



**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**  
**(248) 347-0415**

**Case No. PZ14-0030 Catholic Central High School**

**Location: 27225 Wixom Road**

**Zoning District: RA, R-4, R-1 One-Family Residential District**

The applicant is requesting variance from Section 2400 of the Novi Zoning Ordinance to allow construction of a parking lot with a reduced rear yard setback of 18 ft. The property is located north of 11 Mile Rd and south of Grand River Ave.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that all off-street parking lots serving any use other than single-family residential having a minimum rear yard setback 20'.

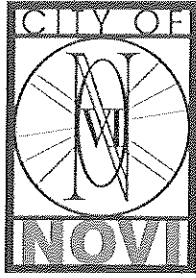
**City of Novi Staff Comments:**

Please see the attached Plan Review Center Report from the Site Plan review process for the redevelopment.

**Standards for Granting Dimensional Variances:**

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because\_\_\_\_\_.
- The need is not self-created because\_\_\_\_\_.
- Strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome because\_\_\_\_\_.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because\_\_\_\_\_.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because\_\_\_\_\_.



## PLAN REVIEW CENTER REPORT

June 2, 2014

### Planning Review

Detroit Catholic Central Parking Expansion

**JSP14-12**

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#### Petitioner

Catholic Central High School

#### Review Type

Preliminary Site Plan and Special Land Use

#### Property Characteristics

- Site Location: 27225 Wixom Road
- Site Zoning: RA, R-4, R-1
- Adjoining Zoning: North: RM-1, Multi-family Residential, B-3, General Business (City of Wixom); South: R-1, One-Family Residential, R-4, One-Family Residential; East: B-1, Local Business, I-1, Light Industrial, RM-1; West: RA, Residential Acreage, R-4, One-Family Residential
- Current Site Use: Education
- Adjoining Uses: North: Multiple-Family Residential, Vacant (City of Wixom); South: Single-Family Residential; East: Multi-family Residential, Retail; West: Single-Family Residential
- School District: South Lyon School District, Novi School District
- Site Size: 73.08 acres
- Plan Date: 05-09-2014

#### Project Summary

The applicant is proposing to construct additional parking in two phases to service Catholic Central recreational facilities and the school. No structures are proposed. The proposed Phase I lot will be newly constructed and serviced by the existing road. The proposed Phase II lot will be a reconstruction of existing parallel parking spaces to 90 degree spaces.

The applicant will be applying for a land combination to combine the three individual parcels to the North, resulting in two parcels in total.

#### Recommendation

Provided the applicant receives a waiver of the required Noise Impact Statement, **approval of the site plan and special land use permit is recommended.** There are planning related items that need to be addressed at the time of Final Site Plan submittal. Planning Commission approval of the Preliminary Site Plan and Special Land Use Permit is required.

#### Special Land Use Considerations

In the R-1 and R-4 District educational uses and their accessory uses fall under the Special Land Use requirements (Section 402).

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit 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.

## Planning Review

Catholic Central Parking Expansion  
JSP14-12

May 13, 2014

Page 2 of 3

- 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.

### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4 (R-1 through R-4 One-Family Residential Districts), 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. Noise Impact Statement: Educational uses and their accessory uses in the R-4 District require the submission of a Noise Impact Statement. **The applicant should submit a request for a waiver of the Noise Impact Statement requirement from the Planning Commission.** Staff would support this waiver.
2. Sidewalks: A 6 foot sidewalk is required along the Twelve Mile Road frontage. A waiver of this requirement was granted temporarily as part of the approval of the now constructed practice fields (SP11-26). Any new construction on the property requires the installation of the required sidewalk on Twelve Mile Road. **The applicant has included the Twelve Mile Road sidewalk in their scope of work.**
3. Parking Setbacks: A parcel combination is proposed for the three northern-most parcels that make the subject properties. The northern and southern portions of the school campus are currently split between the South Lyon School District and the Novi School District. As such, the northern and southern parcels cannot be combined. The applicant is proposing a 2 foot rear setback in Phase I of the proposed development (20 feet required). **The applicant should apply for a variance from the Zoning Board of Appeals for the deficient setback.** Staff would support this variance.
4. Bicycle Parking: The applicant has added space for 8 bicycle parking spaces near the main student entrance on the West side of the building. The minimum required by the Zoning Ordinance (Sec. 2526) is 3 spaces per classroom, with 10 spots minimum. **Given the scale of the project, spaces for the entire school do not need to be constructed, but applicant does need to provide the minimum of 10 bicycle parking spots. Staff recommends locating the additional 2 spaces near the Phase II parking to service those recreational facilities. Locating these spots near the Phase II parking will require a location waiver from the Planning Commission as it is greater than 120' from the entrance, which staff would support.**
5. Plan Drawing Inconsistency: The configuration of the Southern Phase II parking is shown multiple ways. Sheet SP-4 does not show the barrier free spaces or island bump outs that are shown on sheet SP-8. Staff has reviewed the configuration on sheet SP-8 as correct. **The applicant should verify consistency across pages of the drawing set.**

**Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this review letter is required prior to the Planning Commission meeting.

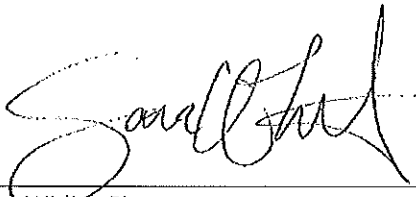
**Pre-Construction Meeting**

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 checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

**Chapter 26.5**

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

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



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Sara White, Planner  
248.347.0484 or swhite@cityofnovi.org



cityofnovi.org  
ZBA Case No.

# ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

P214 0030

ZBA meeting date

August

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

### TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Catholic Central High School Date June 16, 2014

Company (if applicable) \_\_\_\_\_

Address\* 27225 Wixom Road City Novi

State MI Zip code 48374 \*Where all case correspondence is to be mailed

Applicant's E-mail address mwilson@catholiccentral.net

Phone number 248-596-3899 Fax number 248-596-3831

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 27225 Wixom Road, Novi, MI Zip code 48374

Cross roads of property Wixom Rd and Grand River

Sidwell number 50-22- 18-200-023, -022, -024, 100-005 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction?  Yes  No

Zoning (Please circle one)

R-A     R-1     R-2     R-3     R-4     RM-1     RM-2  
 MH     I-1     I-2     RC     TC     TC-1    \_\_\_\_\_ Other

Property owner name (if other than applicant) \_\_\_\_\_

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

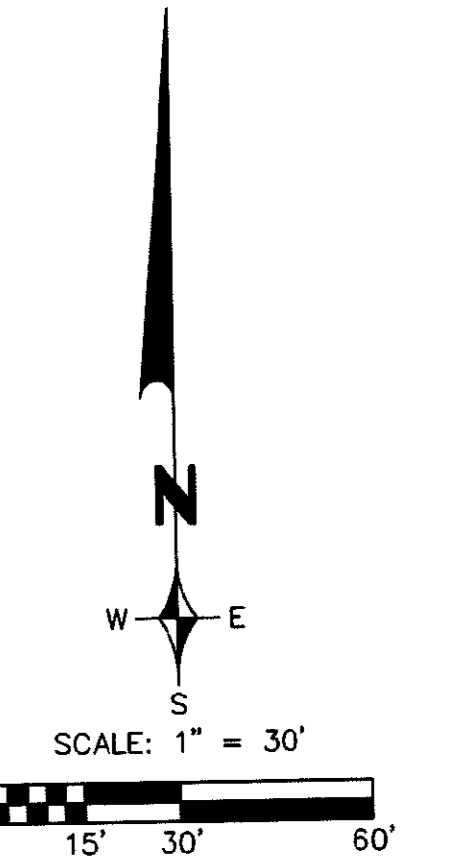
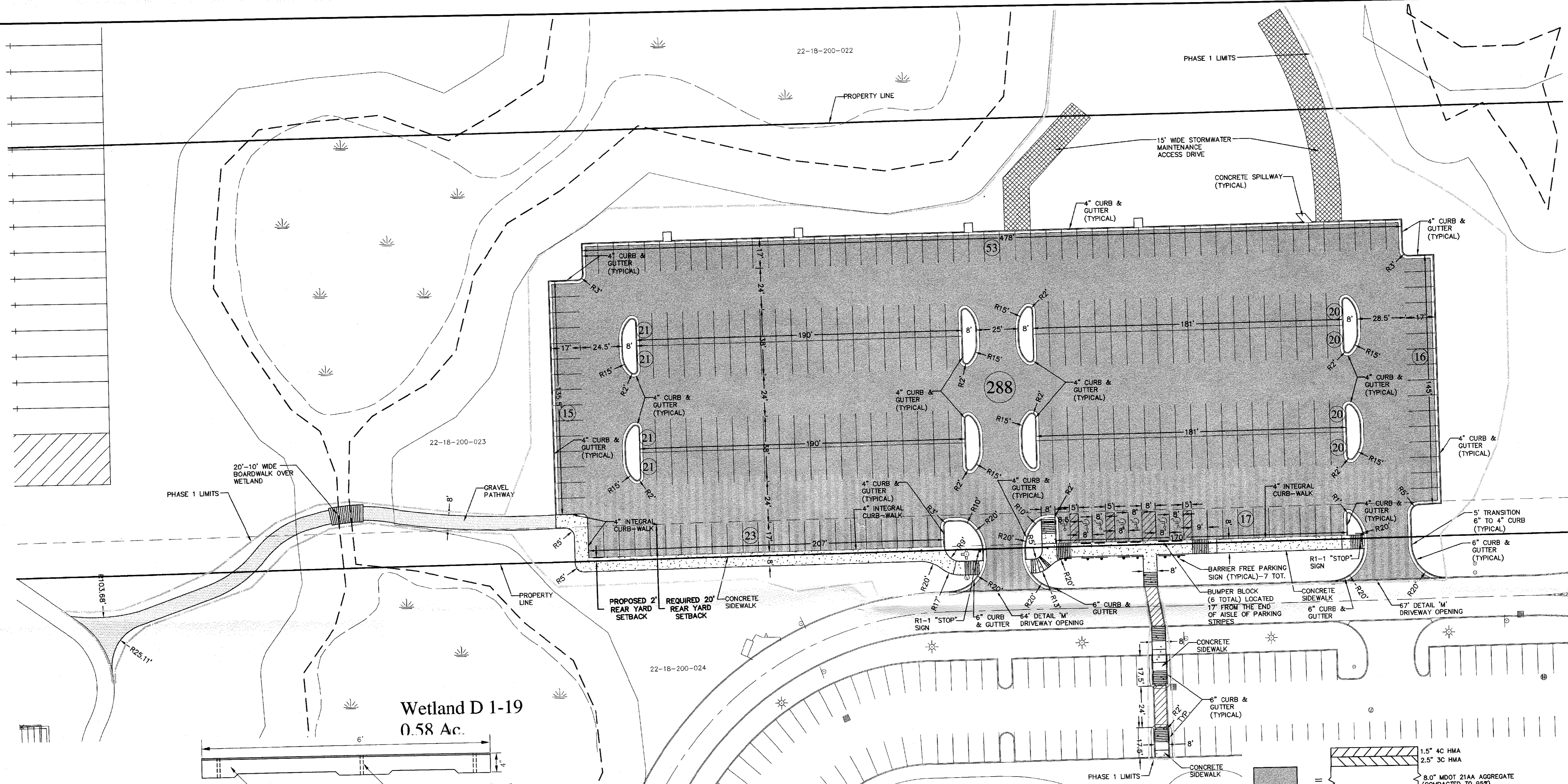
1.	Section	<u>402</u>	Variance requested	<u>Rear Yard Setback</u>
2.	Section	_____	Variance requested	_____
3.	Section	_____	Variance requested	_____
4.	Section	_____	Variance requested	_____

Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.





