term residents of the area. These residents built their RA homes on sites with woodlands. They purchased their homes based on the location, quietness and seclusion. They are used to looking outside and seeing trees and wildlife – deer, fox and coyote. This project can potentially affect the surrounding residents in a negative manner. He did not want this project to adversely affect the area. He asked how the City would address the noise from the activities – weddings, graduations, birthdays, increased car activity, the garbage pick-up, etc? The indirect lights off the white buildings – the lights are aimed downward but the white buildings will reflect. He did not think there were plans for a berm or trees in the southwest corner of the site. Existing trees in this corner will provide minimum blockage between December and April when the leaves are gone. Something needs to be done in this location. Lost woodlands and animal habitats will impact him. The City's website states that, "Native woodlands are considered one of the most valuable natural resources within the City of Novi. An entire section of the City's Ordinance is dedicated to the protection, conservation and management of these wooded areas." He wondered if the City stood behind this statement. He located his property on a map; he said his home would be within 500 of the Temple when it is built. The subject property is more than one-half regulated woodlands. It is in the middle of a habitat corridor. He sees deer almost daily. The Applicant plans to remove 152 regulated trees, while saving 112. Twenty of the saved trees are questionable due to their root zone being in the construction area. This removes 58-67% of the wooded areas, assuming the regulated trees are dispersed throughout the regulated woodlands. This impacts him, as he expects the woodlands to be a buffer for any development that is to occur on this site. The proposed plan removes this buffer. If this were a residence rather than a Special Land Use, he did not think the woodlands could be destroyed to this degree. The City would require the Applicant to build the home in the area where woodlands do not exist. This

project will impact the animal habitat by dividing the larger wooded area in two. The existing residents' view will change, but why will they have to look out at two white, ornate two-story buildings, when they invested into residential woodlands? The residents were here first. The traffic for the Temple and Cultural Center will impact Taft Road. The center is available for rent, and will be booked for most Fridays and Saturdays. The Cultural Center falls outside of the Special Land Use classification, and should be removed from this plan. It is a money-making banquet hall for rent. It will host birthdays, graduations, weddings and other similar uses. A business does not fall under Special Land Uses zoned RA. He said accessory buildings should not exceed 1,500 square feet; this building is more than 25 times over the accessory limit. They are not to exceed the ground floor size of the primary building; this use is three times greater in size. Parking is an issue. Who will monitor that the center will not be used at the same time as the Temple? The Applicant said that people can enter the Temple anytime they want. Even if both buildings are not used at the same time, the parking for the larger building should be provided; this plan provides one space per 3.5 necessary. Front yard parking will bring overflow parking to Taft Road. When soccer games are taking place on Taft Road, parking on both shoulders of the road becomes a serious safety issue. Four to five annual festival activities will exceed the parking provisions. He wondered why the City was allowing this project to move forward since he thought the Applicant was overbuilding the site. He wondered if the Applicant would expand in the future by purchasing the southerly parcel and clear those woodlands too.

- Jane Gardner, neighbor: Was not sure about the exact usage of the buildings. Their project summary states the multi-purpose Temple room will host gatherings. That area is 4,000 square feet and includes a stage area. She asked what kind of activities would take place there. She understood that most religions and churches have their festivals; she didn't have issues with the Temple but she was concerned about the building's usage. She wondered about the traffic it would generate. The Planning Commission needs to do their due diligence on exactly what the uses of this building will be. She contacted the Canton and Troy Temples and she said their Cultural Centers are booked for the next four months. She said that Special Land Uses of RA have to be private, noncommercial recreation area. The Troy Temple seeks donations for the rental of their facility, but they are required donations. This is akin to providing a mini Rock Financial right on Taft Road. She thought this building would be used constantly and would bring a lot of traffic to the area. Eleven Mile is posted at 30 MPH, and people already speed on it. She believed Grand River and Eleven Mile would be used frequently for access to this site since Taft Road does not have an expressway entrance. She asked that the Applicant qualify the use of the 4,000 square foot multi-purpose room, because she did not think it was adequately addressed in the traffic study. The prayer hall is two-thirds of the second hall, but the multi-purpose room is a majority of the first floor. This is in addition to the Cultural Center which exceeds the Ordinance standards by a great deal. She didn't think the City had a good understanding of the Temple's multi-purpose room's use. She said that the schools are heavily used on the weekends, bringing a lot of traffic and overflow parking; she was concerned about this use will add to the traffic issues. She did not think this was accurately addressed by the Applicant. She was concerned about objects exceeding the height standards. She can nearly read in her back yard at night because of the lights at the Beck Road interchange. She was concerned about whether these spires will be lit and their reflection off the white building. She didn't want to disturb the peace in the woodland area. She said both buildings have basements and she said that hasn't been addressed either. She wondered if there would be a written agreement that would prohibit these areas from hosting public events. She is concerned about the volume of people that this site will service; more research into other Temples is necessary so that the City understands the complexity of this use. The Taft Road/Eleven Mile intersection is a four-way stop and currently works, even with the schoolbus traffic; this project is a serious issue because it will add more traffic to the current pattern.
- Mike Wing, Eleven Mile: He thought the Temple encroached into the woodlands fairly significantly; he wanted to ensure that the City recovers from this in some fashion – either through replantings or other manner. He was concerned about the parking lot near the wetlands. There will be runoff with oil in it. The height variances, along with the other variances, seemed excessive to him. There is a 425-foot setback between the Temple and some of the homes; there is no discussion regarding the homes to the west. He wondered if the setback is an issue – noise or otherwise – that needs to be addressed. He asked the Planning Commission to consider limiting construction hours. He wouldn't want weekend construction to begin before 8 AM or 9 AM, nor continue into the evening hours.

- Rob Ledbetter, Taft Road: He thought this was the wrong site for this use. He suggested the Twelve Mile and M-5 area, where there is enough land and easy access to the freeways. Andes Hills is too close to this site. The traffic is one his biggest concerns, and the parking issue should not be sugarcoated. The area will be congested. The Applicant should consider building elsewhere where there aren't a lot of houses and the impact will be less. He was concerned about the home values along Eleven Mile. This road will take on a lot of traffic. He calls this type of development the "Westland effect," meaning that development toggles between housing and buildings. He did not think this was necessary in Novi. He is the landscape/snow removal contractor for about ten businesses in the immediate area; there will not be parking available at these sites for this Temple's use. When the snow comes, there needs to be a place for the Temple to move its snow.
- Shri Dahl, Island Lake: He was excited to see this project because it gives him a close place to pray. From his home to City Hall, he counted seven churches. He said that there are a number of Hindus in the area who want a place of their own. He again expressed his support for the Temple, and said that the Applicant would likely work on the issues with these neighbors.
- Janet Ban, southerly neighbor: Her objections were the same as the others already raised. Her home is very near the end of her northerly lot line. The brick wall proposed by the Applicant will be ten feet away from the end of her property. She had a problem with a brick wall as opposed to a berm with shrubbery and trees.
- Ken Berressa, Taft Road: He just purchased his home and would not have done so had he known about this proposal. The traffic and lights will affect his home. He did not want to lose his well. His concerns were the same as the others already expressed.
- Shenuesse Cornell, Novi: He was delighted to welcome a Temple complex to Novi. This parcel offers the serene environment that he would like to have. The Cultural Center will provide them with a children's library and a place to attend other cultural events, like a music or Indian dance class. He wishes to integrate his children into American culture, but he also wants to save some of his heritage – and the Cultural Center offers the necessary infrastructure for this to occur. There are hundreds of thousands of Indians in the Novi area who will be delighted to have this Temple.

Chair Pehrson asked Member Gutman to read the Public Hearing correspondence:

- Samuel and Mary Butala, Andes Hills: Concerned about privacy, noise, water pressure, wetland and construction window issues.
- Steven Babinchak, Eleven Mile: Concerned about parking lot and Temple lighting, insufficient parking, dumpster location, insufficient information regarding noise attenuation of the rooftop units, wetland remediation and woodland displacement.
- Penny Hamblin, Andes Hills: Objected for noise, lighting, berm size, wetlands. water table effects on the well, traffic, parking and overbuilding issues.
- Petitioned letter from Ray Kaczor, Doug Moore, Nicholas Rigney, Kevin Woodward, Linda Siebert, Gladys Broxie, Ravi Guntara, Penny Hamblin, Felix Valbuena, Janet Ban, Ken Berressa, and two illegible names: Concerned about the number of variances requested, the size of the Temple, the noise impact, the number of parking spaces, wetlands, proposed berm and stormwater management in the wetlands.
- Gladys Broxie, Andes Hills: Objected for concerns relating to the well water, undersized berms, the number of people expected to use this Temple, the height of the lighting and how it will affect her, and the effect on the water supply.
- Felix Valbuena, Andes Hills: Objected because the loss of property value, stormwater discharge, increase in noise, the number of cars and lack of parking, and the impact on the water table and the supply for the well.
- Raymond Kaczor, Andes Hills: Objected because the project was too big for the site. He was concerned about the lighting, the berm size, ground water concerns, noise levels, traffic control and wetland disruption.

