



HADLEY'S TOWING JSP16-33 with Rezoning 18.715

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Public hearing at the request of Hadley's Towing for Planning Commission's recommendation to the City Council for rezoning of 5.6-acre of a 17.78-acre property in Section 17 on south side of Grand River Avenue between Wixom Road and Beck from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property is approximately 17.78 acres and the applicant is proposing to rezone approximately 5.6 acres of northerly portion of the property to accommodate the vehicle towing business and storage yard. The rezoned area is proposed to be used as an enclosed storage yard for parking towed vehicles.

REQUIRED ACTION

Recommend to the City Council approval or denial of rezoning request from I-1 (light Industrial) to I-2 (General Industrial with a Planned Rezoning Overlay).

REVIEW	RESULT	DATE	COMMENTS
Planning	Postponement recommended	09-14-16	<ul style="list-style-type: none"> • Several outstanding issues from staff and consultant review letters; • Complete list of public benefits and conditions should be provided for review by the Commission; • Deviation for inadequate screening for outdoor storage yard; • Deviation for extension of outdoor storage yard into the front yard;
Engineering	Approval recommended	09-13-16	<ul style="list-style-type: none"> • Items to be addressed on the next site plan submittal
Landscaping	Approval not recommended	08-30-16	<ul style="list-style-type: none"> • Deviation for absence of required interior parking lot landscaping islands or trees. (Requires revisions) • All parking bays exceed the maximum 15 spaces – the longest being 44 spaces. (Requires revisions) • Parking lot perimeter trees are not provided around entire lot (count may be achieved by conceptual plan, but as presented it is impossible to determine what tree species are provided, and whether the proposed trees are perimeter trees, interior trees or replacement trees. (Requires revisions) • Deviation for absence of required berm along Grand River frontage greenbelt. (Staff supports) • Deviation for absence of required street trees along Grand River frontage. (Staff supports) • Deviation for absence of required detention plantings. (Requires revisions) • Items to be addressed on next plan submittal

Traffic	Approval recommended	09-16-16	<ul style="list-style-type: none"> • City Council variance for the exclusion of barrier free parking spaces and associated signing (Staff supports) • City Council variance for painted end islands instead of raised end islands (Requires revisions) • City Council variance for the exclusion of landscape islands every 15 spaces (Staff supports) • City Council variance for the exclusion of bicycle parking (Staff supports) • City Council variance for lack of a traffic impact study (Staff supports) • Items to be addressed on next plan submittal
Wetlands	Approval recommended	09-15-16	<ul style="list-style-type: none"> • City of Novi Wetland Non-Minor Use Permit and Authorization to Encroach is required, MDEQ permit may be required; • Modifications recommended to avoid wetland impacts; • Mitigation plan for proposed wetland impacts should meet the requirement.
Woodlands	Approval recommended	09-14-16	<ul style="list-style-type: none"> • Woodland Permit will be required for removal of the site's regulated trees; • Further evaluation recommended to reduce woodland impacts; • Information on trees to be preserved is required.
Facade	No Review		
Fire	Approval recommended	08-25-16	<ul style="list-style-type: none"> • Items to be addressed on next plan submittal

Motion sheet

Postpone

In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715 motion to **postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to address concerns and consider making further modifications to the Concept Plan.** This recommendation is made for the following reasons:

- a. Additional discussion is needed regarding the offered public benefits and conditions of approval, and the other issues listed in the staff and consultant review letters.
- b. Further information is needed to quantify and gauge potential woodland and wetland impacts, and presentation of alternative plans to reduce impacts.

-OR-

Approval

In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715, motion to **recommend approval** to the City Council to rezone the subject property **from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO)** with a Planned Rezoning Overlay.

1. The recommendation shall include the following ordinance deviations for consideration by the City Council:
 - a. Planning Deviation for outdoor storage and screening extending into the required front yard setback of the district.
 - b. Landscape deviation for absence of required interior parking lot landscaping islands or trees. (Requires revisions)
 - c. All parking bays exceed the maximum 15 spaces – the longest being 44 spaces. (Requires revisions)
 - d. Landscape deviation Parking lot perimeter trees are not provided around entire lot (count may be achieved by conceptual plan, but as presented it is impossible to determine what tree species are provided, and whether the proposed trees are perimeter trees, interior trees or replacement trees. (Requires revisions)
 - e. Landscape deviation for absence of required berm along Grand River frontage greenbelt. (Staff supports)
 - f. Landscape deviation for absence of required street trees along Grand River frontage. (Staff supports)
 - g. Landscape deviation for absence of required detention plantings. (Requires revisions)
 - h. Traffic Deviation for the exclusion of barrier free parking spaces and associated signage (Traffic consultant supports)
 - i. Traffic Deviation for painted end islands instead of raised end islands. (Traffic consultant supports)
 - j. Traffic Deviation for the exclusion of landscape islands every 15 spaces (Traffic consultant supports)
 - k. City Council variance for the exclusion of bicycle parking (Traffic consultant supports)
 - l. City Council variance for lack of a traffic impact study (Traffic consultant supports)

2. Applicant complying with the conditions listed in the staff and consultant review letters.
3. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:
 - a. The Zoning Map amendment from I-1 (Light Industrial) to I-2 (General Industrial) is limited for 5.6-acre of a 17.76-acre property as indicated in the concept plan.
 - b. The development will happen in two phases. The first phase includes construction of 155 parking spaces to store towed vehicles and the future phase would include 288 spaces.

This motion is made because

- a. The rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and welcoming new business.
- b. The rezoning is a reasonable alternative as the proposed use is less intense of uses that would be typically allowed under I-2 zoning and puts to use a vacant parcel.
- c. The rezoning will have no negative impact on public utilities.

-OR-

Denial

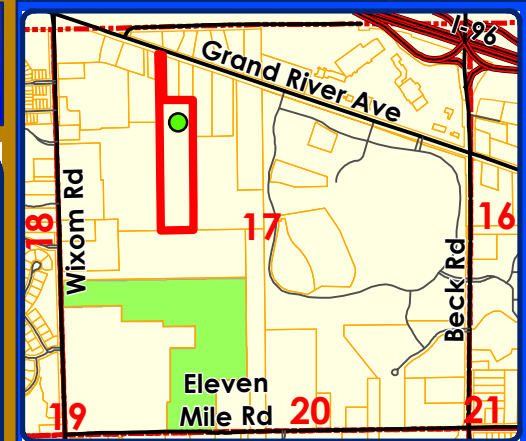
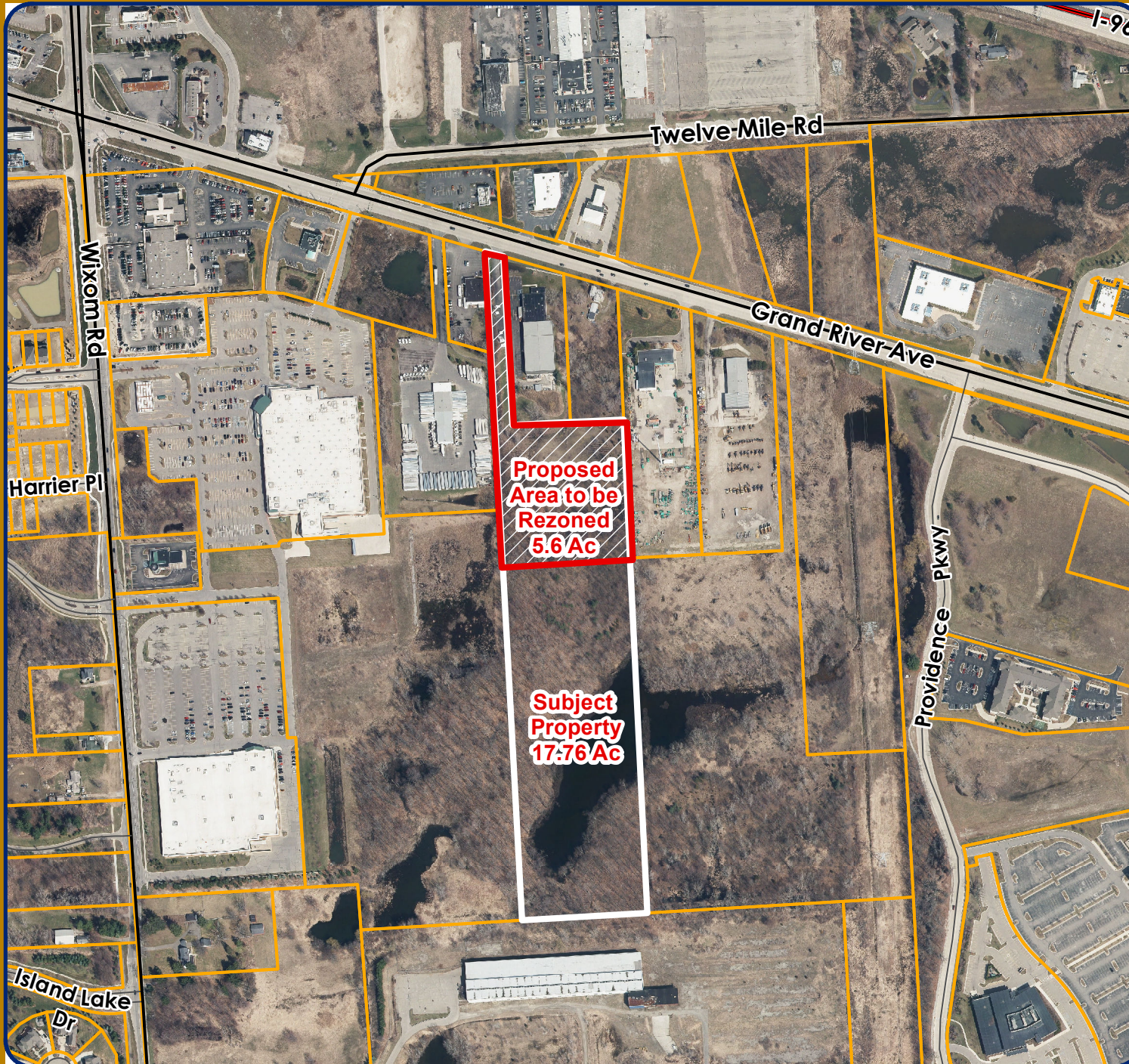
In the matter of Hadley's Towing, JSP 16-33 with Zoning Map Amendment 18.715, motion to **recommend denial** to the City Council to rezone the subject property **from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO)** with a Planned Rezoning Overlay.

.....because the proposed concept plan for outdoor storage yards is not consistent with the Master Plan for Land Use recommendation for office service research technology uses on the subject property.

