



cityofnovi.org

## NEXT GENERATION VOLLEYBALL SITE PLAN 10-40

### NEXT GENERATION VOLLEYBALL, SITE PLAN 10-40

Public hearing at the request of Next Generation Volleyball Club for Special Land Use Permit and Preliminary Site Plan approval. The subject property is located at 42350 Grand River Avenue in Section 23, on the north side of Grand River Avenue between Town Center Drive and Meadowbrook Road, in the B-3, General Business District. The subject property is 2.23 acres and the applicant is proposing to retrofit a portion of an existing building for a volleyball training facility.

### Required Action

Approve/deny the Special Land Use Permit and Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Conditional Approval Recommended	9/21/10	<ul style="list-style-type: none"><li>• <b>Planning Commission waiver of required Noise Impact Statement</b></li><li>• <b>Required parking space determination by Planning Commission</b></li><li>• <b>Providing 43 parking spaces and 40 banked parking spaces</b></li><li>• Minor items to be addressed at time of Final Site Plan submittal</li></ul>
Fire	Approval Recommended	9/22/10	<ul style="list-style-type: none"><li>• Minor items to be addressed at time of Final Site Plan submittal</li></ul>

10/6/10

## Motions

### Approval – Special Land Use Permit

In the matter of Next Generation Volleyball, SP10-40, motion to **approve** the Special Land Use Permit for a volleyball training facility subject to the following:

- a. Planning Commission finding under Section 2516.2.c. for a Special Use Permit:  
Whether, relative to other feasible uses of the site,
  - The proposed use will not cause any detrimental impact on existing thoroughfares or the capabilities of public services and facilities *(since the maximum number of additional vehicles expected is 27 based on the parking standards)*;
  - The use is compatible with the natural features and characteristics of the land and adjacent uses of land *(since the applicant does not propose any building or parking lot expansion and the proposed use will not generate a substantial amount of noise)*;
  - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
  - The proposed use will promote the use of land in a socially and economically desirable manner;
  - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *(as noted in the Staff review letter)*;
- b. Planning Commission waiver of the required Noise Impact Statement *(for the reasons noted in the Staff review letter)*;
- c. Compliance with all conditions and requirements in the Staff review letters; and
- d. *(additional conditions here)*

For the following reasons...*(because the plan is otherwise in compliance with Article 15, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the ordinance).*

### Denial- Special Land Use Permit

In the matter of the request of Next Generation Volleyball, SP10-40, motion to **deny** the Special Land Use Permit, for the following reasons...*(because it does not meet the following standards of the ordinance for approval of a Special Land Use permit...)*

### **Approval – Preliminary Site Plan**

In the matter of Next Generation Volleyball, SP10-40, motion to **approve** the Preliminary Site Plan, subject to the following:

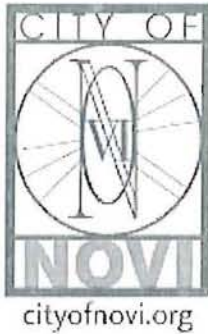
- a. The parking space requirement for a volleyball training facility is not listed in the Zoning Ordinance and as permitted in Section 2505.10, the Planning Commission finds using "private club" parking space requirement of one space for every 3 occupants at maximum capacity is acceptable (*because the use is a similar assembly type use*);
- b. The Planning Commission finds that the use of the alternative parking space requirement for furniture stores reducing the required number of parking spaces to one space per 800 square feet of useable floor area plus one space for every two employees is acceptable (*because the applicant has demonstrated it has ample parking spaces to serve the furniture store and the site has ample room to construct additional parking to meet the standard retail parking requirements*);
- c. Applicant redesigning the Site Plan to provide an additional four parking spaces including one barrier free parking space, for a minimum of 43 developed parking spaces and 40 banked parking spaces;
- d. The conditions and items listed in the staff review letter being addressed on the Final Site Plan; and
- e. (*additional conditions here if any*)

for the following reasons...(*because it is otherwise in compliance with Article 15, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance*).