- Janet Ban, Taft Road: Objected because of water displacement, wetland and woodland disruption, the brick wall proposal, the size of the buildings, and the number of parking spaces.
- Linda Siebert, Andes Hills: Objected because of elevation, berm size, water displacement and effect on well, lighting, noise and traffic. She wanted a commitment from the City that their well won't be affected. She was concerned about area property values.
- Doug Moore, Andes Hills: Concerned about undersized berm, ground water runoff, effect on the well, lighting, noise, and lack of adequate parking.
- Brady Soube: Objected because of undersized berms, water runoff, effect on well, lighting problems and size of congregation.
- Kenneth Berressa, Taft Road: Objected for reasons of traffic, noise and effect on the well.
- Ravi Guntaka, Andes Hills: Objected because of stormwater discharge, noise, and parking issues, and impact to well.

Chair Pehrson closed the floor for public comment.

Member Cassis said this was a beautiful project. He had the same objections as the residents though. He asked Mr. Anand if there were any way to modify the plans. His church recently scaled down the size of their project so that it better fit the area. He thought the plan could be accommodated if certain parts of the plan changed.

Member Cassis asked the Applicant if the Planning Commission expressed their concerns and postponed this request, would he go back to the drawing board and work with the planners to make changes to the plan. Mr. Anand said that fundamentally, the architect drew this plan based on common sense Temple designing. In the Hindu approach to life there are cultural considerations such as feng shui. Scriptures handed down over hundreds of years were taken into consideration. A religious architect determines what dimensions are necessary, how the free space should be designed (this is an important part of the cultural elements of prayer) and other elements of the plan. He was trying to support a certain community and so this design is meant to last a long while and be functional. There are design elements that can be fixed provided they are not cost-prohibitive. This Applicant wants to fit into the area and not be a nuisance of any kind. This congregation generally conducts itself very respectfully. Things are kept quiet and focused.

This Temple brings a balance to each person's life. Mr. Anand asked Member Cassis what he was proposing. Member Cassis responded that the City does not want to prevent the worshipper from practicing his religion. Even an agnostic would turn his head to heaven in view of this beautiful Temple. Member Cassis wondered if the Temple was too big. The Applicant may have 1,000 people who want to come here, but is this the proper place for it? Maybe Grand River is a better place. The Applicant is proposing three uses on this small parcel. This is a huge project surrounded by residential. He asked whether this huge project fits on a parcel of this size. The diversity of the buildings – does that fit the site? Member Cassis did not think so. He thought the proposal was too huge for this small lot. He suggested that the Applicant combine certain functions – does it have to be three separate buildings? Do they have to be so huge? He suggested that the spire didn't have to be 65 feet high. The land elevation is already high in that area.

Member Cassis said that changes to the plan will call upon the architect's imagination and skill. He thought the Applicant had a good architect. He asked the Applicant to work with the City. Mr. Anand appreciated Member Cassis's comments. He wondered if the same comments would come from Member Cassis if a church were proposed with a very tall spire and provided inspiring architecture. He said that the design should not be looked at as anything else. The spire is a small element of the design and is going to be architecturally beautiful. It will be part of the Novi landscape. This is a cosmopolitan area with a cosmopolitan crowd. The communities are rich with heritage and all this Applicant is trying to do is bring the best of its culture to Novi. A lot of attention to detail has been made to make sure that this is not a building that will fall into the Westland example. There is tremendous detail provided by a group of professionals. Every walk of life is represented in this community. There is a tremendous amount of participation; this is not something that has just popped up in the last six months. This community is growing and the

fact that this Applicant is proposing this ambitious plan is proof that the community is maturing. The Applicant represents people who want to be part of this community. They want to be proud of this plan, and they want the extended community to be proud of it too.

Mr. Anand is keen to get the project moving. They are pressed to get the process going. They want to break ground as soon as possible. He asked the Planning Commission whether it would consider approving Phases 1 and 2. He offered to engage with the City about the planning of Phase 3. The size and any other implications of that building can continue to be discussed. He asked the Planning Commission to consider that the priests will live in the residence. That is not a diverse use. He said he could bring further evidence of how this campus is one coherent use. The Cultural Center is not a commercial venture. There are cultural offerings such as dance class that will be provided. At this time this group of people has been renting other churches and basements for their events. They would love to have their own place.

Member Cassis said the problem is procedural whereby if the Planning Commission approves the project it has to be all three buildings. Once the Planning Commission approves the plan, it cannot tell the Applicant to just proceed with Phase 1 and the others will be negotiated at a later date. It does not happen that way. Member Cassis said the only way the Planning Commission can review this plan is to review all three phases.

Mr. Anand wondered if all the Planning Commission members were of the same opinion as Member Cassis.

Member Cassis said he would make the motion and find out if the others felt the same. Mr. Anand said that there is great enthusiasm and hard work moving this project. Member Cassis agreed, and said he was enthused for them and he wanted to do what is best for them. Mr. Anand said he believed that. Member Cassis said he is not trying to hinder their efforts. He was doing it to help them.

Moved by Member Cassis, seconded by Member Wrobel:

**In the matter of the Sri Venkateswara Temple and Cultural Center, SP08-08a, motion to postpone the request until the earliest upcoming meeting to provide the Applicant with time to work with the City and the planners on modifying the plan.**

#### **DISCUSSION**

Member Lynch agreed with the postponement but did not think enough information had been provided to the Applicant. Chair Pehrson said that the discussion would continue.

#### **ROLL CALL VOTE ON SRI VENKATESWARA TEMPLE, SP08-08, POSTPONEMENT MOTION MADE BY MEMBER CASSIS AND SECONDED BY MEMBER WROBEL:**

**In the matter of the Sri Venkateswara Temple and Cultural Center, SP08-08a, motion to postpone the request until the earliest upcoming meeting to provide the Applicant with time to work with the City and the planners on modifying the plan. Motion carried 5-2 (Yes: Cassis, Gutman, Lynch, Wrobel, Pehrson; No: Burke, Meyer).**

Chair Pehrson asked Planning Commission members to give the Applicant recommendations for the project.

Member Lynch said he didn't understand certain items contained in this review. He said there are so many different calculations suggested for the parking space requirement. He thought that the neighbors didn't understand it either. He thought that the fear was that overflow parking would occur all over the place. He was quite impressed with the architecture but he was concerned about the parking.

Mr. Anand responded that the prayer hall is the main purpose of the development. There are ancillary rooms that members may visit to mentally prepare, but the intent is to reach the prayer hall. It is a process – cleaning one's hands, feet, checking one's appearance, reaching a level of calmness, etc. Fundamentally, the whole purpose is how many people fit into the prayer hall. It is a specialized use building. There is a variety of peripheral spaces – terraces and corridors. The Temple does not use chairs – people can sit, stand or amble around; they do whatever they want



to do. It is a freestyle session. There is a certain level of membership that will increase. There are 3,000 families in the region, and in this specific area, the Temple would expect its congregation to grow just like any other church or organization. They believe there is adequate parking for most days of the year. There could be one or two times annually when simultaneous events occur. Arrangements will be made for off-site parking with shuttle service if needed. This wouldn't happen too often. In general it is the same group of people using the Temple who would use the Cultural Center. The hall is big because some events will attract a larger number of people. In most sessions, it is a smaller type of gathering that will take place, all of which have a cultural or religious basis. That is how the parking is conceived. Mr. Anand believes the parking is adequate. When compared to other Temples, this is adequate.

Member Lynch thought Mr. Anand gave a brilliant explanation. He asked Ms. Reinowski whether the City is satisfied with the parking. Ms. Reinowski responded that the City just wanted to nail down the use so that it could be understood how business was going to be conducted, in order to ensure that there was enough parking. With multiple uses, the City has to look at the potential for simultaneous events. The Applicant has indicated in his response that Temple uses wouldn't occur at the same time the Cultural Center is in use. For the sake of calculating and coming up with a number, all buildings had to be considered. The Planning Commission is given the option pursuant to the Ordinance of excluding the accessory uses, which are the Cultural Center and residence. The multi-use building in the Temple can also be considered an accessory use, given that the main use is the prayer hall. Therefore, the parking could be based strictly on the prayer hall (275 spaces), or on the principal building (975 spaces).