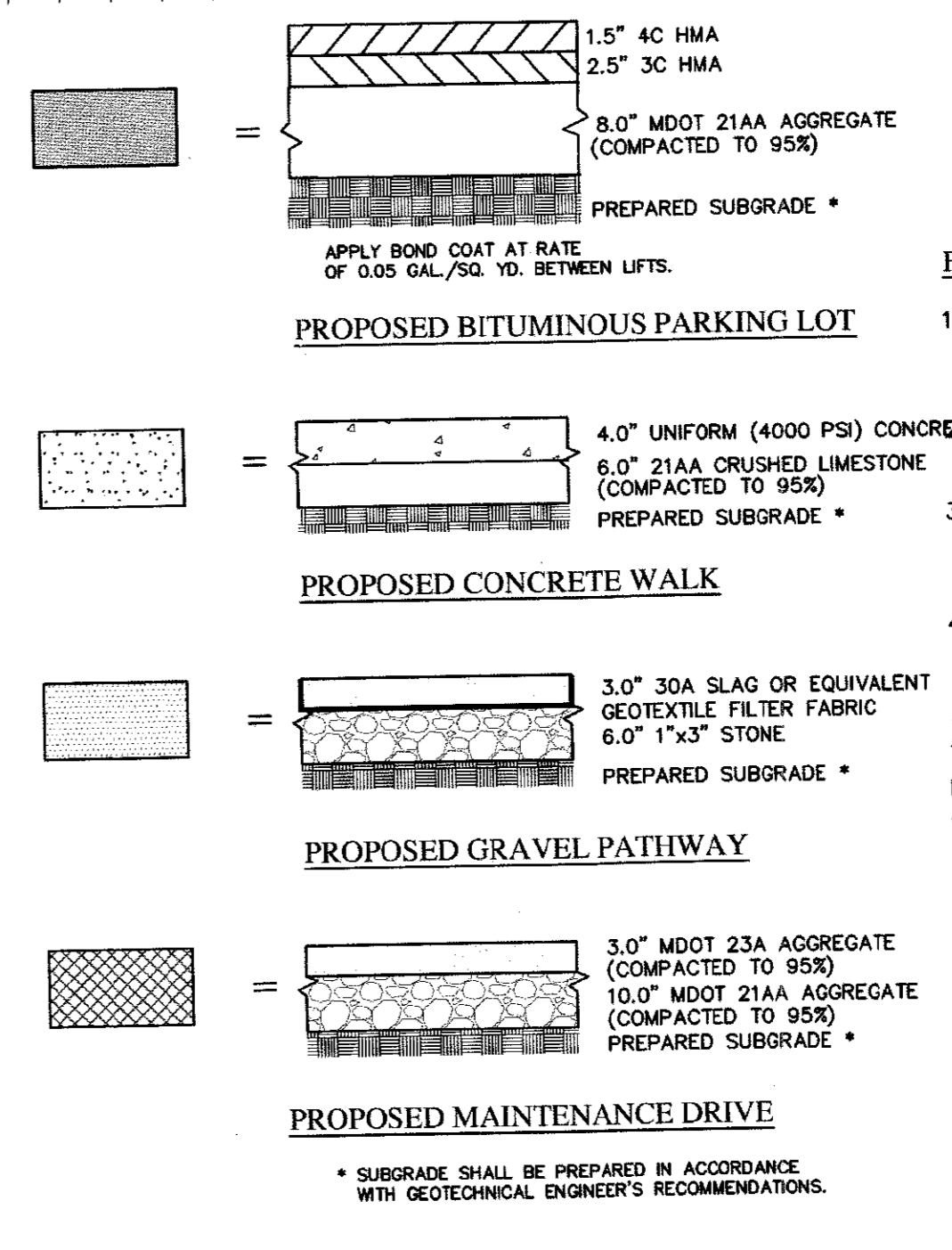
