



CADILLAC OF NOVI SP 11-10

CADILLAC OF NOVI SP 11-10

Public hearing on the request of Gardan LLC for Cadillac of Novi, previously known as Hummer of Novi, for recommendation of approval of the amended Special Development Option concept plan, amended Preliminary Site Plan, and amended Stormwater Management Plan. The subject property is located 41350 Grand River Avenue at the northeast corner of Grand River Avenue and Meadowbrook Road, in Section 24 of the City. The property totals 6.7 acres and the applicant is proposing building additions totaling approximately 3,200 square feet and changes to the existing parking lot layout.

REQUIRED ACTION

Recommend approval or denial of amended Preliminary Site Plan, amended Special Development Option concept plan and amended Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	04/14/11	<ul style="list-style-type: none"> • Revised Special Development Option Agreement required prior to City Council consideration. • Items to be addressed on the Final Site Plan submittal.
Engineering	Approval recommended	04/15/11	<ul style="list-style-type: none"> • Waiver required for painted end islands with non-standard geometry. • Items to be addressed on the Final Site Plan submittal.
Traffic	Approval recommended	03/31/11	<ul style="list-style-type: none"> • Waiver required for painted end islands with non-standard geometry. • Items to be addressed on the Final Site Plan submittal.
Landscape	Approval recommended	04/20/11	Items to be addressed on the Final Site Plan submittal.
Wetlands	Approval recommended	04/18/11	Items to be addressed on the Final Site Plan submittal.
Façade	Approval recommended	04/19/11	Revised Special Development Option Agreement should be revised to reflect proposed facade.
Fire	Approval not recommended	04/19/11	<ul style="list-style-type: none"> • Canopy height shall be raised to 14'. • Canopy appears to obstruct a fire department connection and be built over existing fire hydrant.

Motion sheet

Approval – Special Development Option Concept Plan

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to **recommend approval** of the **amended** Special Development Option concept plan, subject to the following:

- a. City Council finding that the proposed use meets the criteria identified in Section 904C.1.b of the Zoning Ordinance to allow a use in the GE District listed elsewhere in the Zoning Ordinance, provided certain criteria including those identified below are met:
 - The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, *given that the architecture of the existing building and additions offers distinctive presence on this corner.*
 - The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, *as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over the last several years.*
 - The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, *as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan were approved several years ago.*
- b. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 2516.2.c of the Zoning Ordinance, including:
 - The proposed use will not 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, *as indicated in the Community Impact Statement.*
 - The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, *as identified in the staff and consultant review letters.*
 - 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, *as has been demonstrated through several years of use as an automotive dealership use.*
- c. The applicant has demonstrated compliance with the conditions listed in Section 904D of the Zoning Ordinance, such as:
 - Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, *as identified in the initial approvals of the SDO*

Concept Plan and Agreement, and as identified in the staff and consultant review letters.

- The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section, *as identified in the staff and consultant review letters.*
 - Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, *as the project has been developed for several years for a similar use, and the expansions proposed for showroom, service areas and canopies have demonstrated compatibility and harmony with the surrounding area.*
 - The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.
- d. City Council waiver to allow a painted end island in place of a raised end island;
 - e. Applicant providing the **amended** Special Development Option Agreement and Development Agreement prior to consideration by the City Council;
 - f. Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant;
 - g. Compliance with all conditions and requirements listed in the staff and consultant review letters; and
 - h. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Approval – Preliminary Site Plan

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to **recommend approval** of the Preliminary Site Plan, subject to the following:

- a. City Council waiver to allow a painted end island in place of a raised end island;
- b. Applicant revising the Special Development Option Agreement and Development Agreement prior to consideration by the City Council;
- c. Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant;
- d. Compliance with all the conditions and requirements listed in the staff and consultant review letters; and
- e. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Approval – Storm Water Management Plan

In the matter of the request of Gardan LLC for Cadillac of Novi, SP 11-10, motion to **recommend approval** of the Storm Water Management Plan, subject to:

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

(because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Denial – Special Development Option Concept Plan

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to **recommend denial** of the Special Development Option concept plan ...because the plan is not in compliance with Article 9, Article 24 and Article 25 of the Zoning Ordinance.

Denial – Preliminary Site Plan

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to **recommend denial** of the Preliminary Site Plan...because the plan is not in compliance with Article 9, Article 24 and Article 25 of the Zoning Ordinance.

Denial – Storm Water Management Plan

In the matter of the request of Gardan LLC for Cadillac of Novi, SP 11-10, motion to **recommend denial** of the Storm Water Management Plan ...because the plan is not in compliance with Chapter 11 of the Code of Ordinances.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 14, 2011

Planning Review of Preliminary Site Plan

Cadillac of Novi

SP11-10

Petitioner

Gardan, LLC

Review Type

Preliminary Site Plan / Special Development Option Concept Plan

Property Characteristics

- Site Location: 41350 Grand River Avenue, North of Grand River Avenue and east of Meadowbrook Road (Section 24)
- Site Zoning: GE (Gateway East)
- Adjoining Zoning: North and East: I-1, Light Industrial; South: OS-1, Office Service (across Grand River Avenue); West: NCC, Non-Center Commercial (across Meadowbrook Road)
- Current Site Use: Existing Cadillac Car Dealership
- Adjoining Uses: North: Various Industrial/Office; East: Vacant; South: vacant (across Grand River Avenue); West: Gateway Village retail (across Meadowbrook Road)
- School District: Novi Community School District
- Site Size: 6.7 acres
- Plan Date: 03-28-11

Project Summary

The parcel in question is located on the north side of Grand River Avenue, east of Meadowbrook Road in Section 24 of the City of Novi. The property totals 6.7 acres. The zoning of the parcel is GE, Gateway East District and it currently contains a Cadillac Dealership. The applicant has proposed building additions on the north and east sides of the building totaling approximately 3,200 sq. ft. In addition, a stamped concrete patio to be used for vehicle display and a service canopy are proposed on the east side of the building, along with a parking lot expansion on the rear of the property and minor changes to the existing parking lot layout and facade. This site was originally approved for a Hummer Dealership utilizing the Special Development Option in the Gateway East District.

Recommendation

Approval of the preliminary site plan and concept plan is recommended. The applicant will need to submit the revised Special Development Option Agreement prior to proceeding to the City Council. The Planning Commission can consider the Preliminary Site Plan and concept plan at this time.

Special Development Option Considerations

In the GE District an applicant may utilize the Special Development Option. For the properties at the corner of Grand River Avenue and Meadowbrook Road per Section 904C.1.b of the Zoning Ordinance the City Council may approve (after a recommendation from the Planning Commission) a use listed elsewhere in the Zoning Ordinance provided the criteria identified below are met. A car dealership at this location was previously approved utilizing this provision.

- The proposed use exemplifies the intent of the GE District as stated in Section 900, and the intent of the SDO as stated in Section 904A.

- The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance.
- The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO.
- The proposed use will not create an inconsistency with the City's Master Plan for Land Use in terms of the general activities on the site and the impacts upon the surrounding area.
- The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares.
- The proposed use is designed with exceptional aesthetic quality, including building design, building materials and landscaping design, not likely to be achieved except based upon this authorization.

Section 2516.2.c of the Zoning Ordinance also outlines specific factors the Planning Commission and City Council shall consider in the review of the Special Development Option request:

- 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, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- 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 service existing and planned uses in the area.
- 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.
- 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.

Lastly, Section 904D notes the applicant must demonstrate the following:

- The project will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 902A, the proposed type and density of development shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.
- Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed

signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated.

- The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 902A, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.
- The proposed development shall contain at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development.
- Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City.
- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon completion of one or more phases and upon 1) due notice to the City Clerk, 2) appropriate and customary approval by other City officials 3) financial guarantees for completion of improvements.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 9 (GE Gateway East District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Display Parking: "Open Storage (Motor Vehicles)" is defined in Section 201 of the Zoning Ordinance as "The outdoor standing or placement of motor vehicles including truck trailers for more than three (3) days, including new or used motor vehicles on display for lease or sale." The areas identified on the site plan as "display parking" meet the definition of "open storage (motor vehicles)" and are therefore not subject to the requirements of Section 2506 regulating the layout of off-street parking lots. No areas identified on the plan as "display parking" may be used for customer or employee parking. Adequate customer and employee parking has been provided that meets the standards of Section 2506 regarding off-street parking lot layout.
2. Floor Plan: The floor plan does not clearly dimension and provide area calculations for the proposed building additions or the sales area. **The applicant should provide area calculations for the building additions individually and for the sales area as a whole.**
3. Special Development Option Agreement: **The applicant should update and submit the revised Special Development Option Agreement including provisions to address the change in the number of display pods, the new floor area and the removal of the demonstration drive.**
4. Open Space: A minimum of 25% of the gross site area shall be left as open space. **The applicant should provide a sheet titled "Open Space" highlighting areas to be counted towards open space and providing area calculations for each.**
5. Miscellaneous Notes: **There are a number of notes to be added to the plan set.** Refer to the Planning Review Chart for additional information.
6. Photometric Plan: There are a number of items to be addressed on the photometric plan. **The applicant should provide the required notes listed in the Lighting Review Chart and manufacturer's specifications for fixtures A and D.** The average/minimum ratio cannot exceed 4:1. It is not clear whether the ratio provided includes the entire site and it appears to exceed the Ordinance threshold. **The applicant should address these issues on the next plan submittal.**

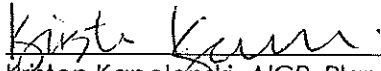
Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the submission of the Final Site Plan.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the Pre-Con or to schedule a Pre-Con, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me.



Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart

Cadillac of Novi SP11-10

Plan Date: 03-28-11

Bolded items must be addressed for next submittal

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Town Center Gateway (recommended)	No change	Yes	
Zoning (Article 9A)	GE, Gateway East	No change	Yes	
Use (Section 902A and 904A)	Office Uses, Restaurants, Publicly Owned Parks, Retail Business Uses, Retail Business Service Uses, Funeral Homes, Post Office, Uses determined to be similar, or customarily incident to above uses. Section 904A allows Special Development Option (SDO) Uses: Multiple Family Uses, <u>Non-Residential Use not otherwise allowed, for four "entry" properties (subject to conditions)</u>	Vehicle dealership	Yes	Use permitted under Section 904A Special Development Option (SDO) Uses, subject to the review and recommendation of the Planning Commission and approval of the City Council per Section 904A. Use also permitted as allowed in Development Agreement Section IV.A See specific conditions below. Special Development Option Agreement will need to be modified to remove references to Hummer.
Floor Area Ratio (Section 903A.2.a)	Maximum Floor Area Ratio (ratio of gross square feet of building area to gross land area of site less existing ROW) shall be 0.275.	Proposed Floor Area Ratio is 0.08. (26,417 sq ft bldg area/292,723 sq ft site area)	Yes	Applicant should provide detailed calculations and dimensions on the floor plan indicating the area of the building additions. The cover letter indicates additions totaling 2,323 sq. ft. Staff calculated a total of 3,200 sq. ft. additions.
Building Height (Sec. 903A.2.b and c, footnotes)	35' maximum (50' for SDO) 2 stories maximum (3 to	Approximately 24 feet	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
(k) and (o) of the Sch. of Reg.)	4 stories maximum for SDO)			
Maximum floor area (Section 903.A.2.d)	No individual retail sales or personal service establishment shall exceed 20,000 sq ft of total GFA	25,540 square feet	No	The special development option agreement will need to be amended to reflect the new floor area.
Building Setbacks (Section 903A.6.a)				
Front Yard abutting a major thoroughfare (South) (Section 903A.6.a)	Maximum: 90 feet from centerline of major thoroughfare Minimum: 70 feet from centerline of major thoroughfare	Maximum: ~ 90 ' from centerline of Grand River Minimum ~ 76 ' from centerline of Grand River	Yes	Building additions do not extend beyond the current building setback line in any yard.
Exterior Side Yard abutting a major thoroughfare (West) (Sect. 903A.6.a)	Maximum: 90 feet from centerline of major thoroughfare Minimum: 70 feet from centerline of major thoroughfare	Maximum: ~ 90 ' from centerline of Meadowbrook Minimum: ~ 75 ' from centerline of Meadowbrook	Yes	
Interior Side Yard (East) (Sec.903A.6.a)	0 feet minimum	240 feet +/-	Yes	
Rear Yard (North)	30 feet minimum	425 feet +/-	Yes	
Parking Setbacks				
Front Yard (South) (Sec. 903A.7)	No front yard parking is permitted.	None provided	Yes	
Side yard adjacent to a front yard (South) (Sec.903A.7)	Side yard parking adjacent to a front yard shall be setback from the front building façade line by 5 feet.	Side yard parking appears to be set back 5 feet from façade line	Yes	
Side Yard (West) (Sec. 903A.7)	10 feet minimum	30 feet	Yes	
Side Yard (East) (Sec. 903A.7)	10 feet minimum	60 feet	Yes	
Rear Yard (North) (Sec. 903A.7)	10 feet minimum	75 feet	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Parking lot screening from all major thoroughfares (Section 903A.7.b and Development Agreement Section IV.E.(1))	Parking lots shall be screened from all major thoroughfares. Screening may be accomplished through the provision of any combination of the following: <ol style="list-style-type: none"> 1. 2.5 foot high ornamental brick or stone wall with landscape breaks. 2. Plantings with certain opacity standards. 3. Existing natural vegetation augmented to achieve opacity standards. Development agreement states <u>a three foot wall shall be continued behind the three small vehicle display pods shown on Exhibit B adjacent to road ROW</u>	No changes other than general maintenance proposed along Grand River Avenue No changes to existing screening on Meadowbrook Road	Yes	
Number of Parking Spaces (Section 2505.14.c(16) and Development Agreement (Sections IV.E (1) and IV.H))	One (1) space for each two hundred (200) square feet of usable floor area of sales room and one for each one auto service stall in the service room. Sales area = 7795 square feet/200 = 39 spaces Service bays = 12 Total parking spaces required = 51 spaces	240 parking spaces total provided 148 of those are for vehicle storage and display only and do not all meet ordinance standards for parking layout	Yes	The applicant should clearly indicate and dimension the area that is part of the sales area on the floor plan.

Item	Required	Proposed	Meets Requirements?	Comments
Off street parking (Section 903A.3)	Off-street parking shall be provided within the building, with a parking structure physically attached to the building, or in a designated off-street parking area within 300 feet of the building.	Parking is provided in an off-street parking area within 300 feet of the building.	Yes	
Parking space, lane dimensions (Sect. 2506.2)	9' x 19' parking space dimensions and 24' wide drives.	Parking space dimensions 9' x 19' Drive widths 24' for all employee and visitor parking	Yes	The applicant should consider striping the "half space" area south of the 8 spaces provided adjacent to the east side of the building.
Barrier Free Spaces (Barrier Free Code)	92 spaces for employee and visitor use = 4 barrier free spaces required	4 barrier free spaces shown	Yes	
Outdoor storage (Section 903A.5 and Development Agreement Section IV.E (1))	The outdoor storage of goods or material shall be prohibited. The Development Agreement allows the location of <u>three</u> small vehicle display pods B. Owner agrees not to propose or use other outdoor vehicle display and or storage to a greater extent or closer or with greater exposure to the roads than shown on Exhibit B. (Section IV.E (1) of the Development Agreement).	Additional vehicle pods shown along with a larger display area adjacent to the existing building.	No	The Special Development Option Agreement clearly indicates three small display pods are permitted. The applicant has proposed an additional display pod just east of the building along with a larger stamped concrete area adjacent to the east façade of the building. This would require revisions to the Special Development Option Agreement.
Open Space (Section 903A.8)	A minimum of 25% of the gross area of each development site shall be comprised of open space, such as <u>permanently landscaped open spaces, plazas, pocket</u>	Open Space calculations not provided	No?	Applicant should provide a sheet indicating areas counted towards open space and providing calculations for such areas.

Item	Required	Proposed	Meets Requirements?	Comments
	<u>parks, internal walkways and similar features</u> accessible to non-residential occupants.			
Outside activities and loading areas (Section 903A.13)	All businesses, services or processes, except for off-street parking or loading shall be conducted within a completely enclosed building. Loading shall take place in rear yard or in an interior side yard.	Existing loading is in the rear yard	Yes	
General Design Standards: <u>Windows on retail buildings</u> (Section 904E.3. (g))	On retail buildings, windows within areas of the premises to which the public is invited shall be made of materials which do not materially obstruct transparency.	Building elevations show a number of windows on the south and west elevations.	No	Note shall be added to the plan reflecting the requirements of this section.
Required conditions for SDO: <u>Trash receptacles</u> (Section 904F.5 (b)), and Dumpster (Section 16-20 of City Code)	All trash receptacles and trash collection areas shall be screened from view and shall not be placed within 10 feet of any wall of a dwelling structure which contains openings involving living areas. Screen wall or fence required for all dumpsters, must be at least five feet in height, and provided on three sides.	Existing trash receptacle to remain.	Yes	Applicant should add a note to the plans indicating existing dumpster screening will remain.
Required conditions for SDO: <u>Retail Development</u> (Section 904F.5(f)G)	No individual retail sales or personal service establishment shall exceed <u>20,000</u> square feet of gross floor area, exclusive of basement areas leased and utilized by the	Building shown to contain <u>26,417</u> square feet?	No	The special development option agreement needs to be amended to reflect the new floor area.