Chair Pehrson asked the Applicant to provide information on typical annual events, their descriptions, and what type of arrangements they might make with another locale for overflow parking.

Ms. Reinowski added that one of the Building Division employees has offered to meet with the Applicant to discuss how the building may be used to see whether the parking calculation could be further reduced through an analysis of building function. Chair Pehrson asked that this meeting be arranged.

Member Lynch felt that the parking issue could be better determined upon the conclusion of these steps being taken.

Member Lynch asked whether Taft Road, in its current state, could handle the traffic anticipated with this use. Mr. Steve Dearing, Traffic Consultant, approached the impacts of this site by drawing on his experience of reviewing churches, synagogues, mosques, cathedrals, kingdom halls, etc. This was the first Hindu Temple he has reviewed. With a use as specialized and unique as this, the review moved forward as a comparative study. He asked the Applicant for information on the Troy Temple. The size is relatively similar. It has priest housing and a Cultural Center as well.

Mr. Dearing looked at real numbers based on an existing use, in an area that is demographically similar to Novi. The Applicant's traffic consultant did a real nice job making sure that he hit all of the hot points that Mr. Dearing was going to review. What he found was that during the "peak use" time, i.e., AM and PM commuter rush times, this facility would not pose any problems. This proposal has some aspects similar to Christian and other religions, when the potential does exist for a weekend or evening special event (not related to worship) creating traffic. Again, comparable information was provided by the Troy Temple. Generally, there should not be any traffic impacts that would be felt by Taft or the surrounding roads for those weekends because again, the roads are not nearly as congested on the weekends as they are during the week. It might be a much different situation if this site were near to some retail hubs, but that is not the case here.

Mr. Dearing has a relationship with Troy so he called their city staff. The city has never been notified of any significant or fundamental problems resulting from that Temple. They do not have spillback issues associated with parking demands. There isn't an overflow parking situation affecting the neighborhoods. Mr. Dearing reached his conclusion to approve this plan built upon the experience of others, trip generation studies, and other routine impact studies. Again, the information was provided by a consultant who does good work, with numbers that were supported by Troy's city staff. The Troy traffic as presented suggested seems to represent the reality of the Troy Temple. Based on that, Mr. Dearing did not think this proposal would provide significant traffic impacts for Novi. It appears as though with the exception of a handful of days annually, the parking proposed is adequate.

Mr. Dearing explained that using a fire marshal's view of the world, i.e., how many people can be packed into a building, the maximum parking requirement would number in the hundreds, if not a thousand. If one drives through the normal zoning methodology of building occupancy – how many vehicles transport members to the structure – the number of parking stalls required is staggering. Mr. Dearing took the Applicant's comment at face value that, based on their cultural and religious practices, there is a lot of space that surrounds the core of the prayer area. Mr. Dearing compared this proposal to Troy's Temple, as he assumed there was no fundamental disconnect between the two communities. He believed that the proposal should work.

Member Lynch said then, that he would not ask for additional traffic analysis from the applicant. Member Pehrson said he would still like to see additional data. Mr. Anand asked Member Pehrson why he would need more information, in light of the expert testimony provided by Mr. Dearing. This Applicant has already invested months of work and money into this proposal.

Member Pehrson said that, as one of the residents suggested, the Planning Commission is tackling a very complex request. He wished for the Planning Commission to see as much data as possible, because he knew that at some point in time a special event will bring overflow parking onto Taft Road. He wished to see a list of events, to the extent that the Applicant can provide, so the Planning Commission can know in advance and this occurrence is nothing that will surprise the City. The more information provided, the better the Planning Commission can make its decision. This is nothing more than what is asked of any other Applicant, whenever there is enough doubt about the type of use permit in a zoning classification. Mr. Anand will submit these documents; he kindly requested that this proposal not be treated any differently than a church or any other organization. Mr. Anand did not know that Mr. Dearing would speak about this traffic study. His group has put in a tremendous amount of effort; so much so that this proposal has been delayed from previous Planning Commission agendas. It seemed a bit onerous to him that he is being asked to go back to the drawing board, simply to readdress things that have already been addressed.

Member Pehrson said this request has nothing to do with this being a Temple, a church, a mosque; this is based on the use for the residential area in which it will be located.

Member Lynch asked for clarification on the well system, and whether this project would affect the water table. City Engineer Lindon Ivezaj responded that Andes Hills is still on a well system. Problems can happen when over-excavating a deep sanitary sewer. These sewers are no more than twelve feet in depth. It may affect irrigation wells, which are shallow. For the main water supply, this shouldn't affect it too much. There are no guarantees. In the Ordinance there is a disclaimer stating that the contractor and the developer are responsible in case any nearby wells go dry. Potable water must be provided to the residents and the developer will have to make sure that he fixes a problem if he causes one.

Member Lynch asked about the landscaping. It seemed to be full enough based on his review of the plan. Landscape Architect David Beschke responded that the Applicant has met or exceeded the Ordinance requirements. Their plant selection has diversity. A berm is required on three sides. The Applicant has the right to request a waiver, and the Planning Commission has the right to consider this option. The Planning Commission can eliminate the berm, reduce its size or approve the use of a wall instead of a berm to save natural features such as a slope, existing vegetation, wetlands, etc. All of these conditions exist on this site. The Applicant is proposing rain gardens and bioswales as well. The Applicant is mitigating wetlands in some areas. Many of these landscape tools are contradicted by a berm. Given that the Applicant is trying to save some existing features and install new natural features, the Planning Commission may wish to consider this waiver request.

Member Lynch thought the topography shown on the plan indicated that the water would run away from the houses in the area. Mr. Ivezaj said that there is a natural water course running through the site to the Grand River Regional Detention Basin. He thought that the watercourse has been steered across Taft Road to get to the basin. A large rain event could flood or cause drainage issues, but the development of the site would detain a bankful before discharging into the wetland. Member Lynch asked Mr. Ivezaj whether this plan might actually improve the stormwater management. He responded that it could; a 100-year event would have to drain to the basin; this plan is designed to manage most all events onsite.

Member Wrobel was pleased to see the Temple proposal. He was not yet sold on whether the Cultural Center fits on this site. Mr. Anand told Member Wrobel that the Temple will have set hours. His general rule was that they would be open on weekdays from 9 AM to noon, and from 5 PM to 9 PM. Weekends the Temple would be open from 9 AM to 10 PM.

Member Wrobel said that it would be easier for him to approve this project if a shuttle plan was submitted with the next round of traffic review. Mr. Anand responded that the Troy Temple has been in existence for a long time and it is just now reaching its parking capacity. Given that this Temple only has 150 families at this time, and there will be 280+ spots, it would be quite a while before the point comes that a parking arrangement is necessary. He asked if Member Wrobel was just looking for an expression of interest from the nearby commercial uses that they would entertain some type of parking overflow arrangement. Member Wrobel said that would be acceptable.

Member Wrobel asked about the number of families listed on the website. Mr. Anand said that the 3,000 number represents the number of Hindu families in the area. Member Wrobel said the number is so vague he would like to better understand the number. City Attorney Kristin Kolb thought the Applicant was about to say that this number would be very difficult to quantify. This is not an item under the Special Land Use purview. Member Wrobel withdrew the request.

Member Wrobel supported the Temple and residence. He was not sold on the Cultural Center being placed on this site. He would not be able to support all three buildings on this site at this time. Mr. Anand said a Cultural Center is a place for the children to perform for their parents and the general community. It could be a dance recital or a marriage ritual, which is very different from the marriages common to Novi. Mr. Anand commented that a 15-second marriage ceremony is not uncommon. This building provides for this congregation to have available to it all of the accoutrements and a level of style and class. This plan has taken a decade to bring forward; in their view, they believe the Cultural Center completely complements the Temple use. Mr. Anand respectfully submitted that the Troy Temple is able to accommodate the use on their site, and this site was no different. He offered to take anyone who would like to visit the existing Temple out to Troy.

Member Pehrson said that he has experienced a Hindu prayer hall in India and it was a wonderfully beautiful thing. He thanked Mr. Anand for the offer.

Member Meyer teaches world religions and has attended the Troy Temple. He appreciated the collaborative effort the Applicant has made with the residents. He said the Planning Division has given their recommendation for approval on all the disciplines except woodlands. Mr. Beschke said that the Landscape Ordinance was separate from the Woodland Ordinance. Mr. Beschke said that the Woodland Consultant looks for a natural setting re-recreation, while he looks for a more manicured site.