### **Denial Preliminary Site Plan**

In the matter of Next Generation Volleyball, SP10-40, motion to **deny** the Preliminary Site Plan, for the following reasons...(*because it is not in compliance with Section \_\_\_\_\_ of the Zoning Ordinance.*)

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

September 21, 2010

### Planning Review

Next Generation Volleyball  
SP10-40

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#### Petitioner

Next Generation Volleyball Club

#### Review Type

Preliminary Site Plan and Special Land Use Permit

#### Property Characteristics

- Site Location: North side of Grand River Avenue between Town Center Drive and Meadowbrook Road.
- Site Size: 2.23 acres
- Zoning: B-3, General Business
- Surrounding Zoning: North: I-1, Light Industrial; East, South and West: B-3
- Surrounding Land Uses: North: vacant land; East: retail center; South: automobile dealership; and West: office building
- School District: Novi Community Schools
- Proposed: Indoor volleyball training facility in rear 13,760 square feet of existing building
- Plan Date: September 8, 2010

#### Project Summary

The applicant, next Generation Volleyball Club, proposes to retrofit a portion of an existing building with a volleyball training facility for 5 to 18 year old girls in the existing Cort Furniture building. The training facility will occupy about 13,760 square feet on the main floor and use the 5,500 square foot mezzanine for equipment storage. Cort Furniture will continue to occupy the remaining 11,300 square feet of the building for furniture sales, rental and storage. The applicant has indicated that the volleyball training facility will be used between the hours of 4:00 pm and 9:30 pm for training only and that no competitive events would be held in the facility. No building construction is proposed.

#### Recommendation

At this time the Planning Staff **recommends approval** of the Preliminary Site Plan and Special Land Use Permit subject to the Planning Commission approval of using the parking requirements for a private club for an indoor recreation facility, Planning Commission approval of the alternative parking space calculations, the applicant

adding 4 regular parking spaces, providing one barrier free parking space and the applicant making minor corrections to the Site Plan as noted in the Planning Review.

**Comments:**

The Preliminary Site Plan and Special Land Use request was reviewed under the general requirements of Article 15, B-3, General Business District and Section 2400, the Schedule of Regulations of the Zoning Ordinance, and other sections of the ordinance, as noted. Please see the attached chart for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted on the attached chart. Items in **bold** below must be addressed by the applicant or Planning Commission before Preliminary Site Plan Approval may be granted. Items underlined need to be addressed at the time of Final Site Plan Review:

1. **Schedule of Regulations** The plans demonstrate general compliance with the standards of Section 2400, the Schedule of Regulations, relating to parking setbacks.
2. **Parking Spaces** (Sec. 2505) The Zoning Ordinance does not list a specific parking space requirement for volleyball training facilities or Indoor recreation/training facilities. The Ordinance permits the Planning Commission to use the parking requirements of a similar use to determine the requirement for an unlisted use. Private clubs and other assembly type uses require one parking space for every three occupants, based on maximum occupancy rates. The Planning Staff recommends the use of this standard for a volleyball training facility since it is a similar assembly use. The required parking for the proposed training facility using this requirement is 26.7 parking spaces.

The standard parking space requirement for a retail store is one parking space per 200 square feet of gross leasable floor area. Using this standard, 56.8 parking spaces are required for the furniture store portion of the building and a total of 83 parking spaces would be required on the site.

As an alternative, the Planning Commission may approve reducing the parking requirement for a furniture stores to one space per 800 square feet of usable floor area plus one space for every two employees when room for the additional spaces required using the standard retail parking space requirements is provided on the site. Based on a maximum of 4 employees, as stated by the applicant, the furniture store parking could be set at 16.2 parking spaces plus 40.6 banked parking spaces. The total parking spaces required for this site would then be 43 parking spaces plus 40 banked parking spaces. The applicant has depicted 39 existing parking spaces with room to bank 44 parking spaces. The Planning Staff supports using the alternative parking space calculation method since furniture stores do not generate the same parking requirements as typical retail stores and because there is room on the site to provide additional parking should a standard retail store consider locating on this site in the future. In order to provide the minimum number of spaces required, the applicant is asked to **redesign the parking layout to provide 43 parking spaces and 40 banked parking spaces** that meet the design criteria of the Zoning Ordinance (see attached chart for additional details).