Item	Required	Proposed	Meets Requirements?	Comments
	tenant of the building for storage purposes only.			
Loading Spaces (Section 2507.2)	Within the GE Districts, loading space shall be provided in the rear yard at a ratio of 10 sq ft for each front foot of building. In the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district.	Existing loading area to remain	Yes	
Exterior Lighting (Sect. 2511)	Photometric plan and exterior lighting details needed at final site plan	Exterior lighting information provided.	No	See Lighting Review Chart.
Demonstration Drive (Development Agreement IV I)	The Development Agreement states the Demonstration Drive area shall not be accessible from off site. Parking shall not be permitted in such area. Road material, accessibility limitations, layout, and landscaping requirements of the Demonstration Drive area shall be determined by the City at time of site plan approval.	Demonstration Drive to be removed.	No	The Special Development Option Agreement will need to be changed to reflect this deletion.

Lighting Review Summary Chart

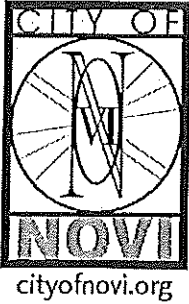
Cadillac of Novi

SP 11-10

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
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 Fixture height Mounting & design Glare control devices Type and color rendition of lamps Hours of operation Photometric plan	No	Applicant should provide specifications for fixtures A and D.
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	- Electrical service to light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.	No	Applicant should add the required notes.

Item	Required	Meets Requirements?	Comments
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.	No?	Average/minimum calculation exceeds 4:1 and is only shown for "main parking lot." Refer to the Plan Review Letter for additional information.
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	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	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 0.5 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 19, 2011

Engineering Review

Cadillac of Novi

SP11-10

Petitioner

Cadillac, property owner

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Northeast corner of Grand River and Meadowbrook
- Site Size: 6.72 acres
- Plan Date: March 29, 2011

Project Summary

- Two small building additions are proposed along with the redesign and repaving of a couple parking areas, and a parking lot expansion at the north end of the site.
- No modifications are proposed to the water or sanitary sewer service.
- Storm water would be routed to the existing on-site sedimentation basin, and ultimately discharged to the Bishop Creek Regional Detention Basin adjacent to the site. The existing sedimentation basin is sized to accommodate the additional parking expansion proposed.

Recommendation

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

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

1. As discussed, the northern canopy cannot be located within the water main easement, and will need to be relocated/redesigned to remain outside the easement.

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 traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

Storm Sewer

5. Provide a profile for the storm sewer where the new catch basin is proposed. Include the storm sewer segments upstream and downstream of the proposed structure.
6. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.

Paving & Grading

7. A **Planning Commission waiver** will be required for the proposed painted end islands designed with a non-standard geometry, in lieu of the standard raised, 8-foot wide, curbed end islands as required per Section 2506 of Appendix A of the Zoning Ordinance. The Engineering Division would only recommend in favor of this waiver if it is noted on the plan that this area is specifically designated for vehicle storage only, and that the area is not intended for general customer traffic.
8. Provide spot grades throughout all new paved areas as necessary to demonstrate grades are in compliance with Section 11-239 of the Design and Construction Standards.

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

1. 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.
2. 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).

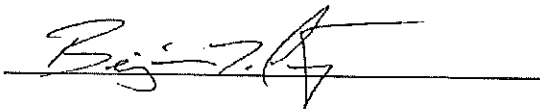
The following must be submitted at the time of Stamping Set submittal:

No additional requirements at this time.

The following must be addressed prior to construction:

3. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
4. 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.
5. 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.
6. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
7. 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.
8. 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.
9. 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.

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



cc: Brian Coburn, Engineering
Kristen Kapelanskki, Community Development Department
Tina Glenn, Water & Sewer Dept.

TRAFFIC REVIEW

March 31, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Cadillac of Novi, SP#11-10,
Traffic Review of Preliminary Site Plan**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary site plan, subject to the items shown below in **bold** being satisfactorily addressed on the final site plan.

Project Description

What is the applicant proposing?

1. The applicant, Gardan, L.L.C., is proposing two building additions; construction of a drop-off canopy with related changes to adjacent parking; minor redesign and repaving of an eight-space parking area adjacent to the building; and expansion of the north end of the parking lot to provide for 26 display spaces and six employee spaces – all directly accessible without first moving other cars – a 13-space increase over the existing double-banked capacity of inventory spaces.
2. The attached aerial photo clearly shows the need for more parking spaces, at least at the time the photo was taken. Note the six rows of end-to-end vehicles, blocking the site's designated unloading zone (in the east aisle of the north lot), as well as the numerous vehicles parked in drive aisles.

Trip Generation

How much traffic would the proposed development generate?

3. We have no basis for predicting a change in the traffic the revised site may generate.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. Not applicable.

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed driveway(s)?

5. Not applicable.

Driveway Design and Control

Are the driveways acceptably designed and signed?

6. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

7. Pedestrian access or circulation will not be significantly affected by the proposed changes.

Parking and Circulation

Are parking spaces appropriately designed, marked, and signed? Can vehicles safely and conveniently maneuver through the site?

8. **The proposal for painted end islands in the parking lot expansion area, as opposed to raised end islands, requires a waiver from the Planning Commission.** Section 2506.13 of the Zoning Ordinance states in part: "...where internal traffic circulation is forecast to be low or where raised islands would not be appropriate, the Planning Commission may waive the requirement for raised end islands and may allow for painted islands only."
9. If the above Planning Commission waiver is requested and granted, **the site plan should include a note indicating that "the raised islands normally required [at the indicated locations] are being replaced by painted end islands per Planning Commission waiver of Zoning Ordinance Section 2506.13, based on the expectation of negligible customer traffic adjacent to the islands."**
10. Our pre-application review letter of March 3, 2011 also stated, in part, "The painted island at each end of the double bank of parking spaces [in the north expansion area] should consist of a simple isosceles triangle with a base of 38 ft and a height of 9 ft, rather than the proposed combination of rectangular box and right triangle at the west end, and slightly rounded island at the east end. The preferred triangles should be marked with 4-in yellow paint, and further highlighted with angled crosshatching consisting of 4-in yellow stripes at a spacing no greater than 4 ft." Since the site plan now shows two existing light poles to remain some 21 ½ ft north of the line dividing the two banks of parking, **the cross-hatching at both ends of the parking module should extend 22 ft north of the dividing line rather than the 19 ft previously shown; otherwise, the above-quoted comments still apply. Also, (a) since the light poles will now be within the parking lot rather than behind the curb, their bases should be painted highway yellow, and (b) notes should be included specifying white striping of the parking stalls (per the MMUTCD) in addition to the yellow crosshatching.**

11. **At each of the two parking spaces adjacent to new curbing near the building, a note needs to be included specifying that the width of the space – 8 ft for the barrier-free space and 9 ft for the non-barrier-free space – is to be measured to the face (not back) of the curb. Relative to this, the general note now reading “All dimensions to curblines are to back of curb” should be revised to add “except where otherwise noted on the plan.”**
12. **All resurfaced, non-barrier-free parking spaces near the building shall be marked in white, and the barrier-free spaces and crosshatched access aisles shall be marked in blue. Notes should be included on the plan confirming these colors.**
13. **For each of the four barrier-free spaces proposed near the new canopy, there needs to be appropriate MMUTCD-standard signage – a RESERVED PARKING ONLY (R7-8) sign supplemented by a VAN ACCESSIBLE (R7-8a) plate. Details and/or notes should be provided indicating the bottom edge of the latter plate shall be at least 6 ft above grade, and the sign posts for the southerly two spaces shall be at least 2 ft behind the back of curb of the new island. Given the locations of the northerly two spaces, the sign posts there will have to be placed in concrete-filled steel pipes on the dividing line between the end-to-end parking spaces (and those pipes should be painted yellow).**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