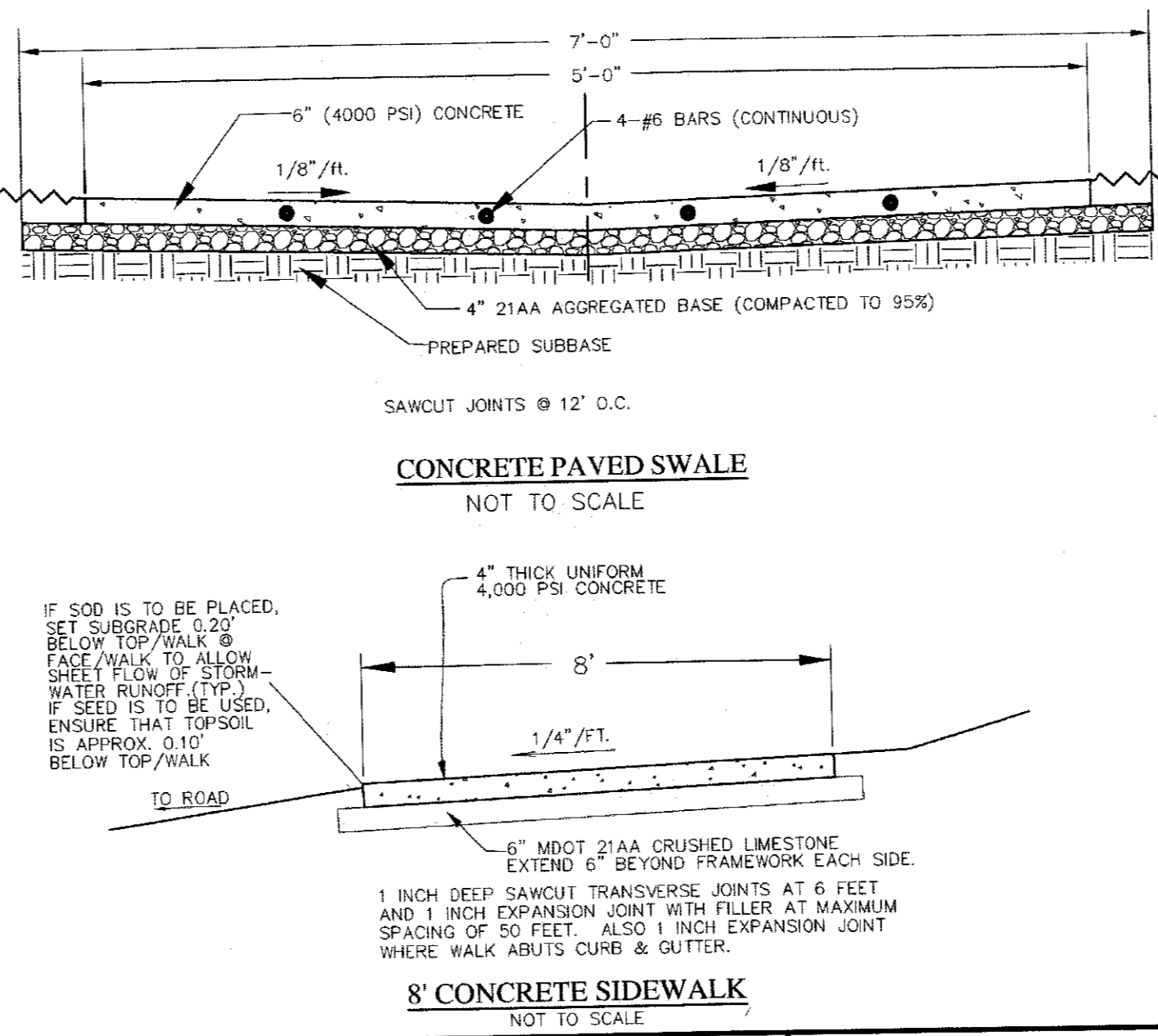
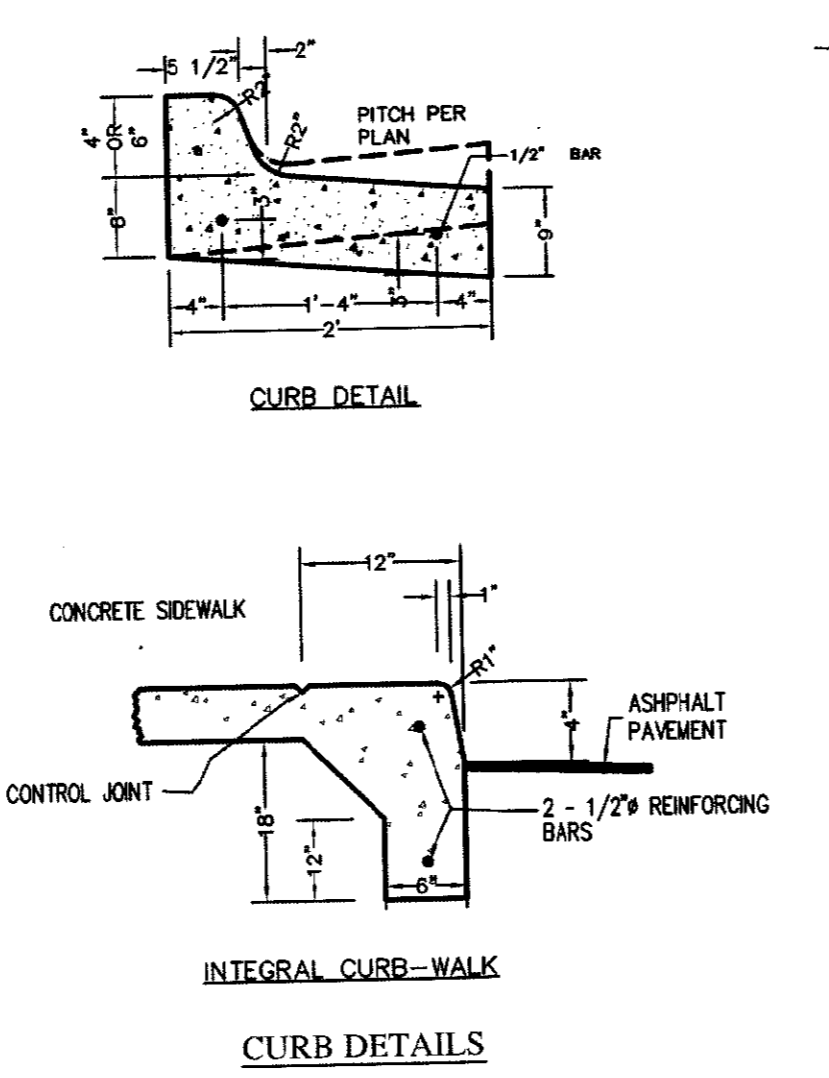