Barrier free parking spaces are required to be the closest spaces to the entrance of each business. All of the current barrier free spaces are located near the current entrance to the retail store. The applicant is asked to **provide one barrier space to serve the volleyball training facility.**

3. **Special Land Use Considerations** Indoor recreation uses are permitted on parcels in the B-3 District subject to meeting the requirements of Section 2516.2(c). Special Land Uses require the submittal of a noise impact statement. An analysis is generally needed to determine if the proposed use exceeds allowable noise standards of the Ordinance. The Applicant was asked to **provide a Noise Impact Statement** or request the Planning Commission waive this requirement. The applicant is requesting a waiver. The Planning Staff supports the waiver request since no noise generating equipment will be installed and the building has only one opening, a small personnel door, on each side of the building that faces the shopping center to the east and office building to the west that would emit sound from the building.

The Planning Commission in exercising its discretion over site plan approval should consider the following factors relative to other feasible uses of the site:

- Whether 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, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
  - Whether 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 service existing and planned uses in the area.
  - Whether the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
  - Whether 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 the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
  - Whether the proposed use will promote the use of land in a socially and economically desirable manner.
  - Whether 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.
4. **Other Issues** The applicant is asked to address any additional minor items called out in the attached Planning Review Chart and other review letters (if any) on the Final Site Plan.

5. **Response Letters** A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested prior to the matter being reviewed by the Planning Commission. Additionally, a letter from the applicant is requested to be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above, and with any conditions of Planning Commission approval.

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



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Prepared by Mark Spencer, AICP, Planner

Attachment:          Planning Review Chart



PLANNING REVIEW SUMMARY CHART

Review Date: 9/20/10  
 Project Name: Next Generation Volleyball  
 Project Number: SP10-40  
 Plan Date: 9/8/10

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	Town Center Gateway	No change	Yes	
Zoning	B-3 General Business	No Change	Yes	
Principal Uses Permitted (1501)	Uses permitted listed in Section 1501			
Uses Permitted Subject to Special Conditions (1502)	Uses permitted listed in Section 1502 Public or private indoor recreation facilities greater than two thousand (2,000) square feet in size	Indoor volleyball training facility	Yes	Subject to Planning commission approval
Noise Impact Statement (1502)	A noise impact statement is required subject to the standards of Section 2519.10(c)	Not provided	No	Provide Noise impact Statement or seek waiver from the Planning Commission
<b>Building Setback</b> – no changes proposed – existing building				
<b>Parking Setback</b>				
Front south (2400 h)	20 ft.	No change proposed	Yes	
Side east interior (2400)	10 ft.	No change proposed	Yes	
Side west interior(2400)	10 ft.	12 ft. (banked parking)	Yes	
Rear north (2400)	10 ft.	23 ft. (banked parking)	Yes	
Number of Parking Spaces (2505.14.C(9)(i and ii))	<b>Indoor recreation</b> one space per 3 occupants 80 occupants/3= <b>26.7 parking spaces</b>	39 existing parking spaces  44 proposed banked parking spaces	<b>No</b>	<b>Planning Commission determination that indoor volleyball training facility is similar to a private club and other uses where parking is based on the maximum</b>