Martha Holzheuer, Woodland Consultant, addressed the Planning Commission. She did not approve the plan for two reasons. On a broad landscape scale, she was concerned that 60%-67% of the regulated trees are proposed for removal. The property embodies much of the core habitat of the larger woodland patch. There is a good age structure of large trees and understory. There is also a diverse species – hickories, oaks, maples, ironwood. There is a vernal pool area shown on the plan as Wetland H. This provides good amphibian habitat for most of the year. It can't support fish so it's a good place for amphibians. The connectivity between the forested wetland and the upland is important to be kept in tact for ecological functioning. Second, she had issues with specific trees and woodland fence placement. There may be another twenty trees that aren't being protected. The fence needs to be at the dripline or the edge of the crown of the tree. It's unclear whether there is room to provide this type of protection. She also said the mitigation trees are spaced too close together to allow for full maturity of the plant material so they will compete with one another. They are also spaced too close to underground utilities, buildings and other structures. This will require long term maintenance and could disturb both the above and below ground portions of those replacement trees. Member Meyer asked the Applicant to take this information under consideration.

Member Meyer asked about the lighting. Mr. Anand said that the building would not be lit beyond its open hours. The Applicant said that he is looking at low level lighting to highlight salient portions of the building. The building is very decorative and some aspects should be highlighted. This is nothing like an airport beacon. The carvings on the

building are significant within the religious aspect of the building itself. They have significance similar to a church spire. The lighting is meant to enhance the devotee's entry into the building.

Member Burke said that he felt the Planning Commission fundamentally supported phases 1 and 2. There are questions pertaining to Phase 3. He understands now how this is an integral part of the proposal. Mr. Anand told him the Cultural Center's hours would not be too dissimilar from the Temple. There may be a dance event that extended to 10:30 PM. He said it was accurate to say that the space would be utilized – he didn't know if "rent" is the right word. He has not gotten into the details of the interior of the Cultural Center design, but there will be a central room with a stage. There may be the ability to divide the area into classrooms for vernacular languages or religious scripture readings. The partitions would not be meant to provide for different events.

Member Burke said he understood there to be concern over parking and simultaneous events. He asked how Mr. Anand would ensure that Temple devotees and cultural event attendees could both be accommodated on the site simultaneously. He replied that the congregation is a finite group of people who would use the facilities. The Troy Temple is very mature and has grown over the last 24 years. Their facility's use has stabilized over the years within the community. Mr. Anand has been at that Temple at the invitation of one its congregants. Again, he said it is a finite pool of people who would use this Temple and Cultural Center.

Member Burke sits on the ZBA and while he won't be able to vote on their variance requests, he is expected to share information with the other members. He asked about their religious architect who designed the site and whether the heights of the towers are based on religious significance. Mr. Anand said there was a scriptural significance; certain things have to be in proportion to each other. The heights have to be different. Certain elements of the architectural concepts have to be in direct contact with the earth. There are areas under which walking is not permitted. There are certain corridors that must be cut off. There are specific elements that have been factored into the design.

Member Burke considered the variance requests to be opportunities that would expand the Ordinance and assist the Applicant getting things built. In essence, Member Burke felt the Temple was supported and the Applicant has a big job with taking these requests for variances before the ZBA.

Member Gutman thought the project was beautiful and would be a great addition to the community. Member Gutman's concern rests with the woodlands. He thought the Applicant has done a good job of removing people's concerns about the project. The traffic and the parking information from the City's Traffic Consultant should remove those concerns. He hoped that Mr. Anand would return to the Planning Commission soon with his revised plan.

Mr. Anand said there are 152 trees to be cut and 450 will be replanted. Not all of these will be planted on site. Just as all of the neighbors, this Applicant has the same passion for woodlands, privacy, and trees; he does not want to take out one tree that can be saved. About thirty percent of the property is proposed to be a conservation easement. Member Gutman said that was very admirable. Mr. Anand said he shared in Member Gutman's concern about removing the mature trees, but planned to maximize the remaining trees as much as possible.

Member Cassis asked Mr. Dearing whether he'd been to the Troy Temple. He responded that he'd been by it but not inside. His discussions have been with Troy City staff. Member Cassis thought that the Troy campus was designed as one building. Mr. Dearing responded that the most striking difference is that the Troy Temple sits on a larger parcel which means it is physically more separated from the neighboring properties. Member Cassis asked what road it was on. Mr. Dearing said it is off of Coolidge Road -- it was determined it was off of Adams. Member Cassis said that Mr. Dearing should have visited the site and therefore because he didn't he wondered how he could accept the recommendations Mr. Dearing had offered.

Member Cassis said the issue is traffic, not parking. Member Cassis said that it was Mr. Dearing's opinion he needed, not the Applicant's consultant. Mr. Dearing responded that the Applicant's traffic consultant studied the other site. They prepared a complete week's worth of traffic counts (Monday through a Monday). It showed, as expected, some peaks of traffic. Most of the traffic flow in and out of the site was very moderate. As expected, the peaks were on the weekends. Even the weekend peaks were not necessarily during the times associated with Saturday retail peaks.

Member Cassis asked whether Mr. Dearing was guaranteeing that the Temple would only be used on a Saturday. Mr. Dearing said no. He added that he did not have comparable Hindu Temple experience. He sought the traffic information on the Troy Temple and the Applicant provided an extensive study. Member Cassis sympathized, but he needed a comparison of Adams Road to Taft Road which is a small two-lane artery with two stops within a block. Mr. Dearing was reviewing the traffic generated by a comparable site – size of building, intended use, etc. He was trying to determine what the traffic of this proposal would generate, and this number is then put into the context of Taft Road. A generality is used to determine the traffic, and if the trip generation is believable from the Troy Temple, its application to this site on Taft Road concludes that there are no significant impacts. The Applicant's traffic consultant suggests this and Mr. Dearing agreed.

Member Cassis' concern is that this site has three buildings. He didn't know how many congregants attended the Troy Temple. He didn't know how many activities are held on that site. These are his concerns and he didn't understand why his line of questioning concerned Chair Pehrson. Chair Pehrson asked that if Member Cassis was trying to glean the answer to a specific question he should ask the specific question.

Member Cassis told Mr. Anand he was asking the same questions he would ask of a Baptist, a Greek Orthodox or anyone, even those not of a religious background. Mr. Anand responded that he has to answer to 150 families who wanted to break ground within the next few weeks. He said there is sensitivity in the situation of collecting money in tough economic times to move something ahead that is spiritual and focuses the mind on something positive. He understood that reviewing this plan is a huge commitment as is making the right judgment. He understood by the looks on the Planning Commission members' faces that they were not postponing this review for other reasons not mentioned. Mr. Anand wished there would have been another forum available to the Planning Commission that could have educated them on a Hindu Temple prior to this meeting. Mr. Anand was serious in his earlier offer to take any of the members to visit a different Hindu Temple. He would be happy to escort them. He appreciated the Planning Commission's hard work and he hoped that he could return quickly with his next plan so that they could still break ground this year.

Member Cassis said the Cultural Center is 38,526 square feet which he felt was huge. He said a huge restaurant is about 10,000 square feet and holds 300 people. This is three times that size and is in addition to the Temple, which is 12,750 square feet. If Mr. Anand is only hosting small dances in the Cultural Center, he wondered why the building had to be 38,000 square feet. Mr. Anand responded that fundamentally, there is one room where such activities are conducted. The Indian community also has young people such as himself who've come here to school and have decided to make the United States their home. They've brought their parents here, who are lonely at home so another element of this building is a comfort room with a large fireplace and sofas for the elderly to come visit amongst themselves. This area is not meant to be claustrophobic. It will be elegant in its design with glass features that offer light. The elderly can mingle, enjoy fellowship and prayers while the family is off at work. This is their attempt at setting something up – defining something new – but is not meant to increase the density of the site. In the first attempt at the architectural design a certain size was proposed for this room. Mr. Anand said it would go through a lot of detail and refinement. At the present time, only the footprint is defined and the simultaneous use of both buildings has hopefully been adequately described. He hoped the relevance of the three buildings has been explained.

Member Cassis said his church makes a lot of money off of its Cultural Center by renting it. He asked how Mr. Anand could guarantee that this center is not going to be rented out for lunches, dinners, etc. Churches are always looking for more money. Ms. Kolb interjected that the comment is off-topic and does not pertain to the Special Land Use review required of the Planning Commission. Member Cassis said he was only asking whether the center would be rented out. Ms. Kolb responded that when the matter comes back before the Planning Commission the members have to evaluate the Special Land Use criteria; this is not one of the criteria that will be under their purview. Member Cassis asked whether traffic generation was under consideration; Ms. Kolb said she was referring to whether the Applicant would be making money on the rental of the center. Member Cassis said that renting the hall speaks to the traffic generation. Ms. Kolb reiterated that only the Special Land Use criteria should be weighed in this consideration. Questions relating to the rental of the building are outside the Special Land Use realm.

