



cityofnovi.org

ZCM 08-55
Avalon Pointe Office Center
Phasing Plan
Supplemental Final Site Plan (SP 03-51B)

Avalon Pointe Office Center Phasing Plan, ZCM 08-55

Consideration of the request of Meadow Pointe, LLC, for Phasing Plan Supplemental Final Site Plan approval. The subject property is located in Section 23, south side of Eleven Mile Road, west of Meadowbrook Road, in the I-1, Light Industrial District. The subject property is approximately 3.8 acres and the applicant is proposing a phasing plan to allow three 9,940 square foot office buildings.

Required Action

Approve/deny the Phasing Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10/16/08	Acceptable as submitted
Landscaping	Approval recommended	10/24/08	Acceptable as submitted
Engineering	Approval recommended	10/23/08	Acceptable as submitted
Fire	Approval recommended	10/24/08	Acceptable as submitted

Motions

Approval – Phasing Plan Supplemental Final Site Plan

In the matter of Avalon Pointe Office Center, ZCM 08-55, motion to **approve** the Phasing Plan as submitted.

for the following reasons...(because it is otherwise in compliance with Article 19, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance).

Denial Phasing Plan Supplemental Final Site Plan

In the matter of Avalon Pointe Office Center, ZCM 08-55, motion to **deny** the Phasing Plan as submitted.

for the following reasons...(because it is not in compliance with Article 19, Section 2400 and Article 25 of the Zoning Ordinance or other applicable provisions of the Ordinance)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

October 16, 2008

Planning Review

Avalon Pointe Office Center
Phasing Plan
ZCM08-55 (SP #03-51B)

Petitioner

Meadow Pointe, LLC

Review Type

Supplemental Final Site Plan

Property Characteristics

- Site Location: South side of Eleven Mile Road west of Meadowbrook Road, Section 23
- Site Size: 3.8 acres
- Zoning: I-1, Light Industrial
- Surrounding Zoning: West, North & East: I-1, Light Industrial; South: NCC, Non Center Commercial and I-1
- Surrounding Land Uses: North and East: office/light industrial, South: Gateway Village mixed uses and indoor recreation; West: vacant and communications tower
- School District: Novi Community Schools
- Proposed: Phasing of a three building office condominium, 29800 sq. ft. total
- Plan Date: October 4, 2008

Project Summary

The approved site plan shows three 9,940 square feet, speculative office buildings on 3.8 acres on the south side of Eleven Mile Road west of Meadowbrook Road. Two buildings are completed and the third building will be built later. The applicant is now proposing to phase the construction to facilitate the certificate of occupancy process. All site items (except the landscaping and sidewalks associated with the Phase 2 building) are included in Phase 1 and will be completed soon. The Preliminary Site Plan was approved by the Planning Commission on February 25, 2004 and the Final Site Plan was stamped approved on April 21, 2005 and did not include a phasing plan.

Recommendation

The Planning Staff **recommends approval** of ZCM08-55 Avalon Pointe Office Center Supplemental Final Site Plan (SP03-51B) for phasing only because all significant site items will be installed with Phase 1.

Comments:

The Supplemental Final Site Plan for phasing only was reviewed under the general requirements of Article 19, I-1 Light Industrial District and Section 2400, the Schedule of Regulations of the Zoning Ordinance, and other sections of the ordinance. The proposed phasing plan meets all Zoning Ordinance requirements.

Please review the Engineering Review and Landscape Review for additional comments.

Response Letters:

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters and attached charts, is requested prior to submitting Stamping Sets.

Stamping Set Approval:

Stamping sets will be required for this project. After having received all of the review letters the applicant should make the appropriate changes (if any) on the plans and submit **6 copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

Please contact Mark Spencer at (248) 735-5607 or mspencer@cityofnovi.org with any questions or concerns.



Prepared by Mark Spencer, AICP, Planner

Attachment: Planning Review Chart

Planning Review Summary Chart

Avalon Pointe Office Center Phasing Plan

ZCM08-55 Supplemental Final Site Plan for Phasing Only (Final Site Plan SP 03-51B)

October 16, 2008

All items in bold must be addressed at the time of Stamping Set submittal.