Item	Required	Proposed	Meets Requirements?	Comments
	<p><b>Standard Retail</b> requirements - one space per 200 sq. ft. GLA</p> <p><math>11,371 \text{ sq.ft.}/200=56.8</math> <b>parking spaces</b></p> <p><b>Alternative Retail Furniture store</b> requirements – Planning Commission may approve one space per 800 sq. ft. usable floor area plus one space per 2 employees provided room for the additional spaces required above is provided</p> <p><math>11,371 \text{ sq.ft.}/800=14.2</math> <math>4 \text{ employees}/2=2</math></p> <p><math>14.2+2=16.2</math> <b>parking spaces plus 40.6 banked parking spaces</b></p> <p>Total Standard requirements <math>56.8+26.7=83.5=</math> <b>83 parking spaces</b></p> <p>Total Alternative requirements <math>16.2+26.7=42.9=</math> <b>43 parking spaces +40 banked spaces</b></p>			<p>occupancy of the building and</p> <p>Provide additional 44 parking spaces.</p> <p>or</p> <p>Provide additional 4 parking spaces and request approval per Section 2505.14.C(9)(ii) from the Planning Commission for approval of one space for each 800 sq. ft. of furniture store floor area, with one additional space for each two (2) employees and provide redesigned plan that meets the requirements of the City ordinances to bank 40 parking spaces. (recommended by Staff);</p>
Parking Space Dimensions and Maneuvering Lanes (2506)	9 ft. x 19 ft. parking space dimensions and 24 ft. wide two-way drives	9 ft. x 19 ft. parking space dimensions and 24 ft. wide two-way drives	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
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 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	No end islands proposed	No	Provide end islands on the proposed banked parking spaces
Maximum parking space bays (2509.3.c.(2)(h)(i))	Provide landscape island at a minimum interval of one island per 15 parking spaces	West banked parking bay has 24 spaces	No	Redesign to have maximum 15 parking spaces in a bay
Barrier Free Spaces (Barrier Free Code)	With standard parking requirements 4 barrier free spaces required: 2 standard barrier free, 2 van accessible serving each business – one barrier free space may be banked – barrier free must be on closest route to the door of each business	0 standard & 2 existing van accessible barrier free spaces	No	Provide one additional van accessible barrier free parking space near the entrance to the new business and provide one banked barrier free parking space
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	Access aisles provided on existing spaces	Yes/No	<u>Provide access aisles for new barrier free spaces</u>
Barrier Free Signs (Barrier Free Design Graphics Manual and	One sign for each accessible parking space.		No	<u>Provide barrier free sign locations and barrier free sign details</u>

Item	Required	Proposed	Meets Requirements?	Comments
MMUTCD)				
Loading Spaces (Section 2507)	Provide in rear or interior side	Existing in rear of building	Yes	
Dumpster (Chapter II, Section 21-145 and Section 2503.2.F)	Enclosure required for dumpster. Min. one foot taller than dumpster	Existing dumpster enclosure too small for dumpster and roll-off dumpster at truck dock not in an enclosure	No	<b>Remove dumpster at dock – Replace east dumpster with a smaller one that fits in the enclosure or build a larger enclosure</b> <u>If constructing new enclosure, provide construction details on final site plan – Show materials matching building including gate materials and colors – Provide protective bollards inside and at the door corners</u>
Dumpster Enclosure (Sections 2503.2.F and 2520.1)	Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback. It is to be located as far from barrier free spaces as possible	Existing enclosure located in rear yard – meets setback requirements – located away from barrier free spaces	Yes	
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	No changes proposed	Yes	If banked parking spaces built in landscaped areas lighting will need to conform to Sec. 2511
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel)	<u>Not provided</u>	No	<u>Provide parcel number and legal description on plan</u>
	General layout and dimension of proposed physical improvements, showing the following: Location of all existing and	Provided	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private)			
Development/ Business Sign	Signage if proposed requires a permit			For sign permit information contact Jeannie Niland 248-347-0438

Prepared by Mark Spencer, AICP (248) 735-5607

**FIRE REVIEW**



**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

**City Manager**  
Clay J. Pearson

**Director of Public Safety**  
David Molloy

**Director of Fire and EMS**  
Jeffrey Johnson

September 22, 2010

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

RE: Next Generation Volleyball, SP10-40  
42350 Grand River Ave.  
Preliminary and Special Land Use Plan Review

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

APPLICANT RESPONSE LETTER(S)





September 29, 2010

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

**RECEIVED**  
SEP 29 2010  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

Re: Response letter to Plan Review Center Report  
Next Generation Volleyball  
SP #10-40

Applicant: Next Generation Volleyball

This letter is in response to the review letter date September 21, 2010 for the above-mentioned project. The following response comments pertain to the comments expressed on the Planning Review Summary Chart.