Maps
Location
Zoning
Future Land Use
Natural Features

16-33 Hadleys Towing PRO

Location



LEGEND

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 09/15/16
Project: 16-33 Hadleys Towing PRO
Version #: 1



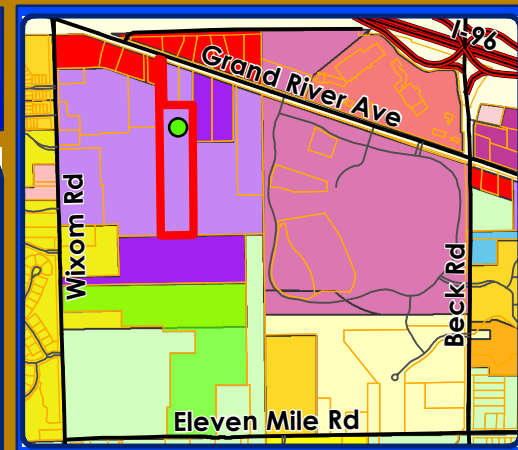
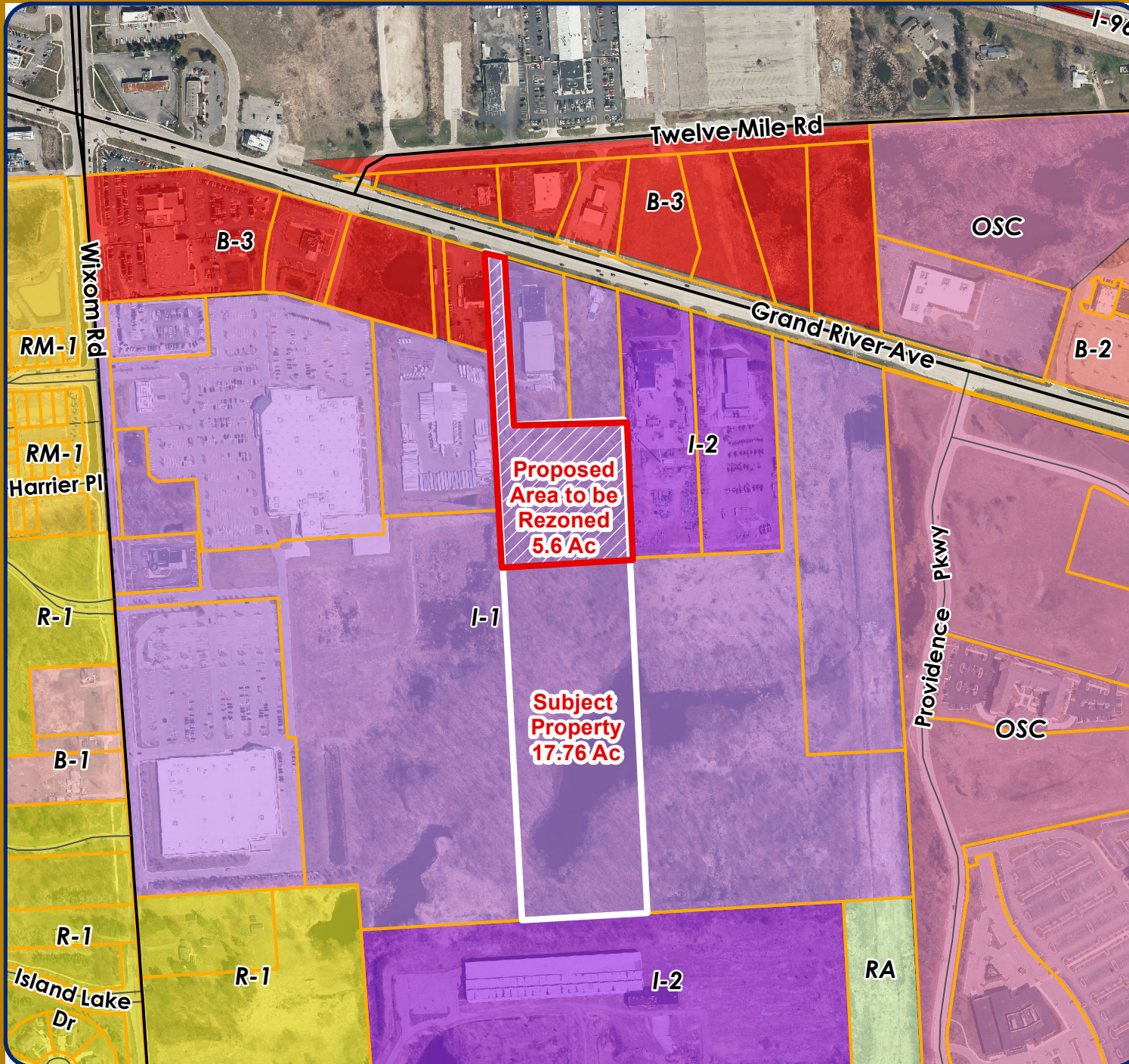
1 inch = 498 feet



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.

16-33 Hadleys Towing PRO Zoning



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology

CITY OF


NOVI
cityofnovi.org

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Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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Feet
0 110 220 440 660

1 inch = 498 feet

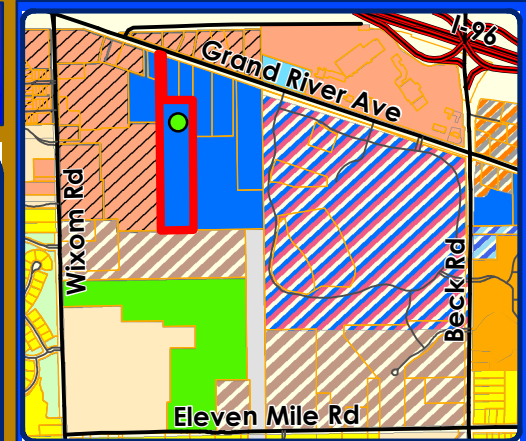
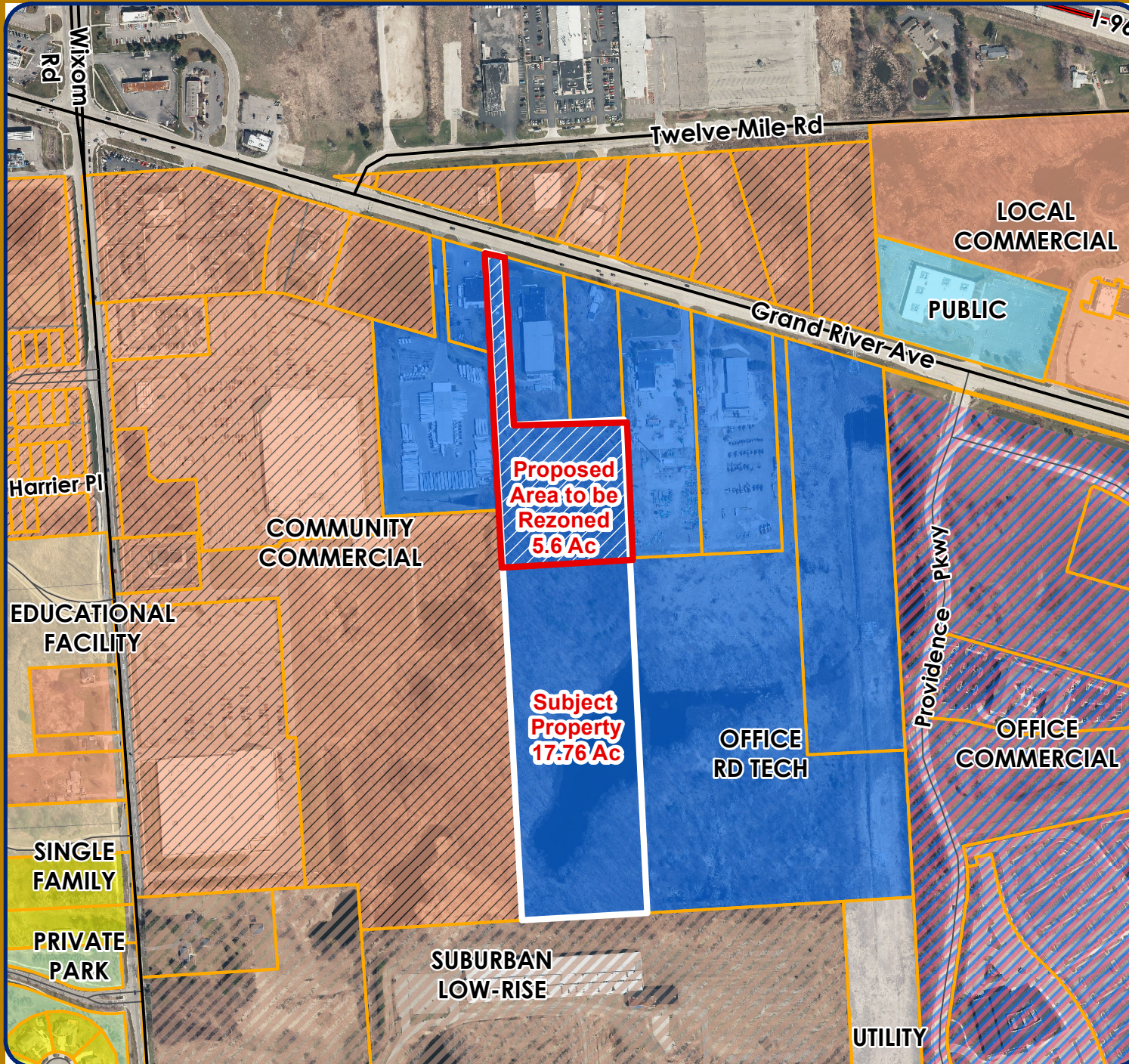


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16-33 Hadleys Towing PRO

Future Land Use



LEGEND

FUTURE LAND USE

- Single Family
- Multiple Family
- Suburban Low-Rise
- Community Office
- Office RD Tech
- Office Commercial
- Office Research W/Retail Overlay
- Local Commercial
- Community Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Utility