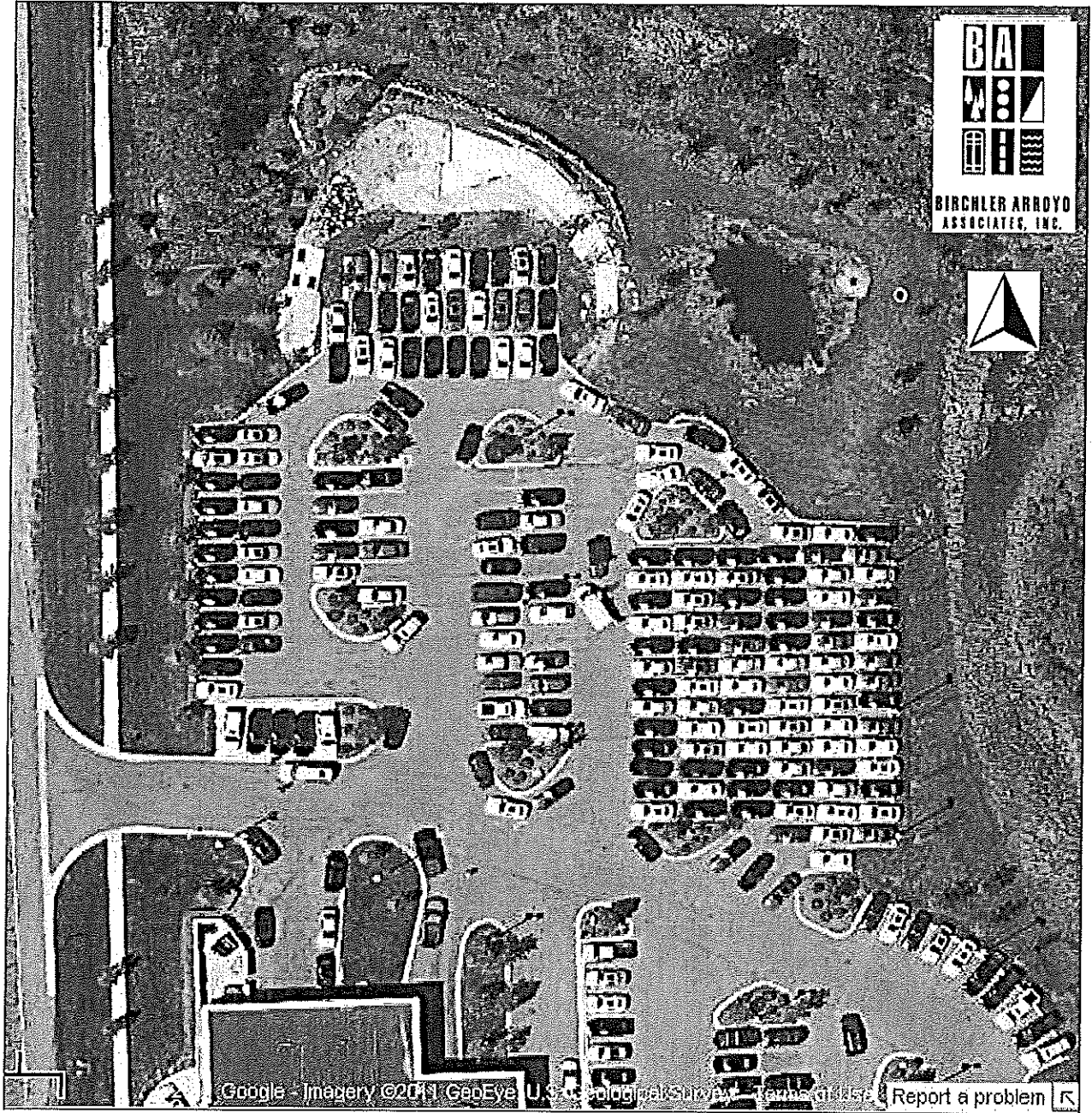


Rodney L. Arroyo, AICP
Vice President



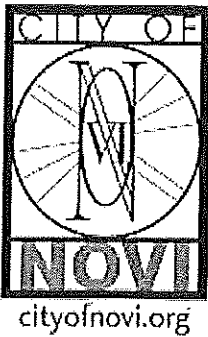
William A. Stimpson, P.E.
Director of Traffic Engineering

Attachment:
Aerial photo



Cadillac of Novi

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
April 20, 2011
Landscape Review of Preliminary Site Plan
Cadillac of Novi SP#11-10

Property Characteristics

- Site Location: 41350 Grand River Avenue, North of Grand River Avenue and east of Meadowbrook Road (Section 24)
- Site Zoning: GE (Gateway East)
- Adjoining Zoning: North and East: I-1, Light Industrial; South: OS-1, Office Service (across Grand River Avenue); West: NCC, Non-Center Commercial (across Meadowbrook Road)
- Current Site Use: Existing Cadillac Car Dealership
- Adjoining Uses: North: Various Industrial/Office; East: Vacant; South: vacant (across Grand River Avenue); West: Gateway Village retail (across Meadowbrook Road)
- Site Size: 6.7 acres
- Plan Date: 03-28-11

Ordinance Considerations

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

1. A 3' brick wall currently exists along the Grand River Avenue frontage. This wall was part of the original site plan approval and is a requirement under the Gateway East District in the Ordinance. These walls and related landscape will remain.
2. Vehicles on display stored on pads in the front yard setbacks are an existing condition to remain.
3. Existing entry drives will remain unchanged.

Street Tree Requirements (Sec. 2509.3.b.)

1. The ordinance does not require street trees in the Gateway District.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the total of interior parking landscape area required. This requirement has been met.
2. Interior Parking lot Canopy Trees have been provided per ordinance requirements.
3. Please show snow storage areas on the final site plan as required.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. These have been provided.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. This has been provided.
2. Relatively little change is proposed for the building foundation landscape with the exception of the area of the new entry. Foundation plantings located at the current entry will be relocated around the building in new and existing landscape beds.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and the Landscape Design Manual.
2. Standard cost figures per the City of Novi have been used in calculating the total costs as required.

Planting Notations and Details (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and the Landscape Design Manual.

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

1. A note on the plan states that all landscape beds will be irrigated.

Please follow guidelines of the Zoning Ordinance and Landscape Design 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.

Reviewed by: David R. Beschke, RLA

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 32,880			Includes street trees. Does not include Irrigation costs.
Final Landscape Review Fee	\$ 493.20			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	\$ 42,880		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 64,320		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	\$ 1,972.80		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	\$ 295.92		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	\$ 500		\$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	NO	\$ 0		\$400 per tree.
Street Tree Inspection Fee	NO	\$ 0		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	NO	\$ 0		\$25 per tree.
Landscape Maintenance Bond	NO	\$ 4,288		10% of verified cost estimate due prior to release of Financial Guaranty.

WETLAND REVIEW



Environmental Consulting & Technology, Inc.

April 18, 2011

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

Re: Cadillac of Novi
Wetland Review of the Preliminary Site Plan (SP#11-10 and ZCM 11-0007)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Cadillac of Novi project preliminary site plan (Plan) prepared by Livingston Engineering dated March 28, 2011. ECT has previously visited the site to verify wetland boundaries we concur with the boundary depicted on the Plan. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the setback provisions in the Zoning Ordinance.

1.1.1.1 Existing Conditions and Proposed Impacts

The site is located on the northeast corner of the intersection of Grand River Avenue and Meadowbrook Road at the site of the former Hummer dealership. Bishop Creek, a tributary to the River Rouge borders the property on the north side, near to where the applicant proposes to expand a parking area and build a stone wall. Bishop Creek bends along the northeast corner of the property and joins a large wetland and regional detention area east of the property and north of Grand River Avenue.

No impacts are proposed for Bishop Creek or adjacent wetlands; however there are proposed impacts to approximately 500 square feet of the 25-foot Natural Features Setback. The vegetation community within the proposed area of impact includes some evergreen trees and low shrubs and herbaceous vegetation along the top of the bank. The Natural Features Setback is intended to help "buffer" runoff impacts to wetlands and watercourses. The proposed project would make the setback narrower at a limited location.

Comments and Recommendations Pertaining to the Plan

1. The 25-foot Natural Features Setback needs to be shown on the engineering and landscape drawings.
2. The applicant should clearly show and quantify (square feet) all proposed impacts to the 25-foot Natural Features Setback on the Plan, including temporary impacts that will result from the construction of the proposed parking area and retaining wall, where applicable.
3. The proposed impacts to the Natural Features Setback are minor, in ECT's opinion. By using curb around the perimeter of the proposed parking area and constructing the stone wall, we believe that very little stormwater runoff would be directed to the area of reduced setback

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

width. The proposed Landscape Plans including relocation of trees and addition of perennial flowering plants on site is reasonable compensation for the impacts to the Natural Features Setback.

4. Sheet L-2 of the Landscape Plan indicates 22 deciduous and 6 evergreen trees would be transplanted to other areas of the property. In addition, the Plan calls for 250 perennial flowers, specifically yellow day lilies (*Hemerocallis d'oro*). These flowers are non-native and may have the potential of spreading along watercourses. ECT recommends selection and planting of native perennial flowers, such as wild geranium (*Geranium maculatum*), purple coneflower (*Echinacea purpurea*), yellow coneflower (*Echinacea paradoxa*), or brown eye Susan (*Rudbeckia triloba*).
5. The proposed location of construction silt fence does not appear to be on the Plan and needs to be shown on the Final Site Plan.

1.1.1.2 Permits

The proposed project will require an *Authorization to Impact the 25-foot Natural Features Setback* from the City. No wetland impacts appear on the Plan and ECT understands that the applicant is committed to avoid any impacts to wetlands, whether temporary or permanent.