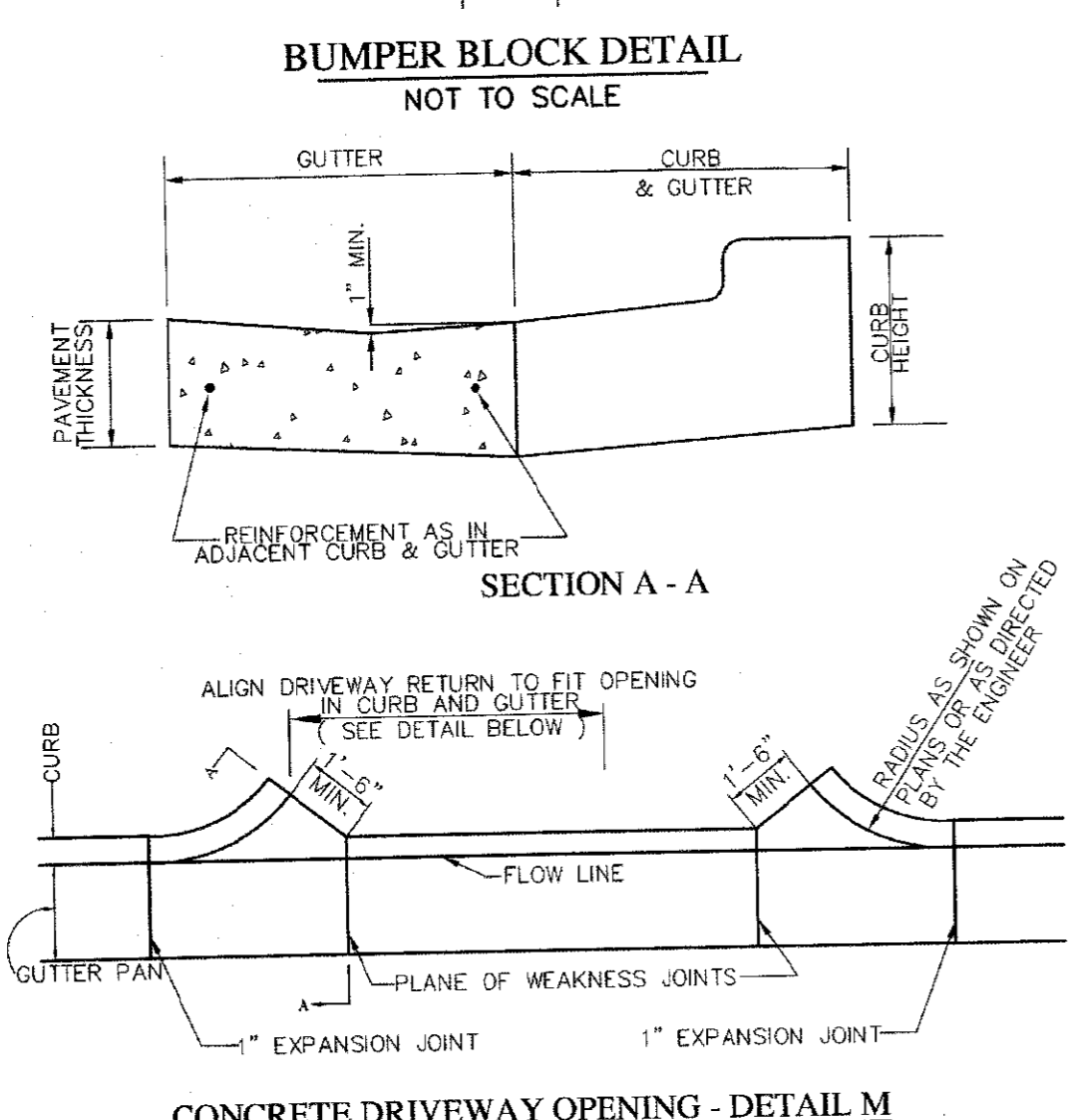