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Light Industrial	No change		
Zoning	I-1, Light Industrial	No change	Yes? Multi-Tenant Spec. Building	Tenants should check with the Planning Department prior to occupancy to ensure the use is permitted
Building Height (Sec. 2400)	40 feet maximum	25 feet	Yes	Details provided on approved Final Site Plan SP03-51
Building Setbacks (Sec. 2400)				
Front (North)	40 feet	48 feet	Yes	Details provided on approved Final Site Plan SP03-51
Interior Side (West)	20 feet	45 feet	Yes	
Interior Side (East)	20 feet	25.18 feet	Yes	
Rear (South)	20 feet	114 feet	Yes	
Parking Setbacks (Sec. 2400)				
Front (West)	40 feet, subject to special conditions	No front yard parking proposed	Yes	Details provided on approved Final Site Plan SP03-51
Interior Side (West)	10 feet	10 feet	Yes	Details provided on approved Final Site Plan SP03-51
Interior Side (East)	10 feet	10 feet	Yes	Details provided on approved Final Site Plan SP03-51
Rear (South)	10 feet	42 feet	Yes	Details provided on approved Final Site Plan SP03-51
Number of Parking Spaces (Sec. 2505.d)	29,816 gross sq. ft. x 90%=26,834 GLA (50%)Medical Office 1 space per 175 square feet of GLA 13,417/175= 77spaces (50%) Gen. Office 1 space per 222 square feet of GLA 13,417/222= 60 spaces 137 spaces total	All 140 spaces provided in Phase 1	Yes	

Planning Review Summary Chart

Avalon Pointe Office Center Phasing Plan

ZCM08-55 Supplemental Final Site Plan for Phasing Only (Final Site Plan SP 03-51B)

October 16, 2008

All items in bold must be addressed at the time of Stamping Set submittal.

Item	Required	Proposed	Meets Requirements?	Comments
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adjacent to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	9' x 19' and 7' x 19' with a 7' wide sidewalk and a 4' curb	Yes	Details provided on approved Final Site Plan SP03-51
Barrier Free Spaces (Barrier Free Code)	5 barrier free spaces required, 1 van accessible	10 barrier free spaces shown, all van accessible	Yes	Details provided on approved Final Site Plan SP03-51
Barrier Free Space Dimensions (Barrier Free Code)	8 feet wide with a 5 foot wide access aisle for standard b.f. 8 feet wide with an 8 foot wide access aisle for van accessible	8 feet wide with a 5 foot or 8 foot wide access aisle, when not adjacent to parking lot islands	Yes	Details provided on approved Final Site Plan SP03-51
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space	Signs shown for all spaces	Yes	Details provided on approved Final Site Plan SP03-51
Loading Spaces (Sec. 2507)	Loading space must be provided in the rear or interior side yard required	Three loading zones provided in Phase 1	Yes	Details provided on approved Final Site Plan SP03-51
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building and 6 feet from any property line; in addition, the structure must be in the rear or interior side yard.	Dumpster for rear buildings is located appropriately Dumpster for front building is located appropriately	Yes	Details provided on approved Final Site Plan SP03-51

Planning Review Summary Chart

Avalon Pointe Office Center Phasing Plan

ZCM08-55 Supplemental Final Site Plan for Phasing Only (Final Site Plan SP 03-51B)

October 16, 2008

All items in bold must be addressed at the time of Stamping Set submittal.

Item	Required	Proposed	Meets Requirements?	Comments
Dumpster (Chapter II, Section 16-20)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown.	Dumpster screening appropriate	Yes	Details provided on approved Final Site Plan SP03-51
Phasing (Section 2516.1.b.7)	Phased plans must stand alone and provide complete facilities for each phase as it is built		Yes	

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

October 24, 2008

Phasing Review

Avalon Pointe ZCM08-55

Review Type

Phasing Plan

Property Characteristics

- Site Location: Eleven Mile Road
- Site Zoning: I-1 - Light Industrial District
- Plan Date: 10/15/08

Recommendation

Staff has reviewed the plans and has no issues with the phasing of the landscape as proposed.
Approval of the Phasing Plan for ZCM08-55 Avalon Pointe is recommended.

Review by: David R. Beschke, RLA

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

October 23, 2008

Engineering Review

Avalon Pointe Office Center Phasing Plan
ZCM08-55

Petitioner

Meadow Pointe, LLC

Review Type

Revised Phasing Plan

Property Characteristics

- Site Location: South side of Eleven Mile, west of Meadowbrook Road.
- Site Size: 4.1 acres
- Plan Date: October 14, 2008

Project Summary

- A phasing plan is being proposed to exclude Building 1 and associated work from the site work that is to be completed at this time. Phase 2 will consist of Building 1, the adjacent sidewalks, the adjacent landscaping and the dumpster enclosure. Phase 1 will consist of the remainder of the site.
- All Phase 1 site work will be completed at this time.