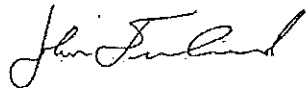
1.1.1.3 Recommendation

ECT recommends conditional approval of the Preliminary Site Plan. Please note that the items listed above under *Comments and Recommendations Pertaining to the Plan* need to be satisfactorily addressed prior to approval of the Final Site Plan. This includes quantifying and labeling any impacts (permanent or temporary) to the 25-foot wetland buffer associated with the construction of the proposed parking lot and retaining wall.

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

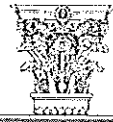
Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



John A. Freeland, Ph.D.
Environmental Scientist
Professional Wetland Scientist Certificate #1264

FAÇADE REVIEW



April 18, 2011

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE REVIEW**
Cadillac of Novi
Preliminary Site Plan Approval, SP11-10, ZCM11-0007
 Façade Region: 1, Zoning District: GE, Building Area: 26,000 S.F

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan for the above referenced project based on the drawings and sample board prepared by Cityscape Architects, dated March 28, 2011. 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.

	South (front)	West	East	North	Ordinance Maximum
Brick	48.0%	43.0%	24.0%	80.0%	100% (30% Min.)
Limestone / Cast Stone (existing & proposed)	48.0%	50.0%	58.0%	15.0%	50%
Flat Metal Panels	0.0%	0.0%	14.0%	0.0%	50%
Burnished CMU Block	0.0%	0.0%	2.0%	0.0%	10%
EIFS (Existing)	4.0%	7.0%	2.0%	5.0%	25%

This project consists of an approximately 3,200 S.F. addition located on the east side of the existing building and minor alterations to other existing facades. Because all facades are affected by the proposed modifications this application was treated as a new building with respect to the Façade Ordinance.

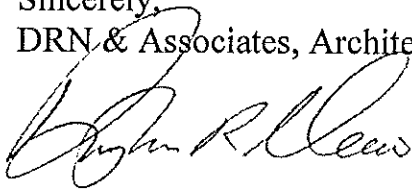
As shown above the percentage of Brick is below the minimum percentage required by the Ordinance and the percentage of Limestone / Cast Stone is above the maximum percentage allowed by the Ordinance on the east facade. Both of these materials represent a continuation of materials found on the existing building. The proposed materials harmonize well with the existing building and will enhance the overall design of the building. The use of matching materials together with the comparatively small deviation from the percentages listed in the Facade Chart is consistent with the intent and purpose of the Facade Ordinance.

Recommendation - It is our recommendation that the design meets the requirements set forth in the Facade Ordinance for a Section 9 Waiver for the underage of brick and the overage of Limestone on the east facade.

It is our understanding that this project also falls under a Special Development Agreement that includes requirements related to the facades. The Special Development Agreement, dated October 18, 2004, will need to be updated to reflect the proposed facade alterations.

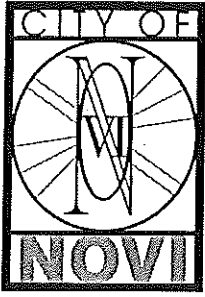
If you have any questions please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with a large initial "D" and "N".

Douglas R. Necci, AIA

FIRE REVIEW



April 19, 2011

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

RE: Cadillac of Novi, Preliminary Site Plan

SP#: 11-10

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

City Manager
Clay J. Pearson

Director of Public Safety
David Molloy

Director of Fire and EMS
Jeffrey Johnson

Project Description:

- Building additions for showroom and service.
- Addition of two canopies.
- Facade changes

Comments:

1. The proposed drive-through canopy at the main building entrance shall have a clearance of at least 14'. It is shown with only a 12' clearance. *Ord. 15-99.1*
2. The proposed parking canopy appears to be obstructing the existing Fire Department Connection and is being built over the existing fire hydrant. Either the canopy footprint will need to be changed or the FDC and Hydrant will need to be relocated with their new locations subject to approval. *Ord. 1521(e)*

Recommendation:

This plan is **NOT RECOMMENDED** for APPROVAL due to the due to the above comments.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
45125 W. Ten Mile Rd.
Novi, Michigan 48375
248.349-2162
248.347-0570 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



April 20, 2011

Ms. Kristen Kapelanski, AICP
City of Novi, Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

**RE: Cadillac of Novi, Preliminary Site Plan / Special Development Option
CAI Project #10008
City of Novi # SP11-10**

Dear Ms. Kapelanski:

This letter is in response to your preliminary site plan review letters that were received by our office on April 19, 2011.

Please refer to the attached letters from both the Landscape Architect and Civil Engineering firm for written responses relative to the Landscape, Engineering, and Wetland consultant's letters.

The following is our response as they pertain to the architectural items.

Planning Review:

- | | |
|-------------------------|--|
| <u>Page 3, item 2</u> – | See attached floor plan area diagram. |
| <u>Page 3, item 3</u> – | Special development option agreement is forth coming. |
| <u>Page 3, item 4</u> – | Open space calculations are provided (see attachment). We exceed the 25% minimum requirement. |
| <u>Page 3, item 5</u> – | Notes will be added to the final site plan submittal documents. |
| <u>Page 3, item 6</u> – | The owner is operating under pre-existing approved site lighting conditions with no new changes being recommended. |

Planning Review Summary Chart:

- Special Development option agreement will be submitted for City Review.
- Special Development option agreement will eliminate any references to 'Hummer'.
- 2,323 sq. ft. area shown on Cityscape Architects Inc. submittal letter represented only the area of the showroom expansion. It does not represent the total proposed building additions.

- The Special Development Option (SDO) agreement will be written to reflect the new floor area.
- Showroom and Sales area dimensions will be clearly shown on the final S.P.A. submittal.
- The SDO agreement will incorporate a requested approval for two additional outdoor display areas.
- See attachment for open space calculations.
- Clearstory glass was originally installed as spandrel (opaque) glass. No changes are proposed to existing South and West facades in these areas.
- The SDO will show the changes for removal of the Demonstration Drive.
- Cityscape Architects Inc. (CAI) will provide fixture specifications for light fixtures 'A' and 'D' as part of final S.P.A. submittal.
- Cityscape Architects Inc. will add requested notes to photometric plan for final SPA.

Engineering Review:

- See attached letter from Livingston Engineering.

Wetland Review:

- Please refer to both Livingston Engineering and Russell Design (Landscape Architect) for comments relative to these items.

Facade Ordinance Review:

- The owner wishes to pursue the Section 9 waiver for the underage of brick and overage off stone on the East elevation as per the city consultants' recommendations for approval.

Fire Department Review:

- The petitioner will raise the height of the drive through canopy up to 14 feet and resolve the water main easement conflict between the proposed service canopy and existing fire hydrant location.

In closing, please refer to the attached parking calculations, open space calculations, site data, and building data document.

These numbers supersede the previous building data shown on previously submitted civil engineering cover sheet.

If we can provide you any additional information or answer any questions, please do not hesitate to call.

Regards,

Tony Dellicolli, R.A.
Principal

C.C. Gary Wood
Matt Quinn
David LeClair
Scott Leo
Marc Russell
Craig Zokas



April 20, 2011

Ms. Kristen Kapelanski
Planner
City of Novi
45175 W. Ten Mile Road
Novi., MI 48375

Reg: Cadillac of Novi
NE Corner Grand River Ave. and Meadowbrook Road
City of Novi, Oakland County, Michigan

Kristen,

Pursuant to your preliminary site plan review letters that were received by our office, the following is our response as they pertain to the site/civil items

Planning Review

Table Item #2 on Page 4 – The half space striping will be included on the final site plan drawings as suggested.

Table Item #3 on Page 5 – The existing trash enclosure is to remain as existing. A note regarding such will be included on the final site plan as suggested.

Engineering Review

General Item #1 – We will meet with the engineering department to resolve the hydrant/easement issue as it pertains to the canopy and include such resolution on the final site plan.

General Items #2, 3 & 4 – These items will be included in the final site plan submittal drawings.

Storm Sewer Items #5 & 6 – These items will be included in the final site plan submittal drawings.

Paving and Grading Item #7 – A planning commission waiver for the striped island is being requested as this is a storage area and not intended for general customer traffic.

civil engineering
surveying
planning
site development
construction services

Paving and Grading Item # 8 - Additional spot elevations for the paved surfaces will be included in the final site plan submittal drawings.

Additional Final Site Plan Items #1 & 2 - A letter highlighting changes along with a cost estimate will be included in the final site plan submittal package.

Additional Prior to Construction Items #3 - 9 - These items will be addressed prior to construction as outlined.

Traffic Review

Parking and Circulation Item #8 & 9 - As stated above, a waiver for the striped islands is being requested. If such is granted, the requested note will be added.

Parking and Circulation Items # 10, 11, 12 & 13 - This item will be addressed in the final site plan submittal drawings.

Wetland Review

Wetland Review Comment #5 - The silt fence location will be included in the final site plan submittal drawings.