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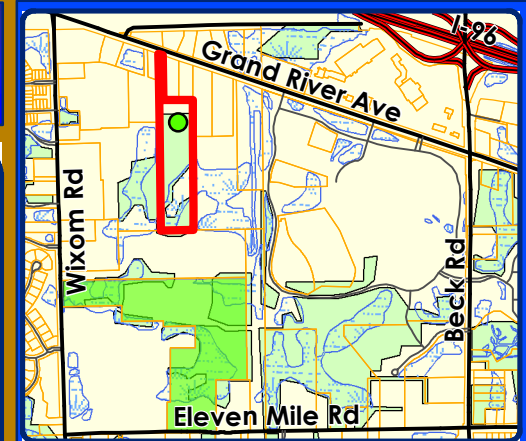
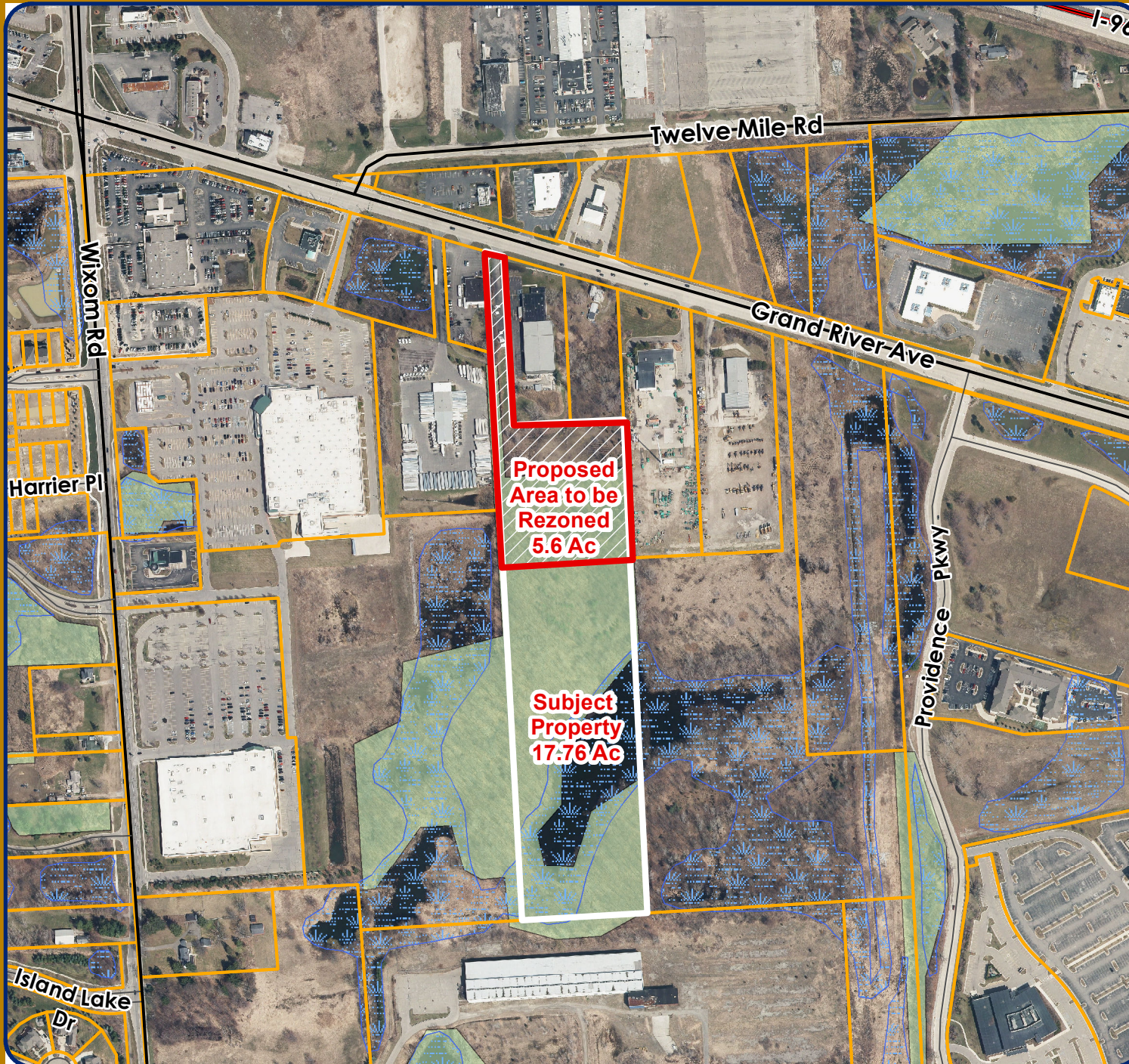


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
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16-33 Hadleys Towing PRO

Natural Features



LEGEND

-  WETLANDS
-  WOODLANDS



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CONCEPT PLAN

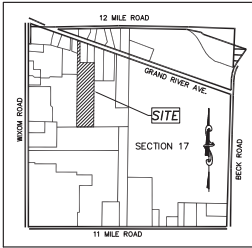
(Full plan set available for viewing at the Community Development Department)

Planned Re-Zoning Overlay Conceptual Layout Plans for Hadley's Towing Parking Lot

CITY OF NOVI OAKLAND COUNTY, MICHIGAN
PARCEL ID 22-17-101-006

SHEET INDEX

- 1 TOPOGRAPHIC SURVEY (BY OTHERS)
- 2 CONCEPTUAL LAYOUT PLAN - NORTH
- 3 CONCEPTUAL LAYOUT PLAN - SOUTH



VICINITY MAP
NOT TO SCALE

LEGEND

- SB SET CAPPED IRON
- FCI FOUND CAPPED IRON
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. CATCH BASIN
- EX. HYDRANT
- EX. WATER SHUT-OFF
- EX. GATE VALVE
- EX. IRRIGATION CONTROL VALVE
- EX. CLEANOUT
- EX. LIGHT POLE
- EX. SIGN
- EX. TRANSFORMER
- #26 EX. TREE W/NUMBER
- EX. FENCE LINES
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER

BENCHMARK (BY OTHERS):

SANITARY MANHOLE 50' S SOUTH OF THE BACK OF CURB FOR GRAND RIVER AVE. AND 15' WEST OF THE ENTRANCE DRIVE OFF OF GRAND RIVER AVE.
ELEVATION: 977.35 NAVD 83 DATUM

LEGAL DESCRIPTION (BY OTHERS):

PART OF THE NORTHWEST 1/4 OF SECTION 17, T.1N, R.8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT N89°25'40"W, 675.10 FEET AND N09°29'28"W, 241.68 FEET FROM THE CENTER OF SAID SECTION 17, THENCE N89°29'28"W, 429.41 FEET; THENCE N00°41'31"E, 2298.48 FEET; THENCE S70°05'07"E, 63.94 FEET; THENCE S02°41'31"W, 579.57 FEET; THENCE S88°53'21"E, 381.90 FEET; THENCE S01°08'39"W, 1693.86 FEET TO THE POINT OF BEGINNING, CONTAINING 17.77 ACRES. ALSO DESCRIBED AS PART OF THE NORTHWEST 1/4 OF SECTION 17, T.1N, R.8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 17, SAID POINT BEING N86°35'57"E, 1324.26 FEET FROM THE 1/4 CORNER OF SAID SECTION 17; THENCE N03°09'40"W, 2300.05 FEET TO THE SOUTH LINE OF GRAND RIVER AVENUE; THENCE S74°04'27"E ALONG SAID SOUTH LINE, 63.49 FEET; THENCE S03°09'40"E, 579.57 FEET; THENCE N87°15'28"E, 381.90 FEET; THENCE S02°41'31"W, 579.55 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 17, SAID POINT BEING S86°38'57"W, 916.92 FEET FROM THE CENTER OF SAID SECTION 17; THENCE S86°38'57"W ALONG SAID EAST-WEST 1/4 LINE, 428.83 FEET TO THE POINT OF BEGINNING, CONTAINING 17.78 ACRES AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

BEARINGS BASED ON NAD83(CORS 96) SPC M STATE PLANE COORDINATE SOUTH ZONE.

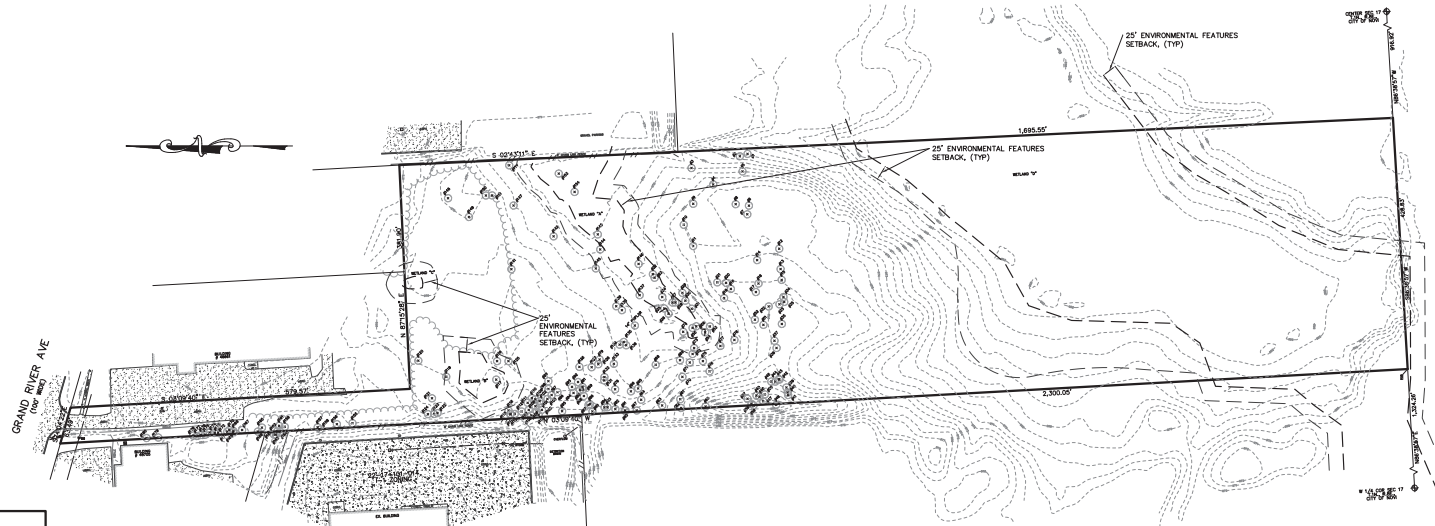
FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #2102000277 (COMMUNITY ID: 260173 - CITY OF NOVI, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2015. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING INTO THE ABOVE NAMED MAP AND PANELS, WHICH IS THE CURRENT MAP FOR THE PROPERTY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TOPOGRAPHIC SURVEY PERFORMED BY OTHERS



TREE LIST (BY OTHERS):