Recommendation

Approval of the Phasing Plan is recommended.

Comments:

The Phasing Plan meets the general requirements of Chapter 11 of the Code of Ordinances:

1. Refer to the Engineering site plan review letter dated December 6, 2006 (03-51B) for requirements related to this development.

Please contact Ben Croy, PE at (248) 735-5635 with any questions.

cc: Rob Hayes, City Engineer
Mark Spencer, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
T. Meadows, B. Hanson, T. Reynolds; Spalding DeDecker

FIRE REVIEW



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

October 24, 2008

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

RE: Avalon Pointe Office Center, ZCM08-55
Revised Phasing Plan

Dear Ms. McBeth,

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

**Planning Commission Minutes
February 25, 2004**

**PLANNING COMMISSION
REGULAR MEETING
EXCERPTS
WEDNESDAY, FEBRUARY 25, 2004 7:30 P.M.**

COUNCIL CHAMBERS - NOVI CIVIC CENTER

45175 W. TEN MILE, NOVI, MI 48375 (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Members Avdoulos, Cassis, Gaul, Kocan, Markham, Pehrson, Shroyer, Sprague

Absent: Member Ruyle (excused)

Also Present: David Evancoe, Director of Planning; Tim Schmitt, Planner; Lance Shipman, Landscape Architect; Ben Croy, Civil Engineer; Tom Schultz, City Attorney

1. HUSZTI OFFICE BUILDING (FKA MEADOW POINTE), SITE PLAN NUMBER 03-51

Consideration of the request of Mike Huszti of Meadow Pointe, LLC, for approval of a Preliminary Site Plan and Storm Water Management Plan. The subject property is located in Section 23, on the south side of Eleven Mile and west of Meadowbrook Road in the I-1 (Light Industrial) District. The subject property is approximately 5.0 acres. The Applicant is proposing three 10,000 square foot general and medical offices buildings.

Planner Tim Schmitt located the property on an aerial photo. It is located in proximity to the Marque Corporate Center, Soccer Zone and Pinnacle Office complex. The site is zoned I-1, light industrial, as are the properties to the north, east and west. To the south the property (Gateway Village) is zoned NCC, non-center commercial, and is being developed in part under consent judgment. The property is master planned for light industrial, as are the east and north properties. The west and south include the Gateway East district.

There are no wetlands or woodlands on the property. The Planning, Landscaping and Fire Department reviews all indicate that redesign of the parking lot is required. Staff has met with the Applicant to discuss various alternatives. The Traffic Review indicated that a Same Side Driveway Spacing Waiver is required for the area between the two drives – 150 feet required and 122 provided. The Façade Review indicated that a Section Nine Waiver is required to address the excessive amount of asphalt shingles – 50% allowed and 55.4% provided. This is due to the roof pitch of 6:12 which then creates a situation where the roof is considered part of the façade. All outstanding items can be addressed at the time Final Site Plan submittal.

Mike Huszti of HLI Development, 1800 North Milford Road, addressed the Planning Commission. He said his buildings will be marketed for ownership rather than for leasing. He said they have met all of the requests, and they have revised their site plan and he produced a different site plan that addressed all of the disciplines' comments. He said that the roof pitch can be reduced to accommodate the Façade Ordinance.

Mr. Huszti said that Bill Stimpson of Birchler Arroyo, the Traffic Consultant, has worked with him to address the Same Side Driveway Spacing Waiver. They will provide a stub to a neighboring property for secondary access. He also made the east driveway an exit only. These two changes will help mitigate the shortage of space between the two drives.

Mr. Huszti introduced his architect, Larry Shue, and his engineer, Larry Kern. He offered to answer any questions from the Planning Commission.

Member Kocan asked whether it was necessary for two entrances. Mr. Schmitt responded that the stub is leading to a property housing a radio antenna. It has twenty feet of frontage onto Eleven Mile Road. This stub will not likely be used. The two entrances are better.

Member Kocan confirmed with Mr. Huszti that he has addressed all of the comments, such as those relating to loading area, interior landscaping, the berm, the dumpster, the maximum 50% medical office, etc.