Should any additional information be needed for this statement, please feel free to contact any of the expansion team members at your earliest convenience. We believe that this expansion will allow Cadillac of Novi to continue its success and business relationship with the City of Novi and surrounding areas.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. LeClair', written over a horizontal line.

David B. LeClair, P.E.
President
Livingston Engineering



RUSSELL DESIGN
LANDSCAPE ARCHITECTURE
Design ■ Planning

April 20, 2011

Mr. David Beschke
City of Novi Landscape Architect
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

RE: Response to Wetland Review of the Preliminary Site Plan SP #11-10

Dear David:

The comments provided in Environmental Consulting & Technology, Inc. (ECT) review letter dated April 18, 2011 have been addressed as follows.

Landscape Plan:

1. The 25' Natural Feature Setback will be shown on the plans at Final Site Plan submittal.
2. Impacts to the 25' Natural Feature Setback will be quantified and shown on the plans at Final Site Plan submittal.
3. No response required.
4. The existing landscape along the Grand River facade of the building already contains approximately 170 *Hemerocallis*, and in order to provide a consistent and cohesive appearance, we have proposed additional *Hemerocallis* plantings. Our experience with this plant shows that it is easily confined and will have little chance of spreading outside of the proposed planting bed. Existing *Hemerocallis* has been planted on-site for seven years and has not migrated outside the existing planting beds.
5. The location of the silt fence will be shown on the plans at Final Site Plan submittal.

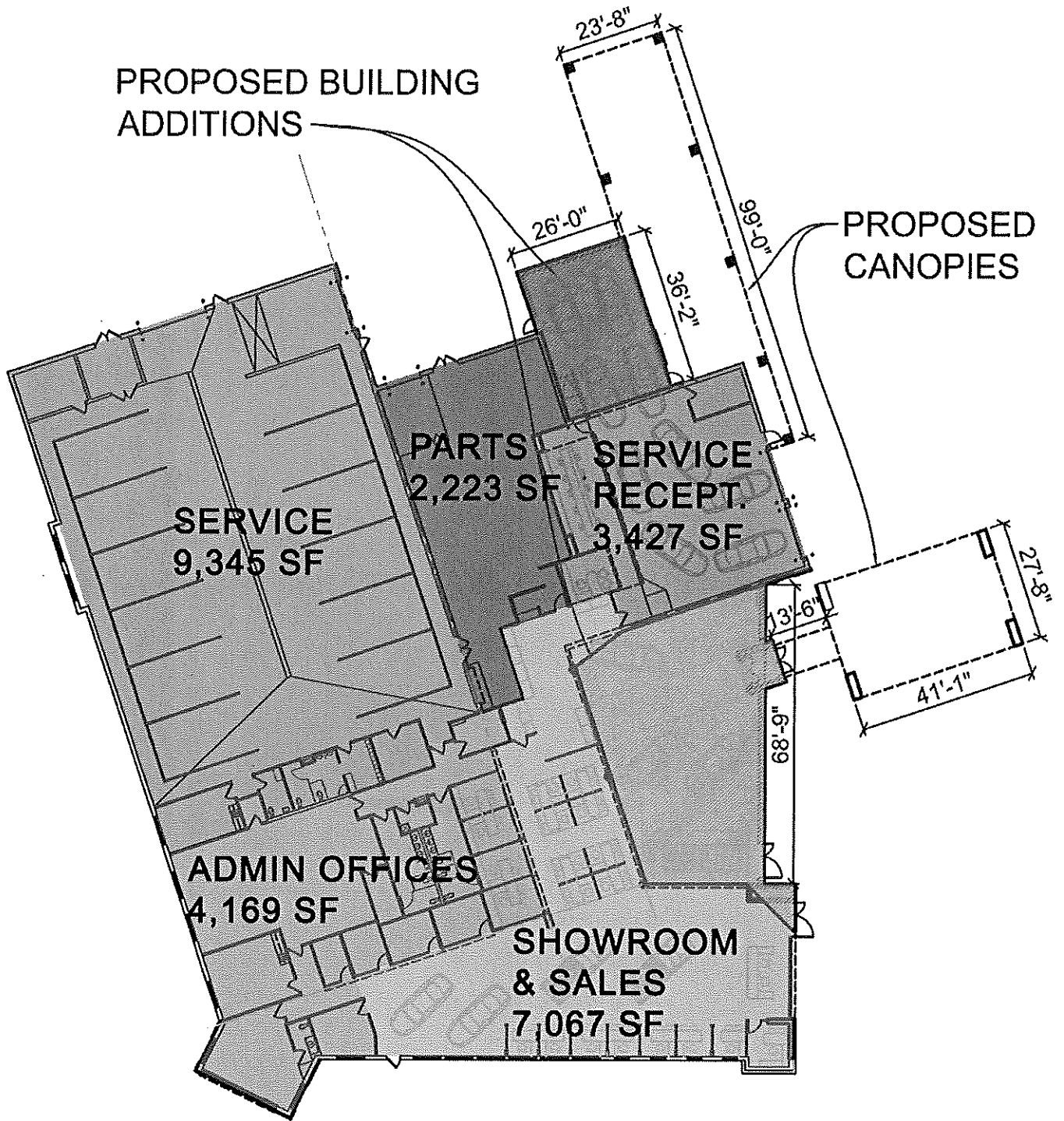
Open Space Calculation:

1. The Lot Area = 292,723 s.f., and the open space on-site = 103,249 s.f. or 35%. Current ordinance requires a minimum of 25% of the site must be open space. This calculation will be included on the plans at Final Site Plan submittal.

If we can provide you any additional information, or answer any questions, please do not hesitate to call.

Sincerely,
RUSSELL DESIGN, INC.

James Gray, RLA
Project Landscape Architect



BUILDING SQUARE FOOTAGES

NOT TO SCALE

CADILLAC OF NOVI-

Preliminary Site Plan Approval

Additional Notes

PARKING CALCULATION

USABLE SALES AREA = 7067 SF
SERVICE BAYS = 12 EA.

VISITOR SPACE REQUIRED

SALES AREA 7067 / 200 = 35 SPACES
SERVICE BAYS = 12 SPACES
VISITOR SPACES REQUIRED = 47 SPACES
BARRIER FREE = 4 SPACES

EMPLOYEE PARKING

EMPLOYEES = 45 EA.
EMPLOYEE PARKING REQUIRED = 45 SPACES

PARKING PROVIDED

VISITOR PARKING 47 SPACES(INCL/4 BARRIER FREE)
EMPLOYEE PARKING 45 SPACES
DISPLAY PARKING 158 SPACES

OPEN SPACE CALCULATION

LOT AREA = 292,723 S.F.

OPEN SPACE = 103,249 S.F. = 35% OPEN SPACE.

SITE DATA

CURRENT ZONING: GATEWAY DISTRICT

REQUIRED SETBACKS: THOROUGHFARE = 70' TO 90'
SIDE = 0'
REAR = 30'

REQUIRED LOADING AREA = 120' BUILDING FRONTAGE
x 10 S.F. PER FRONT FOOT
= 1200 S.F. REQUIRED.

EXISTING LOADING AREA = 1200 S.F.