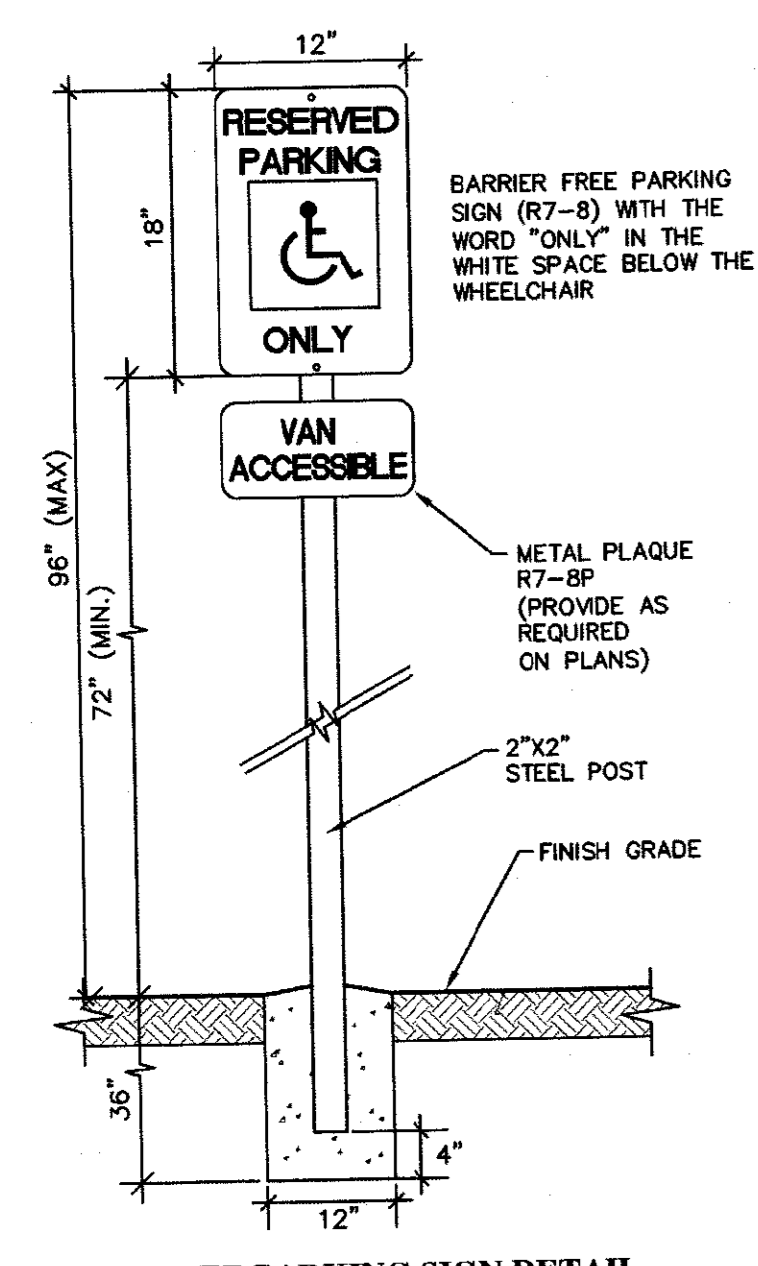