Member Cassis confirmed with Mr. Schmitt that the driveway issue here is the desire to limit curb cuts onto Eleven Mile. He said that Eleven Mile dead-ends into FedEx and Novi Town Center. He asked whether there was really a safety problem. Civil Engineer Ben Croy was of the same opinion; it is a low traffic-volume road. He said it was easy to support the request for the waivers.

Member Avdoulos asked about the updated plan. Mr. Kern said that he has not yet addressed the lighting plan. He said that he would do so by Final Site Plan submittal. The 50-foot turning radius issues have been corrected. Mr. Kern pointed out where his loading zones will be located. All three are next to islands and have full passing zones adjacent to them. The parking space sizes have been corrected.

Member Avdoulos asked about the stub. Mr. Croy responded that there is no real advantage to leaving the stub where it is shown at this time. It might be advantageous to move it to the south to connect to the other, shorter parcel (to the west) adjacent to this project, because that site is tight and may have trouble with turning radii as well. Member Avdoulos agreed that if one drive will work he would approve of that design, and he thought that could then provide more front yard green space.

Member Avdoulos asked the Applicant to point out the dumpster locations. Member Avdoulos recommended that the dumpster be relocated away from the entrance. The Applicant said that the dumpster could be relocated if the drive was eliminated.

Member Kocan confirmed that the second drive could be eliminated if the stub drive were placed off to the west. She did not necessarily like the one-way design of the second drive. The Applicant said that one of the reasons that it is one-way is because in one location the site is lined up with Pinnacle's drive. If the drive were two-way, there could be left turns going into Pinnacle and left turns going into this building, and that could lead to conflicting traffic.

Member Shroyer did not like the one-way design either because it forces cars to drive through the parking lot. He asked if the stub was in the northwest area, could the one-way drive be eliminated. City Attorney Tom Schultz said that his understanding was one driveway and the stub technically meets the Ordinance. He said that the motion could include a statement that, at the City's sole discretion, the second driveway could be required if the stub does not work out. They meet the requirement with the stub, but if the Applicant agrees to the stipulation that a second driveway might have to be built later, then the Planning Commission could state that in the motion. Whether this should be done is a question for Engineering. Mr. Croy responded that he would prefer to discuss this option with the Fire Marshal prior to approving the concept.

Member Shroyer asked about the sidewalk access from Eleven Mile. The Applicant said that placement of this sidewalk was at the discretion of the Planning Commission. It was not clear where the most

appropriate location for it would be. Mr. Schmitt said that it could be worked out at Final Site Plan submittal. Member Shroyer said that the sidewalk must be in place for his support of the plan.

Member Pehrson confirmed that the roof pitch would be altered.

Moved by Member Pehrson, seconded by Member Shroyer:

In the matter of Huszti Office Building, SP03-51, motion to grant approval of a Preliminary Site Plan and Stormwater Management Plan subject to: 1) A Planning Commission waiver of the same side driveway spacing requirement for distance between entrance drives (122 feet provided vs. 150 feet required); 2) The adjustment to the stub and second driveway based on the recommendation of the City Planners and the Fire Marshal; 3) The addition of the sidewalk added at the recommendation of the City Planners; for the reason that it does meet all of the requirements from Planning, Woodlands, Wetlands, Traffic, Landscape, Façade and Engineering.

DISCUSSION

Chair Markham asked why the drive was one-way. Mr. Croy said that the one-way alleviates one of the spacing waivers. Chair Markham would like to see the one-way direction eliminated if in fact the road is kept. She asked whether the site was big enough to accommodate a wider drive. The Applicant said that they would have to lose four feet off of the building to accommodate the additional width needed for a two-way drive. He said he would be willing to do that if necessary. Chair Markham asked if **"The reduction of the size of the building to accommodate a two-way entrance"** could be added to the motion; Member Pehrson and Member Shroyer agreed.

ROLL CALL VOTE ON HUSZTI OFFICE BUILDING, SP03-51, MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER SHROYER:

In the matter of Huszti Office Building, SP03-51, motion to grant approval of a Preliminary Site Plan and Stormwater Management Plan subject to: 1) A Planning Commission waiver of the same side driveway spacing requirement for distance between entrance drives (122 feet provided vs. 150 feet required); 2) The adjustment to the stub and second driveway based on the recommendation of the City Planners and the Fire Marshal; 3) The addition of the sidewalk added at the recommendation of the City Planners; 4) The reduction of the size of the building to accommodate a two-way entrance; for the reason that it does meet all of the requirements from Planning, Woodlands, Wetlands, Traffic, Landscape, Façade and Engineering.