TREE LOCATIONS ON SOUTH PORTION OF SITE NOT AVAILABLE AT TIME OF CONCEPT PLAN SUBMITTAL

TREE #	SEDESIGN	CONDICTION	COMMON NAME	SCIENTIFIC NAME	NOTES
1	15.1	2	BLACK CHERRY	PRUNUS SEROTINA	
2	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
3	6.1	1	BLACK CHERRY	PRUNUS SEROTINA	
4	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
5	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
6	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
7	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
8	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
9	10.0.1.2	2	BLACK CHERRY	PRUNUS SEROTINA	
10	10.0.1.2	2	BLACK CHERRY	PRUNUS SEROTINA	
11	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
12	11.070.9A	1	RED MAPLE	ACER RUBRUM	
13	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
14	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
15	8.2.1.2	3	SCOTT'S PINE	PRINUS SYLVESTRIS	
16	11.0	2	BLACK CHERRY	PRUNUS SEROTINA	
17	8.2.1.2	2	SCOTT'S PINE	PRINUS SYLVESTRIS	
18	11.0	2	BLACK CHERRY	PRUNUS SEROTINA	
19	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
20	8.2.1.2	1	SCOTT'S PINE	PRINUS SYLVESTRIS	
21	21.0.9	1	BLACK CHERRY	PRUNUS SEROTINA	
22	6.1	3	THREMBLING ASPEN	POPULUS TREMULOIDES	DYING
23	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
24	17.1	1	BLACK WILLOW	SALIX MEXICA	
25	15.0	2	BLACK WILLOW	SALIX MEXICA	
26	8.2.1.2	1	AMERICAN ELM	ULMUS AMERICANA	
27	12.1	1	BLACK WILLOW	SALIX MEXICA	
28	12.2	1	BLACK WILLOW	SALIX MEXICA	
29	6.2	1	THREMBLING ASPEN	POPULUS TREMULOIDES	
30	10.7.9.5	2	RED OAK	QUERCUS RUBRA	
31	10.7.9.5	2	RED OAK	QUERCUS RUBRA	
32	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
33	10.9	1	BLACK CHERRY	PRUNUS SEROTINA	
34	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
35	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
36	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
37	13.0	2	RED OAK	QUERCUS RUBRA	
38	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
39	13.0	2	RED OAK	QUERCUS RUBRA	
40	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
41	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
42	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
43	6.2	1	BLACK CHERRY	PRUNUS SEROTINA	
44	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
45	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
46	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
47	17.3	3	RED OAK	QUERCUS RUBRA	
48	16.1	2	RED OAK	QUERCUS RUBRA	
49	10.9	1	RED OAK	QUERCUS RUBRA	
50	11.47.2	3	RED OAK	QUERCUS RUBRA	

TREE #	SEDESIGN	CONDICTION	COMMON NAME	SCIENTIFIC NAME	NOTES
51	12.7	2	BLACK CHERRY	PRUNUS SEROTINA	
52	12.7	2	BLACK CHERRY	PRUNUS SEROTINA	
53	12.7	1	SCOTT'S PINE	PRINUS SYLVESTRIS	
54	18.2	2	SUGER MAPLE	ACER SACCHARINUM	
55	18.2	2	COTTONWOOD	POPULUS DELTOIDES	
56	40.5	2	COTTONWOOD	POPULUS DELTOIDES	
57	18.2	2	SCOTT'S PINE	PRINUS SYLVESTRIS	
58	11.3	1	BLACK CHERRY	PRUNUS SEROTINA	
59	18.2	1	RED OAK	QUERCUS RUBRA	
60	6.2	1	RED OAK	QUERCUS RUBRA	
61	11.0	1	SUGER MAPLE	ACER SACCHARINUM	
62	10.9.9.5A	4	RED OAK	QUERCUS RUBRA	
63	26.0	1	CONKOR PEAR	FRAXINUS CORNIBERBA	
64	10.9	1	RED OAK	QUERCUS RUBRA	
65	11	1	AMERICAN ELM	ULMUS AMERICANA	
66	10.9	1	SUGER MAPLE	ACER SACCHARINUM	
67	10.9	1	AMERICAN ELM	ULMUS AMERICANA	
68	10.9	1	SUGER MAPLE	ACER SACCHARINUM	
69	10.9	1	SUGER MAPLE	ACER SACCHARINUM	
70	6.4	2	SLIVER MAPLE	ACER SACCHARINUM	
71	6.1	1	SUGER MAPLE	ACER SACCHARINUM	
72	6.2	2	SLIVER MAPLE	ACER SACCHARINUM	
73	6.1	3	SLIVER MAPLE	ACER SACCHARINUM	
74	6.0	1	SLIVER MAPLE	ACER SACCHARINUM	
75	12.1	1	AMERICAN ELM	ULMUS AMERICANA	
76	12.1	1	AMERICAN ELM	ULMUS AMERICANA	
77	6.1	1	SUGER MAPLE	ACER SACCHARINUM	
78	6.2	1	SUGER MAPLE	ACER SACCHARINUM	
79	6.0	1	AMERICAN ELM	ULMUS AMERICANA	
80	10.5	1	PRUNUS THORNTREE	CARYA ALBURA	
81	14.0	2	RED OAK	QUERCUS RUBRA	
82	14.0	2	RED OAK	QUERCUS RUBRA	
83	11.7	2	RED OAK	QUERCUS RUBRA	
84	11.7	2	RED OAK	QUERCUS RUBRA	
85	11.2	2	RED OAK	QUERCUS RUBRA	
86	11.2	2	RED OAK	QUERCUS RUBRA	
87	6.5	2	RED OAK	QUERCUS RUBRA	
88	6.0	1	RED OAK	QUERCUS RUBRA	
89	6.1	1	RED OAK	QUERCUS RUBRA	
90	6.1	1	RED OAK	QUERCUS RUBRA	
91	6.1	1	RED OAK	QUERCUS RUBRA	
92	6.1	1	RED OAK	QUERCUS RUBRA	
93	6.1	1	RED OAK	QUERCUS RUBRA	
94	6.1	1	RED OAK	QUERCUS RUBRA	
95	6.1	1	RED OAK	QUERCUS RUBRA	
96	9	2	RED OAK	QUERCUS RUBRA	
97	10.9	1	RED OAK	QUERCUS RUBRA	
98	11.0	1	RED OAK	QUERCUS RUBRA	
99	11.0	1	RED OAK	QUERCUS RUBRA	
100	6.0	1	THREMBLING ASPEN	POPULUS TREMULOIDES	

TREE #	SEDESIGN	CONDICTION	COMMON NAME	SCIENTIFIC NAME	NOTES
101	6.5	1	RED OAK	QUERCUS RUBRA	
102	6.5	1	RED OAK	QUERCUS RUBRA	
103	6.1	2	RED OAK	QUERCUS RUBRA	
104	14.0	1	RED OAK	QUERCUS RUBRA	
105	6.7	1	RED OAK	QUERCUS RUBRA	
106	6.8	1	RED OAK	QUERCUS RUBRA	
107	14.0	1	RED OAK	QUERCUS RUBRA	
108	6.8	1	RED OAK	QUERCUS RUBRA	
109	11.1	1	RED OAK	QUERCUS RUBRA	
110	11.1	1	RED OAK	QUERCUS RUBRA	
111	9	1	RED OAK	QUERCUS RUBRA	
112	10.2	1	APPLE SPECIES	MALUS SP.	
113	14.0	1	APPLE SPECIES	MALUS SP.	
114	14.0	1	APPLE SPECIES	MALUS SP.	
115	14.0	1	APPLE SPECIES	MALUS SP.	
116	14.0	1	APPLE SPECIES	MALUS SP.	
117	14.0	1	APPLE SPECIES	MALUS SP.	
118	14.0	1	APPLE SPECIES	MALUS SP.	
119	24.8	1	COTTONWOOD	POPULUS DELTOIDES	
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121	24.8	1	COTTONWOOD	POPULUS DELTOIDES	
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193	14.0	1	C		

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 14, 2016

Planning Review

Hadleys Towing
JSP16-33 with Rezoning 18.715

Petitioner

Hadleys Towing

Review Type

Rezoning Request from I-1 (Light Industrial) to I-2 (General Industrial) (5.6 acres on the northerly part to be rezoned)

Property Characteristics

Section	17	
Site Location	South of Grand River Avenue and east of Wixom Road	
Site School District	Novi School District	
Current Site Zoning	I-1 Light Industrial	
Proposed Site Zoning	I-2 General Industrial (northerly portion only)	
Adjoining Zoning	North	B-3 General Business
	East	I-2 General Industrial and I-1 Light Industrial
	West	B-3 General Business and I-1 Light Industrial
	South	I-2 General Industrial with PSLR overlay
Current Site Use	Vacant	
Adjoining Uses	North	Construction company and general business
	East	Construction company
	West	CZ Cartage trucking company
	South	Commercial/industrial building
Site Size	17.76 Acres (5.6 acres on the northerly part to be rezoned)	
Plan Date	August 11, 2016	

Project Summary

The petitioner is requesting a Zoning Map amendment for 5.6-acre of a 17.76-acre property on the south side of Grand River Ave. between Beck Road and Wixom Road (Section 17) from I-1 (Light Industrial) to I-2 (General Industrial). The applicant states that the rezoning request is necessary to possible use of the rezoned portion of the property as an enclosed outdoor storage yard. The applicant is proposing to develop the property in two phases. The first phase includes construction of 155 parking spaces to store towed vehicles and the future phase would include 288 spaces. The applicant is proposing to connect to the property on north to use the building for their operational uses.

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from I-1 to I-2) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs

with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

The applicant submitted for a Pre-Application Meeting, which was held on June 15, 2016. The applicant was interested in applying for a straight rezoning. Given the proposed use, staff recommended that it would be beneficial for all the reviewers if the applicant requested a Planned Rezoning Overlay approval instead. The concept plan would provide enough information to determine the viability of the proposed zoning request from light industrial to heavy industrial.

In 2013, staff received an application for combining the subject parcel with the parcel on north for trailer truck parking from CZ cartage for the same parcel with similar site plan. The Planning Commission approved the plan but the Council variance for absence of pavement and curbing was denied. The current plan is proposing a parking lot with curb and asphalt paving to be used as outside storage to park towed vehicles.

Recommendation

Approval of the ***Rezoning is recommended*** because

- The rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and welcoming new business.
- The rezoning is a reasonable alternative as the proposed use is less intense of uses that would be typically allowed under I-2 zoning and puts to use a vacant parcel.
- The rezoning will have no negative impact on public utilities.

The request generally conforms to the requirements of the Zoning Ordinance with deviations as identified on Page 5 of this letter. However, Wetland and woodland review state some significant concerns and landscape is not recommending approval. Staff recommends a revised submittal to address the concerns.

The rezoning is the first step in the process; the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan.