Member Cassis said the postponing of this consideration was meant to give the Planning Commission members an opportunity to express their concerns to the Applicant. If the members don't express their concerns, the Applicant would not know what to do. Mr. Anand said there was no issue on that front. Mr. Anand understood Member Cassis' question to represent his concern for additional traffic. Mr. Anand said that a 24-year old Temple in Troy has not brought problems to that community or complaints from its citizens. This Temple is trying to model its use from that Temple in Troy. His intention is to be friendly with the neighbors, preserve the space, and make this site a tranquil location. The Planning Commission can only relate this proposal to others in existence, and this Applicant has prepared documentation to that end. Beyond that, it is very difficult for Mr. Anand to project what will happen in ten years. He expected to achieve the kinds of things that the Troy Temple has achieved. He expects to be a good citizen and a good neighbor. That is most he can offer to the Planning Commission.

Chair Pehrson said the Applicant has done a wonderful job and he thanked him for reaching out to the community to allay their concerns. All too often this does not happen. He commended the Applicant for helping the Planning Commission members learn more about the Temple itself and the way Hindus practice their religion. Chair Pehrson said that he has been reading over the Special Land Use language describing the criteria under which this proposal must be reviewed. The Planning Commission has to ensure that this is the right application for this particular site. There are six bullets to consider. He challenged the Applicant to review those standards. He said it is not the intent of the Planning Commission to block development in the City. It is their intent to ensure that the correct use is placed in the correct location. The Planning Commission takes their charge very seriously. Chair Pehrson would have likely had to vote no on the current proposal because he thought perhaps the proportion of this use is inconsistent with the area. The proposal has to be compatible with the adjacent uses in terms of location, size, character, impact on adjacent property and surrounding neighborhood. These criteria are used with all Special Land Use requests. Within those same criteria the number of accessory buildings and their sizes, and their proportion relative to the size of the land must be considered. A location at M-5 and Twelve Mile or Grand River might make a lot more sense in terms of proportionality and location.

It is not a question of use; in this case, Chair Pehrson has to be convinced that the Applicant has the right size, proportion and character to fit this site. Chair Pehrson did not think so at this time. He thought the Applicant was trying to shoehorn a bit too much on this site. He understood the Applicant's intent however, he thought the Applicant still had to convince the Planning Commission members. He encouraged Mr. Anand to look at the Special Land Use criteria and ensure that he can return to Planning Commission to answer all of the questions affirmatively, that this proposal meets the intent of that section of the Ordinance. Proportion and size are relevant. The height and scale of the buildings must be considered; perhaps the design, if proportionately smaller, and the Cultural Center was removed, the plan might make a bit more sense.

Chair Pehrson keyed into the wetland concerns as well. There is a finite number of wetland and woodland acres within the City. There are Ordinances with which the Applicant can take advantage of, such as the tree fund Ordinance. Certainly, Chair Pehrson asked the Applicant to consider what the connector is for this particular wetland, and how it is affected by the building. Relative to the character of this land, the Applicant must ensure that this is the best fit for this building on the site. The area may be a bit grey, but there is relevance to the overall proportionality. He encouraged the Applicant to reconsider the wetlands and woodlands on the site.

Chair Pehrson hoped the Applicant took these suggestions to heart. The project was postponed at this meeting because enough uncertainty existed and enough questions were asked by the neighbors that Chair Pehrson did not think a reasonable understanding of the Applicant's request could be ascertained at this meeting. He didn't think a truly righteous verdict could have been made at this meeting. Chair Pehrson said the Planning Commission is not trying to stonewall or delay the Applicant and he understood that they were on a time table. Chair Pehrson wanted to see the Applicant succeed and he wanted this development process to be a pleasant experience for him. At the same time, the Planning Commission must do its due diligence associated with the duties they have been asked to do.

Deputy Director of Community Development Barbara McBeth said the City will be happy to meet and work with the Applicant. She understood that timing was crucial for them. Ms. McBeth said that the ZBA Agenda was prescheduled with this project and the review would obviously have to be postponed. That action of postponement will occur at the meeting of October 14<sup>th</sup>.

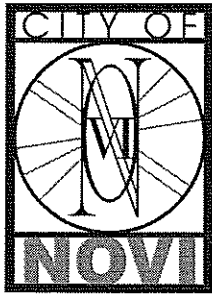
Mr. Anand said the Temple plan has taken a tremendous amount of work; it has been under design since November of last year. Access to scriptural architects is very difficult. Getting scheduled and getting to this point has been a task in itself. Going back to resize the Temple is too onerous a task and shouldn't be taken lightly. This is a challenging opportunity that will likely stall this project if the Planning Commission requests or requires the resizing of the Temple. Mr. Anand wanted the Planning Commission to understand that it is not a light task. It has taken a lot of resources and time, with multiple people flying to India to accomplish what has been submitted. Mr. Anand agreed to review the size of the Cultural Center.

Mr. Manyam added that from a design perspective with regard to the Temple, this building must accommodate Michigan weather conditions. In India itself, a Temple could be smaller. There aren't winter storms with which to contend. He has had to design the building with space for the devotees to remove their shoes prior to their walking up the stairs and passing the brass pole and entering the Temple. It is a specific process. He has extruded this process out from the bottom of the building. The Temple after which this proposal is modeled exists in the hills in Southern India. It is an ascension process in which the devotees gain access to that Temple. That is what is being emulated with this design. His design really takes the box and pulls things out – molding the dough a bit – and he is looking for an understanding of the use as opposed to soliciting fear because of the size of the Temple on paper. He described a chest of drawers as a chest of drawers whether the bottom drawer was pulled out or pushed in; he compared this analogy to his Temple design: the footprint may seem large but it's still the same Temple.

Chair Pehrson thanked the Applicant and said he looked forward to reviewing the next plan. Chair Pehrson called for a ten minute break.

**LETTER TO THE SURROUNDING PROPERTY OWNERS  
NOTICE OF THE MATTER RETURNING  
TO THE PLANNING COMMISSION**





**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager  
Clay J. Pearson

City Clerk  
Maryanne Cornelius

October 8, 2008

Dear Novi Resident/Property Owner:

This letter is sent to inform you that the development plans for the proposed Sri Venkateswara Temple are expected to return for further consideration by the Planning Commission at the October 22<sup>nd</sup> meeting, which starts at 7 p.m. in the Council Chambers at the city offices. The proposed Temple, priests' residence and cultural center are proposed for the west side of Taft Road between Eleven Mile and Grand River Avenue. This letter is sent as a courtesy to property owners in the area of the request, and as a follow-up to the previous notice sent on this matter.

On September 25<sup>th</sup> the Planning Commission held the public hearing on the requested development plans and postponed consideration to allow the applicant time to respond to requests for additional information and to consider modification to the plans. The applicant has made a number of changes to the proposed plans which are under review by the city's staff and consultants for presentation to the Commission. Changes include:

- The proposed priests' residence (Phase 1) has been moved approximately 60 feet to the east to preserve additional woodlands.
- The Temple building (Phase 2) is proposed to be shifted approximately 18 feet to the north. Some parking has been relocated from the north side of the building to the south side.
- The proposed cultural center has been reduced in size from approximately 31,000 square feet to 21,823 square feet. It is proposed to be moved approximately 6 feet to the north, and the dumpster and loading area are moved closer to Taft Road.
- Additional evergreen trees are proposed throughout the site.

Please contact the Community Development Department if you have any questions.