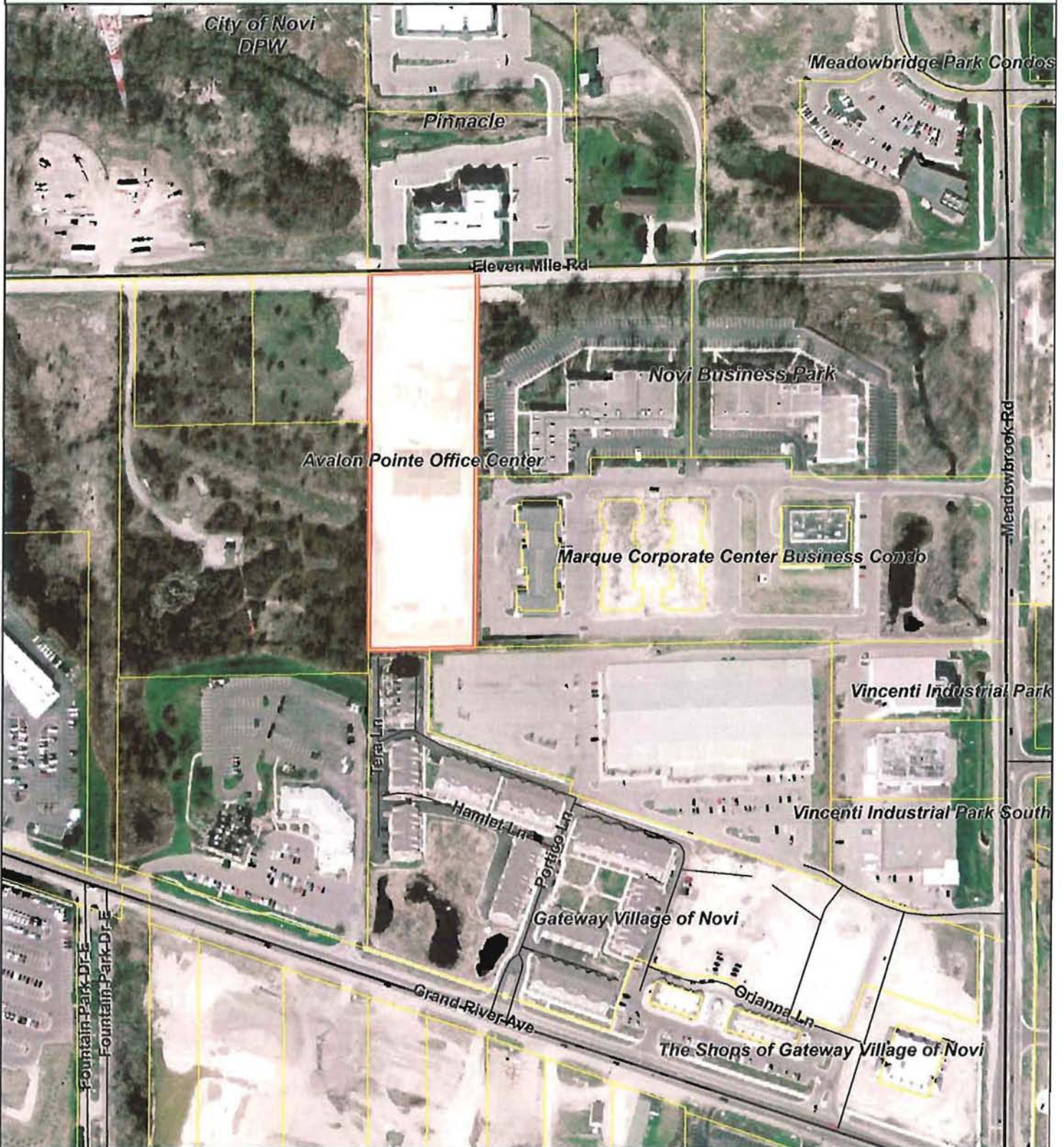
Motion carried 7-0.