**Noise Impact Statement:** The applicant is requesting to seek a wavier on this requirement. Minimal noise will transmit from the building.

**Parking Setback:** Cort Furniture is a furniture showroom for rental furniture not a true retailer of furniture. Cort Furniture has 2 full time employees as well a one part time warehouse person. They only have 1-3 customers in the store at any given time. The applicant is requesting that the planning commission review the required parking for the existing furniture using the alternative method at one per 800 s.f. plus one per two employees. The total required parking would be 43 spaces and will be shown on the plan. An additional 40 spaces will be shown as banked in case the existing furniture stores goes to standard retail. Two additional barrier free spaces shall be shown, one for a van and one of standard size, signs shall be provided. The maximum number of spaces in row shall be 15 with a landscape island of required size with end island dimensions.

**Trash Dumpster Enclosure:** A smaller trash dumpster shall be used that fits into the existing enclosure. The existing larger one by the dock area has been removed.

**Parcel Number and Legal Description:** The parcel number for property is: 50-22-23-226-001

The legal description for the property is:

T1N, R8E, SEC 23 E 175 FT OF PARCEL DESC AS PART OF N 1/2 OF SEC BEG AT PT IN CEN LINE GRAND RIVER AVE DIST N 89-00-00 E 1031.25 FT & S 01-00-00 E 891 FT & S 71-53-30 E 170 FT FROM NW COR OF E 1/2 OF NW 1/4, TH N 01-00-00 W 419.13 FT, TH N 89-00-00 E 472.45 FT, TH S 01-00-00 E 582.88 FT, TH N 71-53-30 W 500 FT TO BEG 2.23 A MN410A

This information shall be added to the revised plans.

Should you have any questions, please do not hesitate to call 248-357-3777

Sincerely,

Stacy Fields  
Asset Manager

**GENERAL DEVELOPMENT COMPANY, L.L.C.**  
TWO TOWNE SQUARE, SUITE 850  
SOUTHFIELD, MICHIGAN 48076  
248-357-3777 • FAX: 248-357-1929



& ASSOCIATES, INC.

Residential  
Commercial  
Industrial

*Architects / Engineers / Planners*

September 29, 2010

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

Re: Response letter to Plan Review Center Report  
Next Generation Volleyball  
SP #10-40

Applicant: Next Generation Volleyball Club

This letter is in response to the review letter date September 21, 2010 for the above-mentioned project.

Regarding the requirement for the Noise Impact Statement, we are requesting a waiver on this requirement from the Planning Commission. Minimal noise should transmit from the building from the proposed new tenant. There are no windows and only three exterior walls with none being adjacent to the street side. All adjacent property is commercial with no adjacent residential.