Sincerely,

Barbara McBeth, AICP  
Deputy Director of Community Development  
248-347-0475

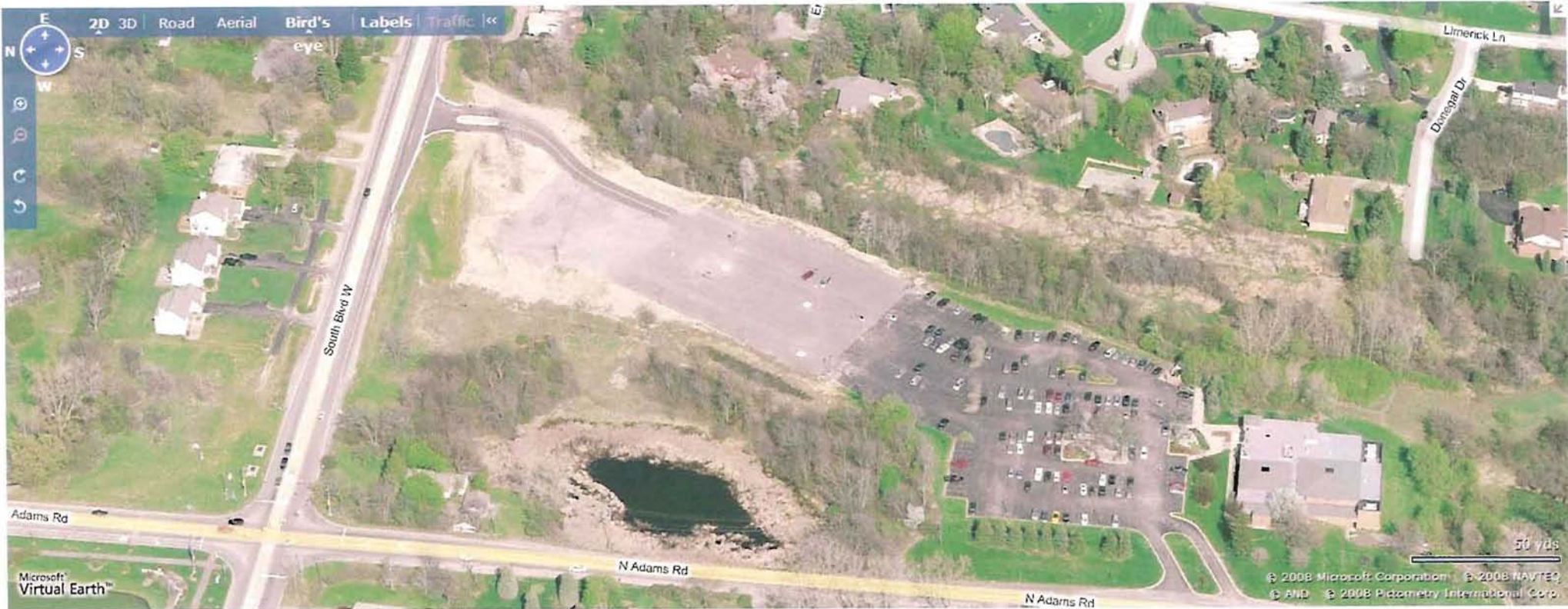
C                      Members of the Planning Commission

City of Novi  
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**BHARATIYA TEMPLE IN TROY  
PHOTO  
SIZES BASED ON REPRESENTATION IN  
TRAFFIC IMPACT STUDY**

Bharatiya Temple in Troy  
 Southeast corner of North Adams Road and South Blvd



	<b>Troy</b>	<b>Novi</b>
<b>Hall</b>	11,000 sq ft	16,000 sq ft (not including classrooms)
<b>Temple</b>	16,000 sq ft	22,800 sq ft
<b>Total size</b>	27,000 sq ft	38,800 sq ft
<b>Parking</b>	200 spaces +/- 200 spaces + in overflow lot	272 parking spaces

Numbers based on Traffic Impact Study  
 Parking spaces counted on aerial photo

**APPLICANT'S PRESENTATION  
OF CHANGES MADE TO THE SITE PLAN**

**Sri Venkateswara Temple and  
Cultural Center - Plan Revisions**

<u>Priest Residence</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
West Rear Yard Setback	118.53'	180.86'	Building was relocated 62' further east to preserve more woodlands \ wetlands, and provide a large natural buffer along the westerly property boundary.
<u>Temple</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
West Rear Yard Setback	219.5'	281.4'	Building was relocated 62' further east to preserve more woodlands \ wetlands, and provide a large natural buffer along the westerly property boundary.
North Side Yard Setback	93.5'	75'	Building was relocated 18' further north to provide more distance between the main building and the residential property to the South (i.e. moved closer to the commercial property to the north). Allowed us to maximize parking on the south side of the building.
<u>Cultural Center</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
Building Size	31,184 Sq. Ft.	21,823 Sq. Ft.	Building was reduced in size by 9,361 sq. ft. (30% reduction). This will help to reduce the amount of required parking and freed up space to add additional parking adjacent to the building. Terrace has been removed to eliminate concerns about outside seating.
<u>Overall Parking Calc.</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
Provided Parking	288 Spaces	272 Spaces	The max. capacity of the Prayer Hall of the Temple is 560 people, the ordinance requires 1 parking space for every 3 persons which requires 187 spaces. Other rooms in the Temple are not used during events or are occupied by the same 560 people allotted for in the Prayer Hall. The max. capacity of the Multi Purpose Hall in the Cultural Center is 432 people which requires 144 spaces. Other rooms in the Cultural Center are not used during events or are occupied by the same 432 people allotted for in the Multi Purpose Hall. The max. required parking should be 331 spaces assuming both buildings have a major event which the developer believes is unlikely to happen. In the event that it does happen the developer will provide additional offsite parking and bus people to and from the site.
<u>Landscape Screening</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
South Property Line	4' high embankment with a 6' brick wall and at the top of the embankment. 7' Evergreen planting along embankment. Max. height from souther property 7'	11' high berm wall with 7' evergreen planting and shrubs along the wall. Max height 12' from souther property.	Per staff's suggestion we revised the screening adjacent 26201 Taft Rd. A berm wall is now proposed and will increase the screening height by another 5'. The wall was also pushed back from the property line another 5' to allow for shrub plantings along the south property line to break-up the wall.
North Property Line	4' to 6' high embankment with deciduous and evergreen plantings	4' to 6' high embankment with deciduous and evergreen plantings.	Significantly increased the planting buffer area along the northerly wetlands by relocating rain gardens and sidewalks. Provided more 7' evergreens to promote better screening along the northern property while still providing a natural look.
West Property Line	118' to 219' woodland \ wetland buffer	181' to 281' woodland \ wetland buffer	Increased the woodland \ wetland buffer by 62'
<u>Natural Feature Preservation</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
Wetlands	Preserved 85%	Preserved 88%	By relocating the Temple we were able to preserve an additional 0.054 acres of wooded wetlands the consultants were concerned about.
Woodlands	Preserved 33%	Preserved 44%	By relocating the Temple and Priest residence we were able to preserve an additional 24 regulated trees.
Conservation Easement	Proposed 32% of the total site area	Proposed 38% of the total site area	By relocating the Temple, Priest residence, rain gardens we were able to increase the Conservation area by 0.7 acres.
<u>Site Lighting</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
Light Pole Height	25' high	20' High	Reducing the height of the light poles will make the lights less visible from neighboring properties
<u>Taft Road Water Main</u>	<u>8-6-08 Submittal</u>	<u>10-5-08 Submittal</u>	<u>Comments</u>
Water Main	Service Temple property only	Service all properties along Taft Road	Water main will be looped from 11 mile to Grand River providing all properties along Taft Road access to public water if desired.

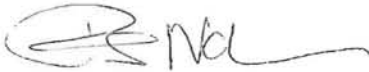
**SHARED PARKING  
MIRACLE SOFTWARE**

To:-  
Sri Venkateswara Temple & Cultural Center MI  
P.O Box #- 699  
Novi MI - 48376

Dear Board of Trustees:

This letter is to inform you that I give permission to the devotees of Lord Sri Venkateswara Temple & Cultural Center coming to worship at SV Temple in NOVI to avail the parking lot in our office premise located at 45625, Grand River Ave, Novi, MI 48374 during special purposes. Please contact me directly at 248-233-1178 if you need any additional information.

Sincerely,



Siva Ratnala

(Vice President)