REDUCED SITE PLAN

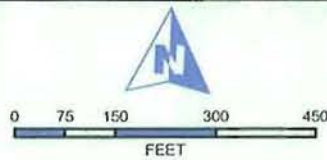
MAPS

**Location
Zoning**

Avalon Pointe Office Center Location Map

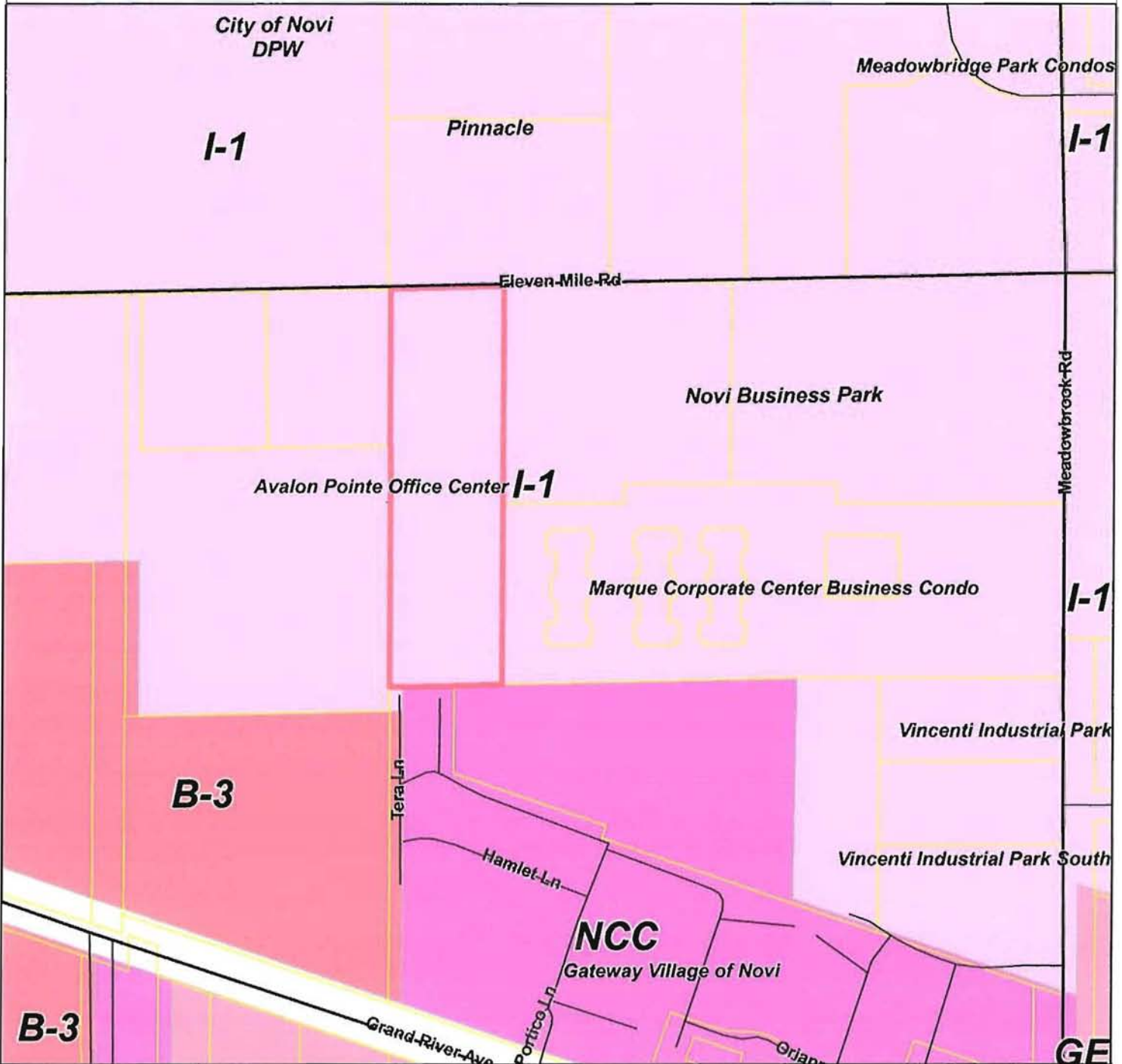


CITY OF NOVI
 PLANNING DIVISION
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 MARK SPENCER, AICP, PLANNER
 CREATED: 10/16/08








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Avalon Pointe Office Center Zoning Map

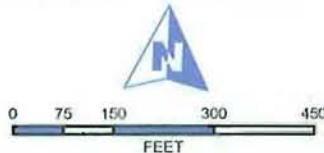


Legend

	GE: Gateway East District		I-1: Light Industrial District
	B-3: General Business District		FS: Freeway Service District
			NCC: Non-Center Commercial District



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 MARK SPENCER, AICP, PLANNER
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Plans available for viewing at the
Community Development Department.