Should you have any questions, please do not hesitate to call 248-985-9101

Sincerely,

Al Valentine, Principal

REDUCED SITE PLAN

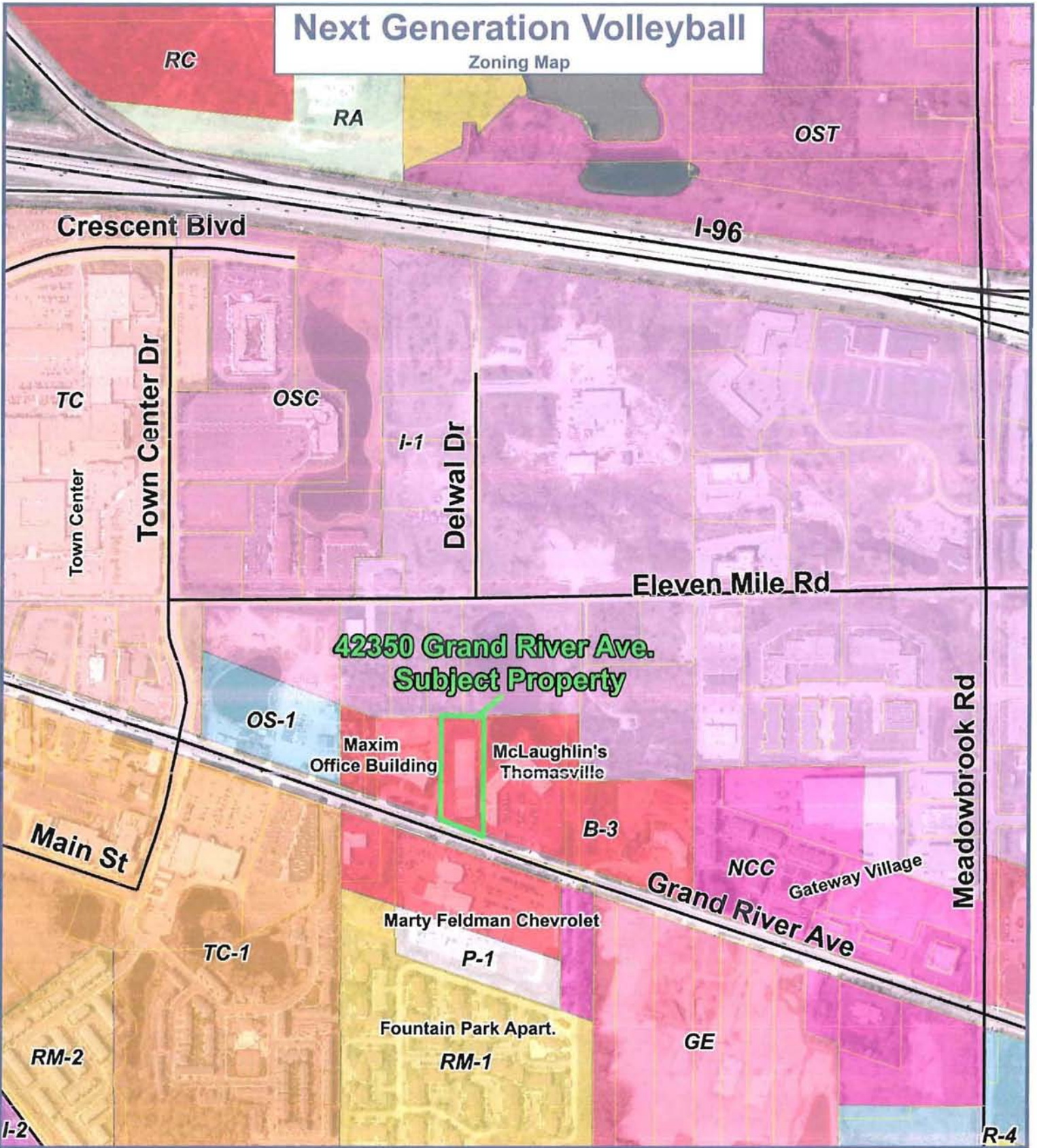


**MAPS**

**Location/Air Photo  
Zoning**

# Next Generation Volleyball

Zoning Map



**42350 Grand River Ave.  
Subject Property**

Maxim Office Building

McLaughlin's Thomasville

Marty Feldman Chevrolet

Fountain Park Apart.

Map Author: Mark Spencer  
Date: 9/21/10  
Project: Next Generation Volleyball Zoning  
Version #: 1.0

**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.

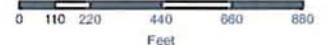


**Map Legend**

- Tax Parcels
- Zoning**
- R-A: Residential Acreage
- R-4: One-Family Residential District
- RT PRO: Two-Family Residential District With PRO
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District