BUILDING DATA

BLDG. SQ. FOOTAGES

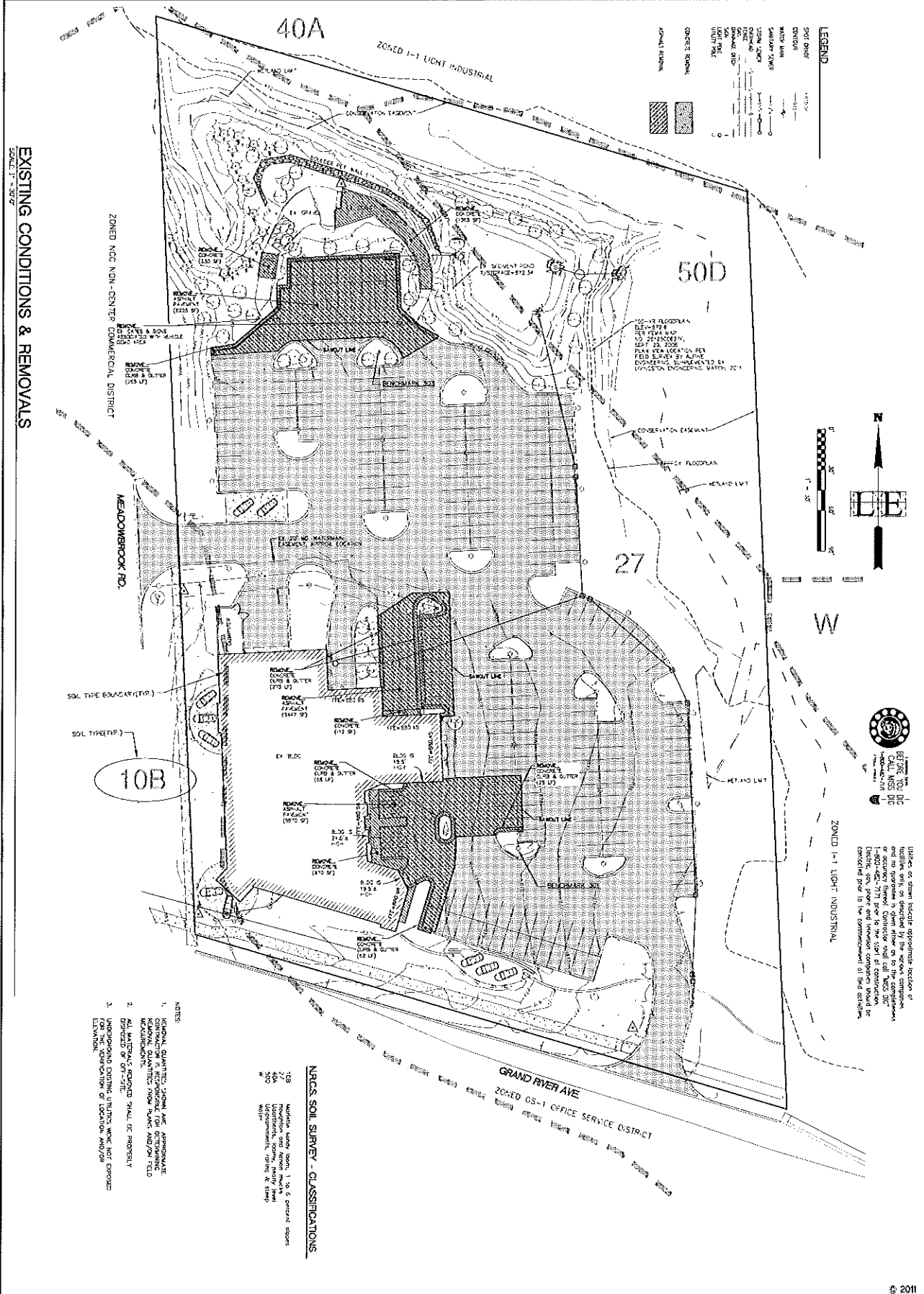
SHOWROOM & SALES 7,067 S.F.
ADMIN. OFFICES 4,169 S.F.
SERVICE DEPT. 9,345 S.F.
SERVICE RECEPTION 3,427 S.F.
PARTS DEPT. 2,223 S.F.

EXISTING FOOTPRINT 23,000 S.F.
PROPOSED FOOTPRINT 26,231 S.F.

CHANGE IN OVERALL AREA +3,231 S.F.

CANOPIES 3,061 S.F.

SITE PLAN



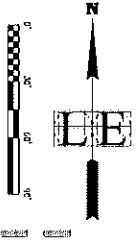
EXISTING CONDITIONS & REMOVALS
 SCALE: 1" = 30'

- NOTES:**
1. ORIGINAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACCURATE QUANTITIES FROM SOIL ANALYSIS AND ALL MATERIALS REMOVED SHALL BE PROPERLY DISPOSED OF OFF-SITE.
 2. UNDEGROUND EXISTING UTILITIES WERE NOT DEPICTED. EXAMINATION OF LOCATION AND/OR EXHAUSTION.

NRCS SOIL SURVEY - CLASSIFICATIONS

1S8 Medium to heavy loam, 1 to 5 percent slopes
 2S7 Moderate to fine sandy loam
 3S0 Underpans, sand & silt
 M2P

Unless so shown indicate approximate location of utilities only, as indicated by the owner's computer. If no guarantee is given either as to the completeness or accuracy of the information furnished hereon, the engineer, his firm and its employees shall not be held liable for any and all consequences that may result from the use of the information furnished hereon.



NO.	DATE	BY	REVISION
1	10/25/11	JMD	Final

CADILLAC OF NOVI
 CITY OF NOVI, OAKLAND CO., MICHIGAN
 SITE PLAN
 EXISTING CONDITIONS & REMOVAL PLAN

Client

LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 2334 PLESS DRIVE, BRIGHTON, MI 48114
 PHONE: (810) 226-7800 FAX: (810) 226-7899
 www.livingstoneng.com



Cadillac of Novi

Exterior Plaza Rendering



R1.0 Date
02/11/2011

Issues and Revisions

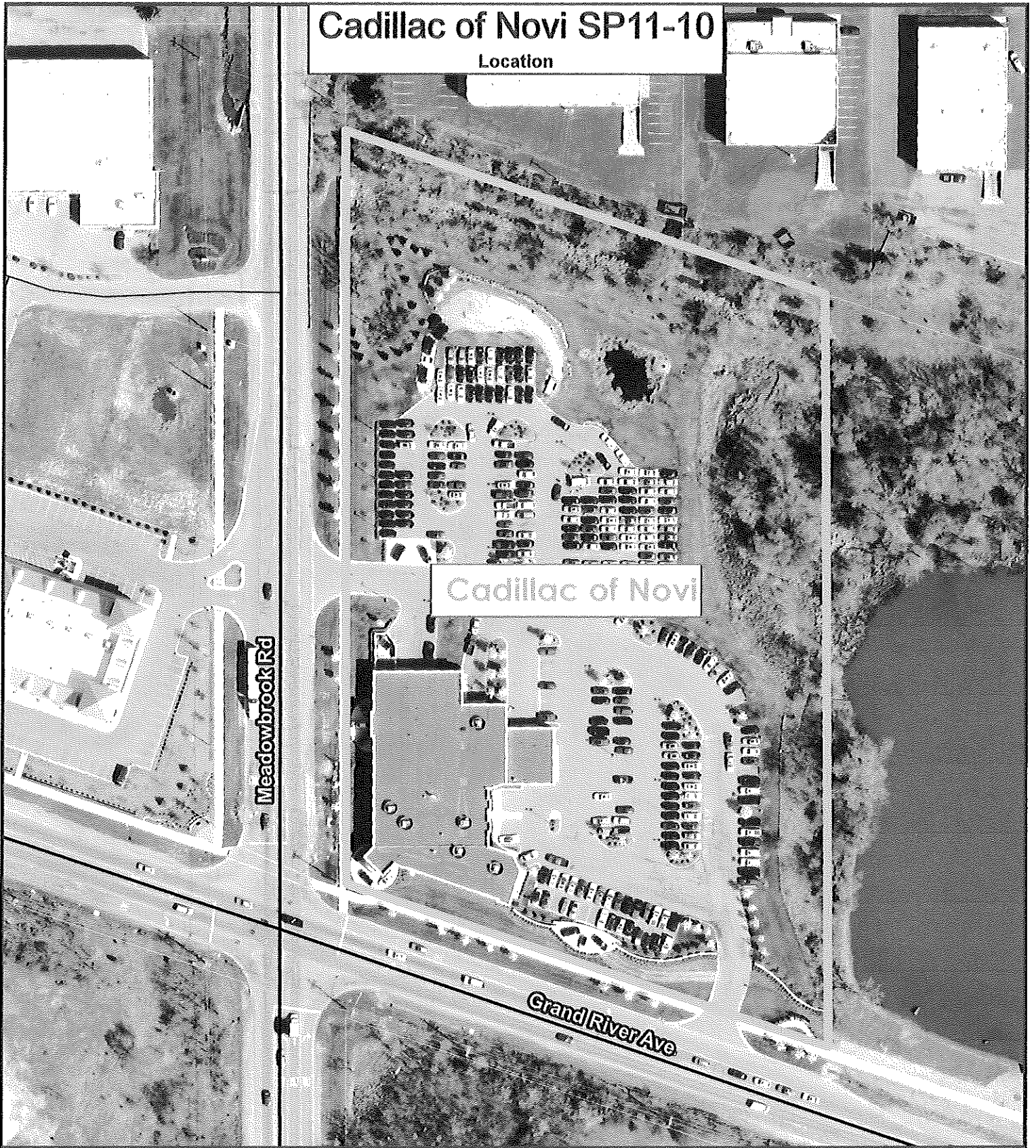
Prepared By
Cityscape Architects, Inc.