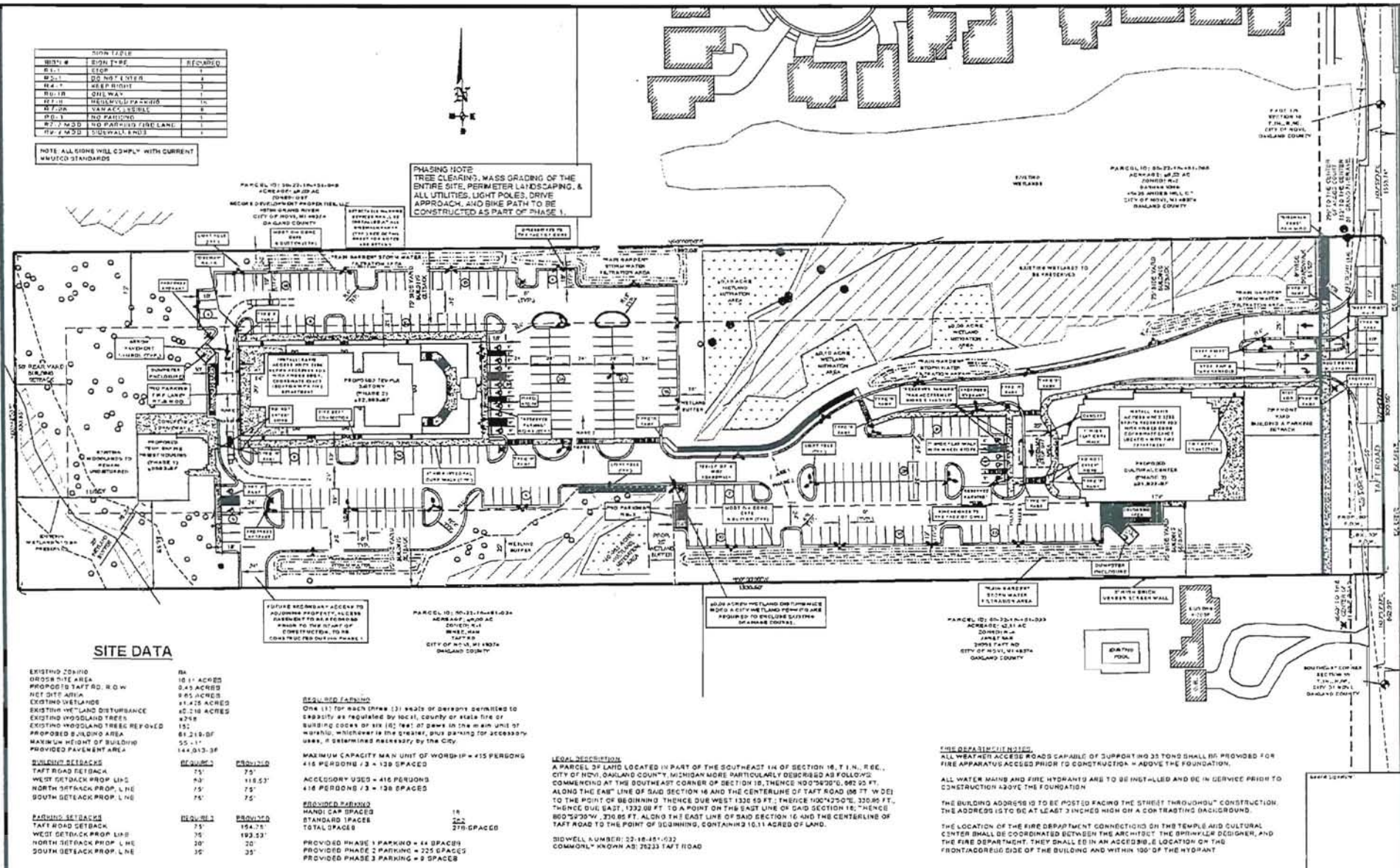
**PREVIOUS SUBMITTAL  
FOR SEPTEMBER 24, 2008 MEETING  
REDUCED SITE PLAN  
- FOR COMPARISON PURPOSES -**



SIGN #	SIGN TYPE	REQUIRED
B-1	STOP	1
M-1	NO NO ENTER	1
R-1	LEFT RIGHT	1
R-1B	ONE WAY	1
R-1H	REGULATED PARKING	1
R-1C	NO PARKING	1
R-1D	NO PARKING (SIDE LANE)	1
R-1E	NO PARKING (SIDE LANE)	1

NOTE: ALL SIGNS WILL COMPLY WITH CURRENT MUTCD STANDARDS

**PHASING NOTE:** TREE CLEARING, MASS GRADING OF THE ENTIRE SITE, PERIMETER LANDSCAPING, & ALL UTILITIES, LIGHT POLES, DRIVE APPROACH, AND SIDE PATH TO BE CONSTRUCTED AS PART OF PHASE 1.



**SITE DATA**

EXISTING ZONING	RA
GROSS SITE AREA	18.11 ACRES
PROPOSED TAFT RD. R.O.W	8.43 ACRES
NET SITE AREA	9.68 ACRES
EXISTING WETLANDS	11.428 ACRES
EXISTING WETLAND DISTURBANCE	42.218 ACRES
EXISTING WOODLAND TREES	278
EXISTING WOODLAND TREES REPOSED	152
PROPOSED BUILDING AREA	81,219-SF
MAXIMUM HEIGHT OF BUILDING	55'-11"
PROVIDED PAVEMENT AREA	144,013-SF
<b>SETBACKS</b>	
TAFT ROAD SETBACK	75'
WEST SETBACK PROP. L.N.E	43'
NORTH SETBACK PROP. L.N.E	75'
SOUTH SETBACK PROP. L.N.E	75'
<b>PARKING SETBACKS</b>	
TAFT ROAD SETBACK	75'
WEST SETBACK PROP. L.N.E	75'
NORTH SETBACK PROP. L.N.E	30'
SOUTH SETBACK PROP. L.N.E	30'

**REQUIRED PARKING**  
 One (1) for each (1) seat of vehicle determined to capacity as regulated by local, county or state fire or building codes of six (6) feet of space in line and by width, whichever is the greater, plus parking for accessory uses, as determined necessary by the City.

**MAXIMUM CAPACITY MAN UNIT OF WORK-UP = 415 PERSONS**  
 415 PERSONS / 3 = 138 SPACES

**ACCESSORY USES = 415 PERSONS**  
 415 PERSONS / 3 = 138 SPACES

**PROVIDED PARKING**  
 HANDI CAP SPACES: 18  
 STANDARD SPACES: 222  
 TOTAL SPACES: 240 SPACES

**PROVIDED PHASE 1 PARKING = 44 SPACES**  
**PROVIDED PHASE 2 PARKING = 325 SPACES**  
**PROVIDED PHASE 3 PARKING = 5 SPACES**

**LEGAL DESCRIPTION**  
 A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 18, T.1N., R.1E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, THENCE N0°25'20" E, 102.50 FT., ALONG THE EAST LINE OF SAID SECTION 18 AND THE CENTERLINE OF TAFT ROAD (86 FT. WIDE) TO THE POINT OF BEGINNING THENCE DUE WEST 1320.59 FT.; THENCE 100°47'20" E, 320.85 FT.; THENCE DUE EAST, 1322.08 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 18, THENCE S05°33'00" W, 320.85 FT. ALONG THE EAST LINE OF SAID SECTION 18 AND THE CENTERLINE OF TAFT ROAD TO THE POINT OF BEGINNING, CONTAINING 10.11 ACRES OF LAND.

**SIDWELL NUMBER: 22-18-181-032**  
**COMMONLY KNOWN AS: 35233 TAFT ROAD**

**THE DEPARTMENT'S NOTICE**  
 ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS PRIOR TO CONSTRUCTION - ABOVE THE FOUNDATION.

ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.

THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.

THE LOCATION OF THE FIRE DEPARTMENT CONNECTIONS ON THE TEMPLE AND CULTURAL CENTER SHALL BE COORDINATED BETWEEN THE ARCHITECT, THE FIRE DEPARTMENT DESIGNER, AND THE FIRE DEPARTMENT. THEY SHALL BE IN AN ACCESSIBLE LOCATION ON THE FRONT/AGRICULTURE SIDE OF THE BUILDING AND WITHIN 100' OF THE HYDRANT.

REVISIONS	SECTION 18	CLIENT	DIFFIN Development Consultants	DATE
1-2024	TOWN 1 NORTH, RANGE 8 EAST	Sri Venkateswara Temple and Cultural Center, Inc.	CIVIL ENGINEERING • SURVEYING • CONSTRUCTION SERVICES	2/20/24
1-2024	CITY OF NOVI	Sri Venkateswara Temple and Cultural Center, Inc.	2460 TABA DRIVE, SOUTH LYON, MICHIGAN 48118	2/20/24
	OAKLAND COUNTY, MICHIGAN	29402 Valley Sand Drive Farmington Hills, MI 48331	PH: (248) 943-1244, FAX: (866) 680-4307	2/20/24
			WEB: www.diffindevelopment.com	2/20/24

**MAPS**

**Location/Air Photo**

**Zoning**







**Future Land Use**

**Wetlands and Regulated Woodlands**

Sri Venkateswara Temple and Cultural Center  
SP 08-08  
Zoning

Legend



-  R-A
-  R-1
-  R-2
-  R-4
-  I-1
-  OST

Grand River Ave.

Subject  
Property

Taft Rd.

Eleven Mile Rd.