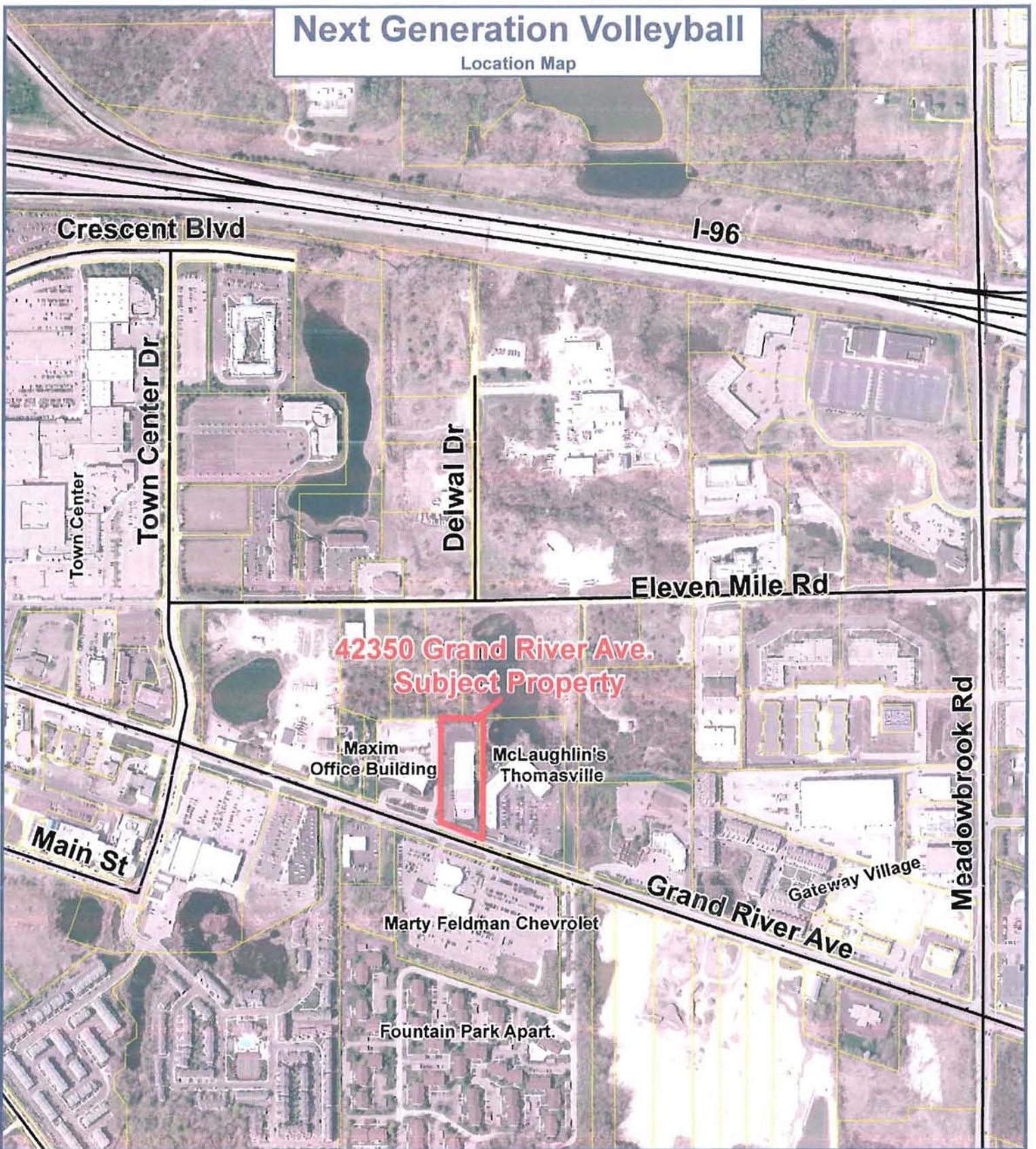
**City of Novi**  
Planning Division  
Community Development Dept.  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org



1 inch = 595 feet

# Next Generation Volleyball

Location Map



Map Author: Mark Spencer  
Date: 9/21/10  
Project: Next Generation Volleyball Location  
Version #: 1.0



### MAP INTERPRETATION NOTICE

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### Map Legend

 Tax Parcels



City of Novi  
Planning Division  
Community Development Dept.  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org



1 inch = 595 feet