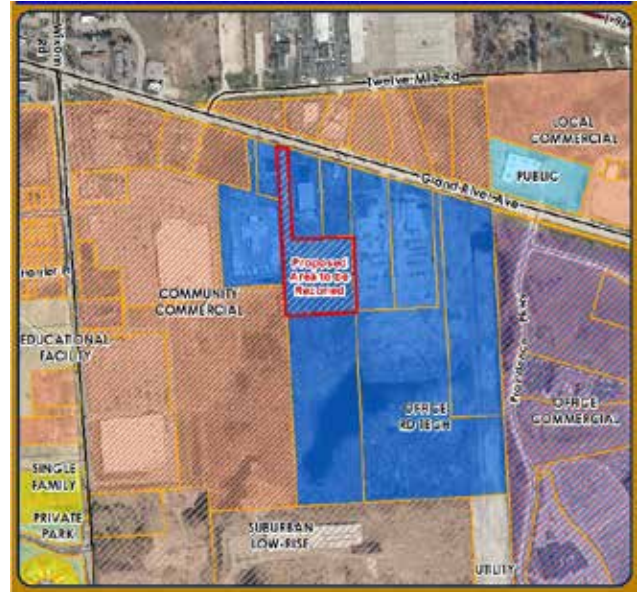
Land Use and Zoning: For Subject Property and Adjacent Properties

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	I-1 Light Industrial	Vacant land	Office Service Research and Technology (uses consistent with OST Zoning Districts)
Northern Parcels (across Grand River Ave.)	B-3: General Business	Shopping Plaza; Commercial	Community Commercial (uses consistent with B-2 and B-3 Zoning Districts)
Southern Parcels	I-2 General Industrial with Planned suburban low rise overlay	Industrial/ Commercial	Planned suburban low rise
Eastern Parcels	I-2 General Industrial I-1 (to the extent of proposed rezoning) Light Industrial	Construction company	Office Service Research and Technology (uses consistent with OST Zoning Districts)
Western Parcels	B-3: General Business I-1 Light Industrial	CZ Cartage trucking company	Office Service Research and Technology (uses consistent with OST Zoning Districts) and Community Commercial (uses consistent with B-2 and B-3 Zoning Districts)



Existing Zoning



Future Land Use

Comparison of Zoning Districts

The following table provides a comparison of the current (I-1) and proposed (I-2) zoning classifications.

	I-1 Zoning (EXISTING)	I-2 Zoning (PROPOSED)
Principal Permitted Uses	See attached copy of Section 3.1.18.B	See attached copy of Section 3.1.19.B Outdoor Storage yards*
Special Land Uses	See attached copy of Section 3.1.18.C Outside storage as an accessory use subject to additional conditions is a Special Land Use	See attached copy of Section 3.1.18.C
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	
Lot Coverage		
Building Height	40 feet	60 feet
Building Setbacks	Front: 40 feet Side: 20 feet Rear: 20 feet	Front: 100 feet Side: 50 feet Rear: 50 feet
Parking Setbacks	Front: Sec. 3.6.2.E Additional regulations if parking is proposed in front yard. Side: 20 feet Rear: 20 feet	Front: Sec. 3.6.2.E Additional regulations if parking is proposed in front yard. Side: 10 feet Rear: 20 feet

Compatibility with Surrounding Land Use

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

The proposed split boundary aligns with the property line of adjacent parcel zoned I-2 (General Industrial) to the east. All properties immediately adjacent extending to the boundary of proposed split boundary line are developed as construction/trucking companies. The property that abuts the southerly part of the property to the east is currently vacant. Staff reviewed an application for an office park development for the adjacent parcel, but was not pursued further. Providence Hospital campus is located further east.

The property to the **south** is currently developed as an industrial use, but has a potential for low intensity office uses as it is master planned for Planned Suburban Overlay uses.

The property to the **west** is currently developed as trucking company. Properties further west and **north** are commercial/retail developments.

Infrastructure

Engineering: The Staff Engineer has reviewed the rezoning request. The rezoning request would reduce the demand on the existing utilities in the area. Therefore, the rezoning to I-2 for the proposed use would have no impact on utilities.

Traffic: There is not expected to be any additional trips generated by the proposed outdoor storage area. Typically, a planned rezoning overlay (PRO) requires a rezoning traffic impact study (RTIS). AECOM supports the applicant's request to waive the impact study based on the proposed land use. Impacts to these properties as a result of the proposal including, but not limited to construction noise and additional traffic are considerably less compared to the property being developed for any other uses allowed as part of current or propose zoning.



Natural Features

The majority of the site is covered by regulated wetlands and woodlands, most of which the applicant will not be impacting with development planned for the northern portion of the site only. **Wetland review recommends considering alternate layouts for parking lot to minimize impacts to the regulated wetlands.**

The loss of woodland area on the property would present an aesthetic change but that would also happen with development under the current zoning. The current concept plan does not provide enough detail with regards the required woodland replacements.

Development Potential

Development under the current I-1 zoning could result in the construction of a light industrial facility or office upto 67,000 square feet that would result in higher trip generation rates to and from the site onto Grand River Avenue. The possible square footage is derived from similar projects in I-1 zoning of site size approximately same as the area proposed to be rezoned (5.16 acres). That development in Beck North Industrial park proposed 67,000 square feet for office/research space which resulted in about 180 parking spaces on a 5.06 acre size. The development required a traffic impact study as it exceeded the maximum City thresholds. In comparison, the current proposal is considerably less intense. The probability of an office use also depends on the less visibility the site offers due to its flag shape.

Depending on the use proposed, development under current zoning may extend further south creating more impacts on regulated wetlands and woodlands. As proposed, the development would be limited to outside storage in the northern portion and southern portion will remain as I-1.

Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property as Office Research Development and Technology, the property to the south of this parcel as Suburban Low-rise. The property to the west and across Grand River Ave. are zoned Community Commercial and to the east is zoned Office Research Development and Technology.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. **Objective:** The City, working with the development community and partners, should continue to foster a favorable business climate. The proposal would allow a desirable location for a new business investment.
2. **Objective:** Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties. The concept plan would allow protecting a majority of existing wetlands on site.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the parking lot and drives, location of proposed detention ponds and preserved natural features and a conceptual layout of landscaping throughout the development.

Ordinance Deviations

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. **The applicant should consider submitting supplemental material discussing how if each deviation "...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."**

1. Planning Deviations:

- a. Sec. 4.55: In the I-2 district, outdoor storage yards are permitted either as a principal use of a site or as a use accessory to a principal use of a site when such yards are totally obscured by a masonry wall, landscaped earth berm, chain link fence with heavy screen plantings, or combinations thereof, the height, location and extent of which shall be according to the requirements of Section 5.5 of Zoning Ordinance, except as hereinafter exempted in Section 3.15.2 for a location within a planned industrial park. **The concept plan shows indicative landscape on plans but not identify the species. A six foot chain-link fence is proposed all around the storage yard. There is not adequate screening on the southern side of the storage yard. Staff strongly recommends providing adequate screening. Staff does not support this deviation.**
- b. Sec. 4.55: Whenever outdoor storage is the principal use of the parcel, no outdoor storage shall extend into the required front yard setback of the district and no wall, fence or other screening devices shall extend into the required front yard setback. **The subject property is a flag lot that lies at the end of a long driveway. Storage yard extends into the front yard of the property line that is lies behind the existing lot on north. Staff supports this deviation as the proposed yard has less to none visibility from Grand River Avenue.**
- c. Lighting and Photometric Plan: Staff is unable to identify any deviations that may be required for spillover on property lines. Please provide a lighting and photometric plan that conforms to the requirements.

2. Landscape Deviations: *(Refer to Landscape letter for more details)*

- a. Deviation for absence of required interior parking lot landscaping islands or trees. *(Requires revisions)*
- b. All parking bays exceed the maximum 15 spaces – the longest being 44 spaces. *(Requires revisions)*
- c. Parking lot perimeter trees are not provided around entire lot (count may be achieved by conceptual plan, but as presented it is impossible to determine what tree species are provided, and whether the proposed trees are perimeter trees, interior trees or replacement trees. *(Requires revisions)*
- d. Deviation for absence of required berm along Grand River frontage greenbelt. *(Staff supports)*
- e. Deviation for absence of required street trees along Grand River frontage. *(Staff supports)*
- f. Deviation for absence of required detention plantings. *(Requires revisions)*

3. Traffic Deviations: *(Refer to Traffic letter for more details)*

- a. *City Council variance for the exclusion of barrier free parking spaces and associated signage (AECOM supports)*
- b. *City Council variance for painted end islands instead of raised end islands. (Requires revisions)*
- c. *City Council variance for the exclusion of landscape islands every 15 spaces (AECOM supports)*
- d. *City Council variance for the exclusion of bicycle parking (AECOM supports)*
- e. *City Council variance for lack of a traffic impact study (AECOM supports)*

4. Woodland and Wetland Deviations:

Staff is unable to determine any possible deviations from woodland and wetland requirements due to insufficient information provided.

The concept plan is proposing wetland mitigation measures at 1:1 ratio for the proposed impacts. The associated wetland impacts require mitigation at 1:1.5 ratio. **The applicant is recommended to either revise the plan to keep the total wetland impact area under 0.25 acre to avoid the mitigation requirement or increase the proposed mitigation to meet 1:1.5 ratio or seek a deviation with an explanation for staff to consider. Please note that removal of regulated woodlands for the purpose of constructing wetland mitigation is discouraged.**

The concept plan is proposing removal of regulated woodlands. The plan does not provide a complete tree survey. As such, we are unable to determine the total woodlands replacement required, thus unable to determine if any deviations would be required. **The applicant is recommended to either provide all of the required information with regards to a complete existing tree survey, total number of trees to be removed, woodland replacements required and number and type of replacements provided prior with a revised concept plan submittal or provide a confirmation that the plan will conform to the requirements at the time of Preliminary Site Plan Submittal.**

All deviations from the ordinance requirements are preferred to be identified and included in PRO agreement. Any deviations identified during later reviews after concept plan approval will restart the PRO concept process.

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. **The applicant has not**

proposed any Public benefits as part of the concept plan submittal. Please provide additional information with the next submittal.

Other Reviews:

- a. Landscape Review: Landscape identified multiple deviations that will be required due to proposed use. Additional comments to be submitted with Preliminary Site Plan. Landscape does not recommend approval.
- b. Engineering Review: Additional comments to be submitted with Preliminary Site Plan. Engineering recommends approval.
- c. Wetlands Review: A City of Novi Non-minor wetland permit and letter of authorization to encroach into wetland buffers would be required for proposed impacts. Additional comments to be submitted with Preliminary Site Plan. Wetlands recommend approval noting some significant concerns.
- d. Woodland Review: A City of Novi woodland permit would be required for proposed impacts. Additional comments to be submitted with Preliminary Site Plan. Woodlands recommend approval noting some significant concerns.
- e. Traffic Review: Traffic identified multiple deviations that will be required due to proposed use. Additional comments to be submitted with Preliminary Site Plan. Traffic recommends approval.
- f. Fire Review: Fire recommends approval with few conditions.