**DIMENSION NOTES:**  
 ALL DIMENSIONS AT THE END OF PARKING SPACES ARE REFERENCED TO THE FACE OF CURB OR WALK.  
 ALL DIMENSIONS OF DRIVEWAY WIDTHS, RAISED ISLAND WIDTHS, AND CURB RETURN RADI ARE REFERENCED TO BACK OF CURB.

**SIGNAGE TABLE:**

QTY.	MULTIPLY	DESC.	SIZE
2	R1-1	OCTAGONAL "STOP" SIGN WHITE LEGEND & BORDER ON RED BACKGROUND	24"x24"
7	R7-8	RECTANGULAR BARRIER FREE PARKING, BLUE LEGEND & BORDER ON WHITE BACKGROUND	12"x18"
2	R7-8p	RECTANGULAR "VAN ACCESSIBLE" PLAQUE, BLUE LEGEND & BORDER ON WHITE BACKGROUND	12"x6"

**Wetland D 1-19**  
 0.58 Ac.



- FULL PAVEMENT MARKING SPECIFICATIONS:**
- BARRIER-FREE PARKING SPACES AND ASSOCIATED CROSS-HATCHED ACCESS AISLES SHALL BE MARKED IN BLUE.
  - NON-BARRIER-FREE PARKING SPACES SHALL BE MARKED IN WHITE.
  - ABUTTING BARRIER-FREE AND NON-BARRIER-PARKING SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
  - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (I.E. WHEELCHAIR) SHALL BE MARKED IN WHITE.
- PARKING TABLE:**
- |   |            |
|---|------------|
| PROPOSED PARKING  | 288 SPACES |
| (INCLUDES 5 STANDARD BARRIER FREE AND 2 VAN ACCESSIBLE BARRIER FREE SPACES) |            |

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
PSP SUBMITTAL	5/9/14										
ZBA VARIANCE REQUEST	6/16/14										

**ZEIMET WOZNAK & ASSOCIATES**  
 Civil Engineers & Land Surveyors  
 55800 GRAND RIVER AVE, SUITE 100  
 NEW HUDSON, MICHIGAN 48165  
 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

**MISS DIG SYSTEM, INC.**  
 1-800-482-7171

**PROJECT SPONSOR:**  
 CATHOLIC CENTRAL HIGH SCHOOL  
 27225 WIXOM ROAD  
 NOVI, MI 48374 (248) 596-3899

**PHASE 1 DIMENSION & PAVING**  
 CATHOLIC CENTRAL PARKING EXPANSION  
 NOVI, MICHIGAN

DATE	4/28/14	SCALE	HOR: 1" = 30'
DESIGNED BY	SRB	JOB NO.	06103
DRAWN BY	SRB	SHEET	SP-2

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