CITY OF NOVI  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0415  
MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 250 FEET

MAP PRINT DATE: date

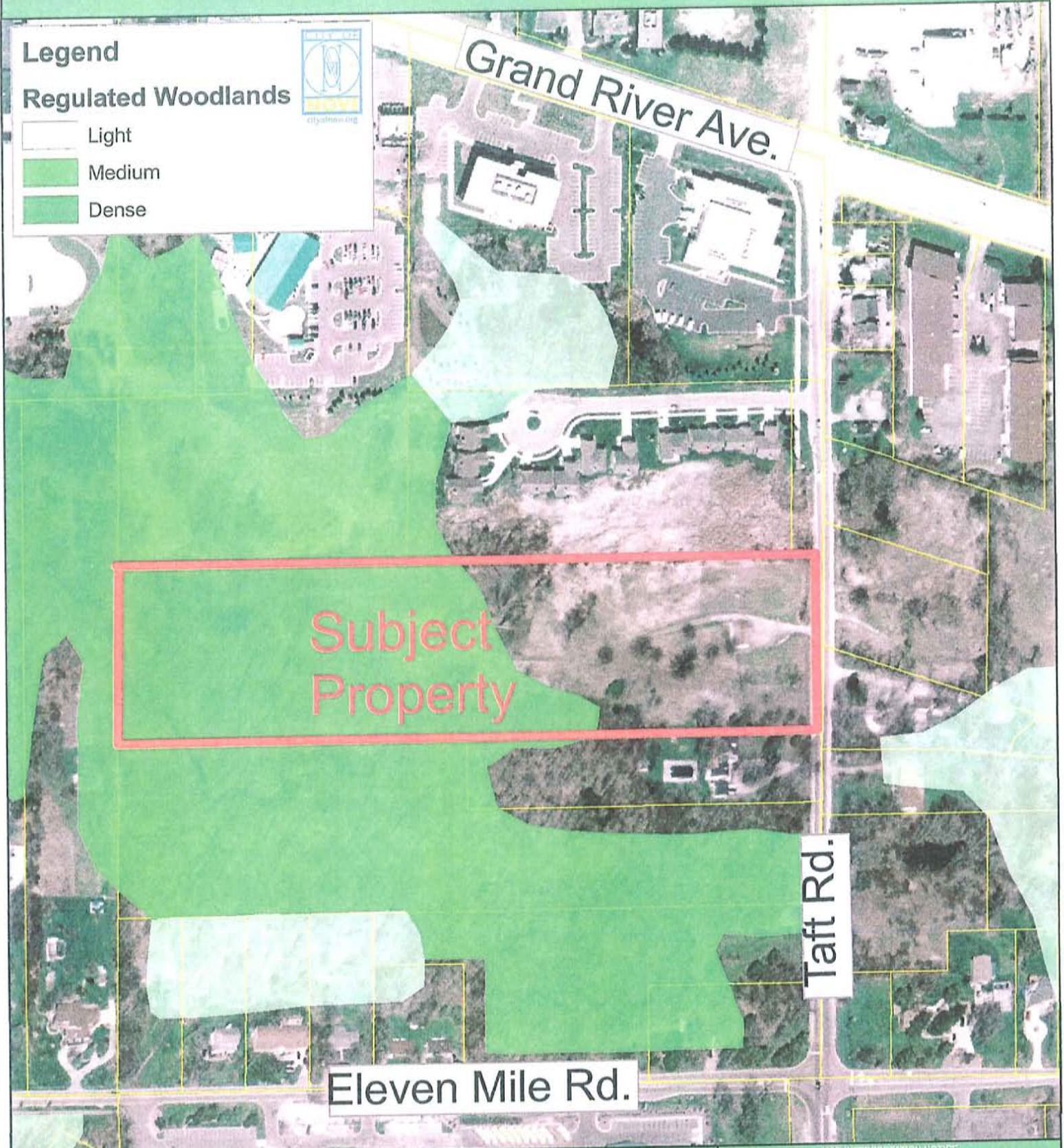
**MAP INTERPRETATION NOTICE**  
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Sri Venkateswara Temple and Cultural Center  
SP 08-08  
Woodlands

Legend

Regulated Woodlands

- Light
- Medium
- Dense



CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



0 100 200 400 600

FEET

1 INCH = 250 FEET

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Sri Venkateswara Temple and Cultural Center  
SP 08-08  
Wetlands

Legend

 Wetlands



Subject  
Property

Grand River Ave.

Taft Rd.

Eleven Mile Rd.

CITY OF NOVI  
DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48376-3024  
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



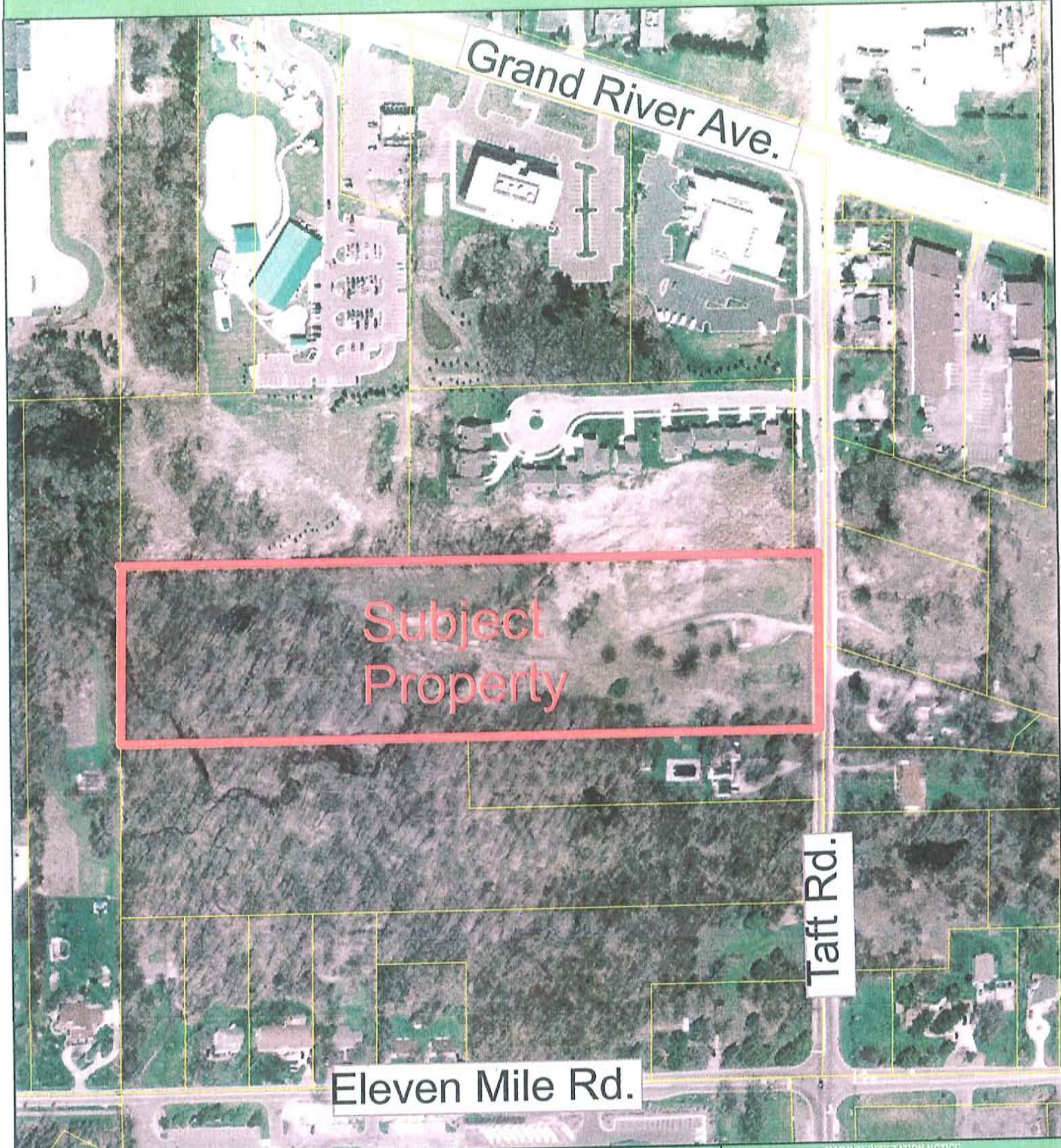
1 INCH = 250 FEET

MAP PRINT DATE: ddd

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Sri Venkateswara Temple and Cultural Center  
SP 08-08  
Location



**CITY OF NOVI**

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0415

MAP AUTHOR: Krsten Kapelanski, Planner



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FEET

MAP PRINT DATE: date

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# Sri Venkateswara Temple and Cultural Center

SP 08-08  
Future Land Use

## Legend

-  SINGLE FAMILY
-  OFFICE
-  LIGHT INDUSTRIAL
-  EDUCATIONAL FACILITY
-  PRIVATE PARK



Grand River Ave.

Subject  
Property

Taft Rd.

Eleven Mile Rd.

### CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 250 FEET

MAP PRINT DATE: d9/0

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