Planning Commission Meeting

A public hearing is scheduled on September 28 for this project. Staff is in agreement with the general concept of the plan, but requires additional information to be able to provide an informed recommendation. Staff recommends proceeding with the Public hearing to gather public comments and scheduling another meeting at a later date for Planning Commission's recommendation to Council after all concerns are significantly addressed.

Next Step:

Please review all staff and consultants review letters, address the comments and submit five copies of revised concept plan with a site plan revision submittal form for further review and comment. Staff will schedule another Planning Commission for their consideration.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner

Wetlands

I-1 Light Industrial District

3.1.18



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings, offices and office sales and service activities
- ii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Public or private health and fitness facilities and clubs** §4.34
- v. Medical offices, including laboratories and clinics

The following uses are subject to **Section 4.45:**

- vi. Research and development, technical training and design of pilot or experimental products
- vii. Data processing and computer centers
- viii. **Warehousing and wholesale establishments** §4.43
- ix. **Manufacturing** §4.43
- x. **Industrial office sales, service and industrial office related uses** §4.44
- xi. Trade or industrial schools
- xii. **Laboratories experimental, film or testing** §4.43
- xiii. Greenhouses
- xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xv. Public or private indoor recreation facilities
- xvi. Private outdoor recreational facilities
- xvii. **Pet boarding facilities** §4.46
- xviii. **Veterinary hospitals** **or clinics** §4.31
- xix. **Motion picture, television, radio and photographic production facilities** §4.47
- xx. Other uses of a similar and no more objectionable character to the above uses
- xxi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

C. SPECIAL LAND USES

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

- i. **Metal plating, buffing, polishing and molded rubber products** §4.48
- ii. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:
 - a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics
 - b. Industrial tool and equipment sales, service, storage and distribution
 - c. **Eating and drinking establishments and motels** §4.49
- iii. **Automobile service establishment** §4.50
- iv. **Self-storage facilities** §4.51
- v. **Retail sales activities** §4.52
- vi. **Central dry cleaning plants or laundries** §4.53
- vii. **Railroad transfer, classification and storage yards** §4.43
- viii. **Tool, die, gauge and machine shops** §4.43
- ix. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
- x. **Municipal uses** §4.43
- xi. **Motion picture, television, radio and photographic production facilities** §4.47
- xii. **Outdoor space for parking of licensed rental motor vehicles** §4.90
- xiii. **Accessory buildings, structures and uses** customarily incident to any of the above permitted uses

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement




A. INTENT

The I-2, General Industrial district is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards







B. PRINCIPAL PERMITTED USES

- i. Heating and electric power generating plants
- ii. **Outdoor storage yards** §4.55
- iii. **Commercial sale of new and used heavy trucks and heavy off-road construction equipment** §4.56
- iv. Any of the following **production or manufacturing uses subject to Section 4.57:**
 - a. **Junkyards** §4.58
 - b. **Incineration of garbage or refuse** §4.59
 - c. Blast furnace, steel furnace, blooming or rolling mill
 - d. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris
 - e. Petroleum or other inflammable liquids, production, refining or storage
 - f. Smelting of copper, iron or zinc ore
- v. **Indoor tennis courts, roller skating rinks, and ice-skating rinks** §4.60
- vi. Auto engine and body repair shops
- vii. **Lumber and planing mills** §4.61
- viii. Motor freight terminals and trucking facilities
- ix. Ready-mix or transit mix concrete operations
- x. **Other similar uses** §4.42
- xi. **Accessory buildings, structures and uses**  §4.19 customarily incident to any of the above permitted uses

The following uses are subject to the **I-1 Required Conditions (Section 3.14)** and **Development Standards (Section 3.1.18.D)**, provided there shall be no necessity for a public hearing and approval as a special land use:

- xii. Professional office buildings, offices and office sales and service activities
- xiii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xiv. **Public or private health and fitness facilities and clubs** §4.34
- xv. Medical offices, including laboratories and clinics
- xvi. Research and development, technical training and design of pilot or experimental products
- xvii. Data processing and computer centers
- xviii. **Warehousing and wholesale establishments** §4.43

B. PRINCIPAL PERMITTED USES (continued)

- xix. **Manufacturing**  §4.43
- xx. **Industrial office sales, service and industrial office related uses** §4.44
- xxi. **Laboratories experimental, film or testing** §4.43
- xxii. Greenhouses
- xxiii. Public utility  buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xxiv. Public or private indoor recreation facilities
- xxv. Private outdoor recreational facilities
- xxvi. **Pet boarding facilities** §4.46
- xxvii. **Veterinary hospitals**  **or clinics**  §4.31
- xxviii. **Motion picture, television, radio and photographic production facilities** §4.47
- xxix. Other uses of a similar and no more objectionable character to the above uses
- xxx. **Metal plating, buffing, polishing and molded rubber products** §4.48
- xxxi. **Uses which serve the limited needs of an industrial district (subject to Section 4.43)**, as follows:
 - a. Banks, savings and loan associations, credit unions, union halls, and industrial trade schools or industrial clinics
 - b. Industrial tool and equipment sales, service, storage and distribution
 - c. **Eating and drinking establishments and motels**  §4.49
- xxii. **Automobile service establishment**  §4.50
- xxiii. **Self-storage facilities** §4.51
- xxiv. **Retail sales activities** §4.52
- xxv. **Central dry cleaning plants or laundries** §4.53
- xxvi. **Railroad transfer, classification and storage yards** §4.43
- xxvii. **Tool, die, gauge and machine shops** §4.43
- xxviii. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
- xxix. **Municipal uses** §4.43

C. SPECIAL LAND USES

- i. Reserved





PLANNING REVIEW CHART: I-1 Light Industrial & I-2: General Industrial District

Review Date: September 13, 2016
Review Type: PRO Concept Plan
Project Name: JSP 16-33 Hadley's Towing
Plan Date: August 11, 2016
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with the next submittal

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted August 25, 2010)	Office Research Development and Technology	Heavy Industrial	No	The applicant, Hadley's Towing, is proposing a split zoning to allow for enclosed outdoor storage for their towing operations.
Area Study	On-going Grand River Corridor Study	Does not fit with the recommendation or study vision	No	
Zoning (Effective December 25, 2013)	I-1: Light Industrial District	I-2 General Industrial	No	Applicant is requesting a PRO overlay to allow I-2 uses
Uses Permitted (Sec 3.1.18.B & C) (Sec 3.1.19.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses Sec 3.1.19.B Principal Uses Permitted. Sec 3.1.19.C Special Land Uses	Outdoor storage yard for towed vehicles	Yes	
Height, bulk, density and area limitations (Sec 3.1.19)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Grand River Avenue	Yes	
Access to Major Thoroughfare (Sec. 5.13)	vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	Access to Grand River Avenue	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading,		NA	
Minimum Zoning Lot Size for each			NA	

Item	Required Code	Proposed	Meets Code	Comments
Unit: Width in Feet	greenbelt screening, yard setback or usable open space			
Open Space Area	----		NA	---
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	Building is not proposed	NA	
Building Height (Sec. 3.1.18.D & 3.1.19.D)	I-1: 40 f. I-2: 60 ft.	Building is not proposed	NA	
Building Setbacks (Sec. 3.1.18.D & 3.1.19.D)				
	I-1	I-2	Building is not proposed	NA
Front (I-2)	40 ft.,	100 ft.		
Rear (I-1)	20 ft.	50 ft.		
Side(I-1 and I-2)	20 ft.	50 ft.		
Parking Setback (Sec 3.1.19.D)& Refer to applicable notes in Sec 3.6.2				
	I-1	I-2	Setbacks appear to comply	Yes
Front	3.6.2.E	3.6.2.E		
Rear	10 ft.	20 ft.		
Side	10 ft.	20 ft.		
Note To District Standards (Sec 3.6.2)For I-1 and I-2				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Development is 2 acres in size	Building is not proposed; Applicant is proposing outside storage. The site tucked in behind an existing site.	NA	
	Parking does not extend into required setback (40 ft.)			
	Parking does not occupy more than 50% of area b/w front setback and bldg. façade			
	Parking is screened with brick wall or landscape berm			
	Planning Commission finds parking is compatible with surrounding area			
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	Off-street parking is allowed inside and rear yards if the site does not abut residential. If it does, additional conditions apply.	Applicant is proposing outside storage	NA	
Setback from Residential District (Sec 3.6.2.H)	Building shall be setback 3 feet for each foot of building height	Not abutting a residential district	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be	Buffers are indicated on the plan	Yes	Refer to wetland review for more details

Item	Required Code	Proposed	Meets Code	Comments
	maintained			
Additional Height (Sec 3.6.2.O)	Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O	Building is not proposed	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Not provided	No	Refer to landscape review letter for more details. Landscape identifies this as deviation. The plan shall comply with screening requirements
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Not requesting	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Sec. 5.2	Refer to Section 5.2. To be determined based on the proposed use type	155 spaces in current phase 288 in future space All spaces will be used as outside storage for towed vehicles	NA	
Parking Space Dimensions and maneuvering Lanes (Sec. 5.3.2)	90°: 9 ft. x 19 ft. parking spaces with 24 ft. drives	9 ft. x 17ft. with 34' wide aisles to accommodate tow trucks	Yes	
	9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping			
	0°: 8 ft. x 23 ft. parking spaces with 13 ft. drives			
Parking stall adjacent to entrance (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Not applicable	NA	
End Islands (Sec. 5.3.12)	- 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	Not provided	No	Refer to Traffic and Landscape Islands for more details. End islands are required and would be considered a deviation

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Spaces <i>Barrier Free Code</i>	To be determined based on required parking	Not applicable given the use	NA	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Not applicable given the use	NA	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Not applicable given the use	NA	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Four (4) spaces	Not applicable given the use	NA	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	No farther than 120 ft. from the entrance being served	Not applicable given the use	NA	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations			
	Spaces to be paved and the bike rack shall be inverted "U" design			
	Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Not applicable given the use	NA	
Loading Spaces <i>(Sec. 5.4.1)</i>	Loading area in the rear yard Loading area in interior side yard if it is adjacent to I, EXPO or EXO district	Not applicable given the use	NA	
Accessory Structures				
Dumpster <i>(Sec 4.19.2.F)</i>	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free	Not applicable given the use	NA	