These drawings are for communication of design intent only.
These drawings are not suited or intended for construction or fabrication

MAPS
Location
Zoning
Future Land Use
Natural Features


Cadillac of Novi SP11-10

Location



Map Author: Kristen Kapelanski
 Date: 04/18/11
 Project: Cadillac of Novi SP11-10
 Version #: 1.0

Map Legend

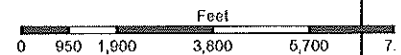
 Subject Property



City of Novi
 Planning Division
 Community Development
 46176 W Ten Mile Rd
 Novi, MI 48376
 cityofnovi.org

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 or as defined in Michigan Public Act 152 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 inch = 83,333 feet

Cadillac of Novi SP11-10

Zoning








Map Author: Kristen Kapelanski
 Date: 04/18/11
 Project: Cadillac of Novi SP11-10
 Version #: 1.0

MAP INTERPRETATION NOTICE

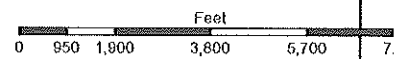
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Map Legend

-  Subject Property
-  GE: Gateway East District
-  I-1: Light Industrial District
-  NCC: Non-Center Commercial District
-  OS-1: Office Service District



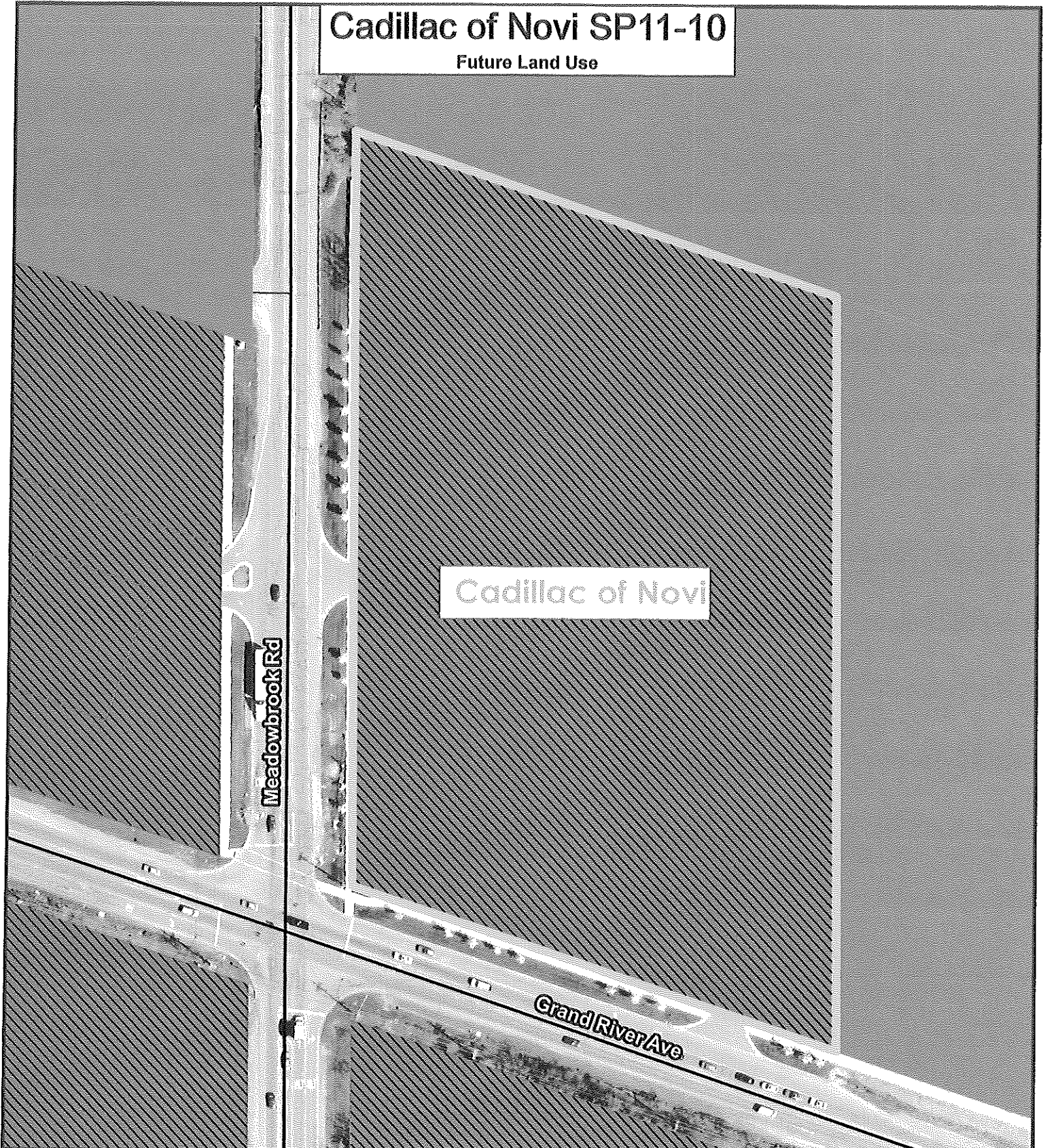
City of Novi
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1 inch = 83,333 feet




Cadillac of Novi SP11-10

Future Land Use



Map Author, Kristen Kapelanski
Date: 04/18/11
Project: Cadillac of Novi SP11-10
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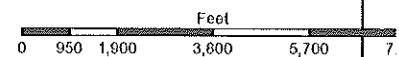
Map Legend

-  Subject Property
-  Industrial RD Tech
-  TC Gateway



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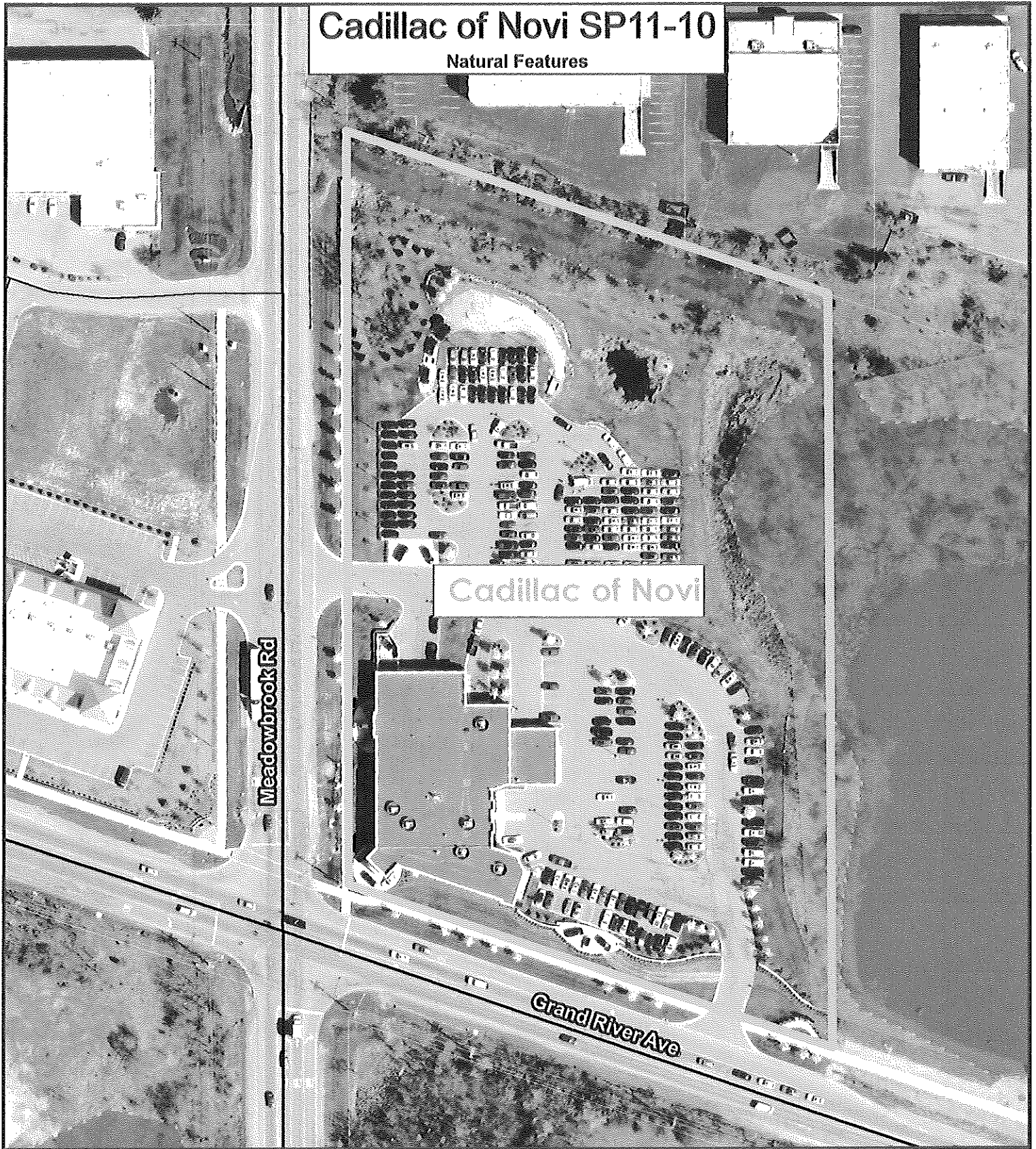
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1 inch = 83,333 feet

Cadillac of Novi SP11-10

Natural Features






Map Author: Kristen Kapelanski
 Date: 04/18/11
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Map Legend

-  Subject Property
-  Wetland Areas
-  Woodlands



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