Item	Required Code	Proposed	Meets Code	Comments
	Spaces			
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Not applicable given the use	NA	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	No building proposed	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	No building proposed	NA	
I-1 District Required Conditions (Sec 3.14)				
Outdoor Storage of above ground storage tanks (Sec. 3.14.1.B.ii)	Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply	Not indicated.	NA	
Outdoor Storage of recreational equipment (Sec. 3.14.1.B.iii)	Refer to Zoning Ordinance	Not indicated	NA	
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Not indicated	NA	
Adjacent to Freeway ROW (Sec 3.14.4)	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply	Not adjacent to Freeway ROW	NA	
Adjacent to Residential district (Sec 3.14.5)	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.5 apply	Not adjacent to residential district	NA	
I-2 District Required Conditions (Sec. 3.15)				
Outdoor Storage	Storage cannot extend to a greater height than the obscure on-site screen	A six foot chain-link fence is provided and the applicant	Yes?	Please add a not on the plan in this regard

Item	Required Code	Proposed	Meets Code	Comments
		indicated that outside storage is being used for vehicles		
Planning Commission findings for permitted uses for I-1 district (Sec 3.14.3)				
Sec 3.14.3.A	Protecting current and future residential uses from development impact	Not provided	NA	<u>The applicant is not proposing any development in the are to remain I-1 (southern portion of the site) except for storm water detention and wetland mitigation</u>
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site	Not provided	NA	
Performance standards Sec 3.14.3.C	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14	Not provided	NA	
Storage and/use of material Sec 3.14.3.D	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Not provided	NA	
Hazardous material checklist Sec 3.14.3.E	Compliance of City's hazardous materials checklist	Not provided	NA	
Sidewalks and Pathways				
Article XI. Off-Road Non-Motorized Facilities	A 5 foot sidewalk is required along Grand River Avenue	Not provided	No	Provide a sidewalk along Grand River Avenue
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Not provided	Yes?	Staff understands that there may not pedestrian traffic given the use. Please confirm in the response letter.
Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Not provided	No	Please provide a lighting and photometric plan to verify conformance or identify any deviations
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed	Location of all existing and proposed buildings, proposed building heights, building	Mostly provided	Yes?	Refer to Traffic review for more comments

Item	Required Code	Proposed	Meets Code	Comments
physical improvements	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).			
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	No	Please provide the economic impact information
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Not Applicable. Project name is an established business name		<u>Contact Richelle Leskun at 248-347-0475 to schedule a meeting with the Committee</u>
Development/ Business Sign	Signage if proposed requires a permit.	None shown		<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>
Lighting and Photometric Plan (Sec.5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			Please provide a lighting and photometric plan to verify conformance or identify any deviations
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices			
	Type & color rendition of lamps			
	Hours of operation			
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties			
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts)			

Item	Required Code	Proposed	Meets Code	Comments
	or uses			
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 			
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts <ul style="list-style-type: none"> - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle 	Does not abut residential	NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

09/13/2016

Engineering Review

HADLEY TOWING

JSP16-0033

Applicant

ANDREWS INVESTMENTS, LLC

Review Type

PRO Concept Plan

Property Characteristics

- Site Location: S. of Grand River Ave. and E. of Wixom Rd.
- Site Size: 17.78 acres (Site) – 5.6 acres (PRO)
- Plan Date: 08/11/16
- Design Engineer: Greentech Engineering

Project Summary

- Construction of a parking lot and drive with approximately 155 parking spaces and area for an additional 288 future spaces. Site access would be from an existing drive to Grand River Ave. on the parcel to the east.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site basin.

Recommendation

Approval of the Concept Plan and Concept Storm Water Management Plan is recommended.

Comments:

The Concept 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):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
3. Show all drives within 200 feet on plans.
4. A right-of-way permit will be required from the City of Novi and Oakland County.
5. A 6-foot wide sidewalk is required along the Grand River frontage.
6. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
7. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
8. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Storm Sewer

9. Clarify if the storm sewer and structures along the southernmost parking spaces in the future parking area will be installed with the proposed or future parking.
10. Provide material, size, and slope for proposed storm sewer.
11. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water detention basin.

Storm Water Management Plan

12. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
13. Provide storm runoff and detention volume calculations.
14. Clarify if the proposed detention basin includes the future parking area.
15. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
16. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
17. Provide a drainage area map.

18. A wet detention basin with no forebay and a minimum of 3-feet of permanent water is preferred to a dry detention basin with a forebay.
19. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
20. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

Paving & Grading

21. Provide a proposed grading plan.
22. Provide cross-section for proposed grading.
23. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
24. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.

Off-Site Easements

25. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not done so already, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
26. A cross-access easement is required with the property owner to the east.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Theresa Bridges, Engineering
Rob Hayes, Engineering
Sri Komaragiri, Community Development

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 30, 2016

PRO Concept Site Plan - Landscaping

Hadley's Towing Parking Lot

Review Type

PRO with Concept Plan Landscape Review

Project Number

16-0033

Property Characteristics

- Site Location: Grand River Ave. Parcel #50-22-17-101-006
- Site Zoning: I-1
- Adjacent Zoning: East: I-1&I-2, South: I-2, West: I-1, North: B-3
- Plan Date: August 11, 2016

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **Bold** must be addressed and incorporated in Preliminary Site Plans. Underlined Items below must be addressed and incorporated as part of the Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. Please see the attached chart for detailed information

Recommendation

This project is **not recommended for approval**. A number of landscape requirements are not meant, most notably regarding parking lot landscaping. A separate Landscape Plan should be added to the Preliminary and Final Site Plan sets.

Deviations from ordinance

- *No interior parking lot landscaping islands or trees are provided.*
- *All parking bays exceed the maximum 15 spaces – the longest being 44 spaces.*
- *Parking lot perimeter trees are not provided around entire lot (count may be achieved by conceptual plan, but as presented it is impossible to determine what tree species are provided, and whether the proposed trees are perimeter trees, interior trees or replacement trees.*
- *No berm is provided along Grand River frontage greenbelt.*
- *No street tree is provided along Grand River frontage.*
- *No detention plantings are provided.*

DETAILS

EXISTING ELEMENTS

Existing Soils (Preliminary Site Plan checklist #10, #17)

Soils are listed on Sheet 2.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

1. Only proposed storm lines and structures are shown.
2. **Please show all utility lines and structures, underground and above-ground. If no utilities exist in area of construction, please add a note to this effect.**

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. A tree survey is provided.
2. All trees to be removed in both phases are shown.
3. **Please add tree fencing where required.**
4. **Please provide calculations for removed trees and woodland replacement requirements.**

LANDSCAPING REQUIREMENTS

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. No berm is provided.
2. *This is a deviation from the landscape ordinance that can be supported because the parking lot is over 575' away from road.*

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. Based on the 63 feet frontage, 1 street tree is required, none are provided.
2. *This is a deviation from the landscape ordinance that can be supported because the required clear vision zones will not provide room for required tree.*

Parking Lot Landscape (Zoning Sec. 5.5.3.C.)

1. No interior parking lot islands or trees are provided, nor are calculations showing the required area or number of trees.
2. No islands break up the expanse of parking into bays of 15 spaces or fewer.
3. *These are deviations from the landscape ordinance.*

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. Perimeter trees are provided, but calculations are not provided, and the trees are not identified as to species or requirement they are meeting.
2. *This may or may not be a deviation from the landscape ordinance.*

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

No buildings are proposed so no foundation landscaping is required.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. No required landscaping is proposed around the detention basin.
2. *This is a deviation from the landscape ordinance.*

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

1. No utility boxes or hydrants are shown.
2. If utility boxes are added, they should be screened per the standard city detail.
3. If hydrants or other utility structures are added, trees should be at least 10 feet away from them.

OTHER REQUIREMENTS

Plant List (LDM 2.h. and t.)

1. No plant list is provided.
2. **Please add identification tags to all proposed plants and include them on the plant list on the landscape plan.**

Planting Notations and Details (LDM)

1. No required notes, tree protection or planting details are provided.
2. **Please provide the required notes and details on the landscape plan.** A City Standard Landscape Notes and Details sheet is available upon request, in AutoCAD or PDF format.

Cost estimates for Proposed Landscaping (LDM 2.t.)

Please provide on Final Site Plans.

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. Please provide irrigation for all landscape areas.
2. Irrigation plan is required for final site plans.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Proposed elevations should be provided in plan set.

Snow Deposit (LDM.2.q.)

Please indicate snow deposit areas on Landscape Plan that avoid snow/plant conflicts.

Corner Clearance (Zoning Sec 5.9)

Please provide corner clearance zones on Landscape Plan at Grand River.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – PRO CONCEPT PLAN REVIEW

Review Date: August 30, 2016
Project Name: HADLEY'S TOWING PARKING LOT
Plan Date: August 11, 2016
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. § 1"=20' minimum with proper North. Variations from this scale can be approved by LA § Consistent with plans throughout set	No	No	Please provide a landscape plan with preliminary site plans showing all calculations for required landscaping as well as actual proposed landscaping.
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	On Sheets 1-3
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes/No	Yes/No	Please provide owner contact information on plans.
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA	No	No	Landscape plan will need to be done by landscape architect.
Sealed by LA. (LDM 2.g.)	Requires original signature	No	No	<u>Required for Final Site Plan</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	No	No	1. Site is I-1, proposed I-2 with overlay. East is I-1 and I-2, West is I-1. South is I-2. North is B-3. 2. Please add zoning for parcels to east, south and north.
Survey information (LDM 2.c.)	§ Legal description or boundary line survey	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	§ Existing topography			
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	Yes	Yes	1. A tree survey is provided. 2. Removals are clearly shown on Sheet 2 for both phases. 3. Please provide date of tree survey completion on plan. 4. Provide calculations for required replacements by phase, and add required replacement trees.
Soil types (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	Shown in list on Sheet 2.
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	Proposed storm sewer only.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	No	No	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	No	No	Please add notes indicating snow deposit areas.
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	NA	NA	No interior islands proposed.
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	No	No	No interior islands proposed.
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	No	No	1. No interior islands are proposed, including end cap islands. 2. This deviation is requested as part of

Item	Required	Proposed	Meets Code	Comments
				the PRO rezoning overlay.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Maximum bay is 44 spaces long.	No	Providing no interior islands is a deviation proposed as part of the PRO zoning overlay.
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No fire hydrants shown.	TBD	Show any/all hydrants on landscape plan.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	Parking lot perimeters are shown to be landscaped with unidentified trees.
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	No	No	Add clear vision zones to Grand River entrance per Sec 5.9.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	$A = \text{ } \times 10\% = \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	$B = \text{ } \times 5\% = \text{ sf}$	NA		
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	$C = \text{ } \times 1\% = \text{ sf}$	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	$A = 7\% \times \text{xx sf} = \text{xx sf}$	NA		Show calculations for proposed parking areas – each phase.
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x	$B = 2\% \times \text{xx sf} = \text{xx sf}$	NA		See above

Item	Required	Proposed	Meets Code	Comments
2%				
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	$C = 0.5\% \times 0 \text{ sf} = 0 \text{ SF}$	NA		See above
All Categories				
D = A+B+C Total square footage of landscaped islands	$xx + xx = xxx \text{ SF}$	None	No	<ol style="list-style-type: none"> 1. Add calculations for all proposed parking areas 2. Add interior parking islands to meet required area and label with SF of area. 3. Requested landscape variance needs to include quantities of areas not provided.
E = D/75 Number of canopy trees required	$xxx/75=xx \text{ Trees}$	None	No	<ol style="list-style-type: none"> 1. Add calculations for all proposed parking areas 2. Add interior parking islands to meet required area. 3. Requested landscape variance needs to include quantities of trees not provided. 4. Indicate with unique labeling which trees are parking lot trees.
Perimeter Green space	1 Canopy tree per 35 lf;	None	No	<ol style="list-style-type: none"> 1. Add calculations for perimeter of all proposed parking areas 2. Label perimeter parking trees shown. 3. Indicate with unique labeling which trees are perimeter trees. 4. Variance may be required if sufficient number of trees are not provided.
Parking land banked	NA	No		
Berms, Walls and ROW Planting Requirements				

Item	Required	Proposed	Meets Code	Comments
Berms				
§ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours § Berm should be located on lot line except in conflict with utilities. § Berms should be constructed with 6" of top soil.		No new berms proposed		No berms required.
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Refer to Residential Adjacent to Non-residential berm requirements chart	No		No berm required - not adjacent to residential.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	Refer to ROW landscape screening requirements chart for corresponding requirements.	No		No berms are required.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33%	NA		No new berms are proposed.
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	§ Freestanding walls should have brick or stone exterior with masonry or concrete interior	None		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	§ Not adjacent to parking: 25 ft	NA		Parking lot does not front on Grand River.
Min. berm crest width	§ Not adjacent to parking: 3 ft	None	No	Parking lot does not front on Grand River.
Minimum berm height (9)	§ Not adjacent to parking: 3 ft	None	No	Parking lot does not front on Grand River.

Item	Required	Proposed	Meets Code	Comments
3' wall	§ (4)(7)	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	§ No Parking: 1 tree per 40 lf § 63/40= 1 tree	None	No	<ol style="list-style-type: none"> 1. Provide calculations on landscape plan. 2. Provide trees as required for all frontages. Conceptual trees shown between driveway and Grand River can be applied to this requirement, but need to be labeled. 3. Label tree with species, unique labeling as Greenbelt trees
Sub-canopy deciduous trees Notes (2)(10)	§ No Parking: 1 tree per 25 lf § 63/25 = 3 trees	None	No	<ol style="list-style-type: none"> 1. Provide calculations on landscape plan. 2. Provide trees as required for all frontages. Conceptual trees shown between driveway and Grand River can be applied to this requirement, but need to be labeled. 3. Label tree with species, unique labeling as Greenbelt trees
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	§ No Parking: 1 tree per 45 lf § 63/45 = 1 tree	None	No	<ol style="list-style-type: none"> 1. Provide calculations on landscape plan. 2. Variance to not provided required street tree can be based on need to provided required sight vision.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (LDM 1.d.(2))	§ 1 canopy deciduous or 1 large evergreen per 35 lf along ROW § No evergreen trees closer than 20 ft. § 3 sub canopy trees per 40 lf of total linear frontage	NA		

Item	Required	Proposed	Meets Code	Comments
	§ Plant massing for 25% of ROW			
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA	TBD	Provide proper screening for any loading area.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	§ A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors	No utility boxes shown		Provide proper screening for any transformers.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	§ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. § xx If x 8ft = xx SF	NA		No buildings proposed.
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	§ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	NA		No buildings proposed.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	None		Please add required plantings to proposed detention basin.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	No	No	1. Please include all required notes on Landscape Plan. 2. Standard City of Novi notes and details are available upon request.
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years.	No	No	See above

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Include a minimum one cultivation in June, July and August for the 2-year warranty period. 			
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	No	No	See above
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	<u>Need for final site plan</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	No	No	See above
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	No	No	See above
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	No	No	Include on Landscape Plan
Root type		No	No	Include on Landscape Plan
Botanical and common names		No	No	Include on Landscape Plan
Type and amount of lawn		No	No	Include on Landscape Plan
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	No	No
Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	1. Please include all required details on Landscape Plan. 2. Standard City of Novi notes and details are available upon request.
Evergreen Tree		No	No	See above
Shrub		No	No	See above
Perennial/ Ground Cover		No	No	See above
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	See above
Tree protection fencing		Located at Critical Root Zone (1' outside of	No	No

Item	Required	Proposed	Meets Code	Comments
	dripline)			foot outside of dripline. 2. Show tree protection fence lines on demolition plan.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	No	No	Please add note on plan view near property line.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	No	No	Include on Plant list
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No	No	1. Please show any existing or proposed utility lines. 2. Please dimension distance between new trees close to overhead lines.
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	<p>§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth</p> <p>§ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</p> <p>§ Refer to section for additional information</p>	No	No	Include this information in planting details.

Item	Required	Proposed	Meets Code	Comments
<p>NOTES:</p> <ol style="list-style-type: none">1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

WETLANDS REVIEW



September 15, 2016

Ms. Barbara McBeth
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Hadley's Towing Parking Lot (JSP16-0033)
Wetland Review of the Concept Plan (PSP16-0129)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept Plan (Planned Re-zoning Overlay Conceptual Layout Plans) for the proposed Hadley's Towing Parking Lot project prepared by Greentech Engineering, Inc. dated August 11, 2016 and stamped "Received" by the City of Novi Community Development Department on August 19, 2016 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. The project is located south of Grand River Avenue and east of Wixom Road, Section 17. The site plan appears to propose the construction of a proposed parking lot in two (2) phases, a proposed storm water detention basin with forebay and a wetland mitigation area. The Plan appears to propose 155 parking spaces in "Phase 1" and 288 parking space in "Phase 2" for a total of 443 parking spaces. The applicant has previously provided an application for consideration by the City to rezone the northerly section of Parcel No. 50-22-17-101-006 from I-1 to I-2 zoning.

As noted, the current plan proposes a parking area on the northern section of the site and an additional future parking area on the south side of the property. The site stormwater will be managed in a proposed stormwater detention basin located on the southern section of the site.

ECT recommends approval of the Concept Plan for wetlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Appears to be necessary as wetland impacts exceed 0.25-acre
Wetland Buffer Authorization	Required
MDEQ Permit	To Be Determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit (for stormwater outfall to Wetland D and potentially for impacts to on-site wetlands; including Wetland A).
Wetland Conservation Easement	Required

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769-3164

Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached) it appears as if this proposed project site contains City-regulated wetlands and woodlands. The City's wetland and woodland map shows that the overall property contains wetlands to the south. However, a review of aerial photos of the site, the proposed site plan, and previous site visits, the site contains four (4) total areas of wetland (Wetlands A, B, C, and D).

It should be noted that ECT has previously reviewed development plans for other uses on this property.

Wetlands

There appear to be several on-site wetland areas on the overall parcel. The Plan indicates an overall on-site wetland impact area of 0.59 acres. The current plan proposes to fill Wetlands A, B, and C. Wetlands B and C will be filled for the construction of the proposed ("phase 1") parking area. Wetland A will be filled for the proposed area of "future parking". The plan does not appear to propose impacts to Wetland D on the south side of the site.

It appears as though all of the wetlands appeared to be considered regulated, essential wetlands by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

Wetland D is likely regulated by the Michigan Department of Environmental Quality (MDEQ) as well due to its size. The wetland does not appear to be contiguous to a pond, stream, drain or lake; however, the wetland may be larger than five (5) acres in overall size. Final determination of regulatory status should be made by the MDEQ however. A permit from this agency may be required for any direct impacts, or potentially for storm water discharge from the proposed detention basin. The current Plan does not appear to propose direct impacts (i.e., fill or excavation) to Wetland D but does include the outlet of pre-treated stormwater from the proposed detention basin to Wetland D. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.

ECT recommends that we conduct an up-to-date wetland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated wetland boundary locations with respect to the limits of the proposed project. It should be applicant's responsibility to clearly indicate the limits of proposed disturbance in the field prior to any such site inspection.

On-Site Wetland Evaluation

ECT visited the site on Thursday, March 27, 2014 for the purpose of a Wetland Boundary Delineation. The wetland flagging and tree identification provided on the Plan was completed by Brooks Williamson & Associates. The wetlands were clearly marked with pink and blue survey tape flagging at the time of our inspection.

Wetlands A, B, and C were flagged at that time. The overall wetland acreage was listed as 0.59 acres. Based on our site inspection, the wetland boundaries appeared to be accurately depicted on the Plan.

Wetland A is a scrub/shrub wetland located south of the proposed development area. Wetland B is an emergent wetland located in the western area of the site, adjacent to the existing CZ Trucking storage/parking area. Wetland C is an emergent wetland located central to the proposed development along the northern boundary. Approximate wetland locations (Figure 1) as well as site photos are attached.

Wetland Impact Review

Four (4) areas of wetland exist on this parcel. The Plan proposes to impact Wetlands A, B, and C totaling 0.59-acre of wetland impact. The following table summarizes the existing wetlands and the proposed wetland impacts as shown on the Plan:

Table 1. Proposed Wetland Impacts

<i>Wetland Area</i>	<i>Wetland Area (acres)</i>	<i>City Regulated?</i>	<i>MDEQ Regulated?</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
A	0.47	Yes City Regulated /Essential	To Be Determined	0.47	Not Provided
B	0.11	Yes City Regulated /Essential	To Be Determined	0.11	Not Provided
C	0.01	Yes City Regulated /Essential	To Be Determined	0.01	Not Provided
D	Not Provided	Yes City Regulated /Essential	To Be Determined	None Indicated	Not Provided
TOTAL	Not Provided	--	--	0.59	Not Provided

In addition to wetland impacts, the Plan also appears to propose impacts to the 25-foot natural features setbacks of all of the on-site wetlands. The applicant shall indicate the area of all on-site wetland buffers/setbacks on the Plan as well as indicate the area of all proposed impacts to these areas (both permanent and temporary).

The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas. A Conservation Easement shall be executed covering all remaining wetland on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

Wetland Mitigation

The MDEQ generally requires mitigation for impacts greater than one-third acre and the City usually requires mitigation for impacts greater than one-quarter acre. The Plan does appear to propose compensatory wetland mitigation to be constructed adjacent to Wetland D on the south portion of the site. The current Plan proposes 0.59-acre of proposed mitigation; this is a replacement ratio of 1-to-1. Mitigation for impacts to emergent and/or scrub shrub wetlands shall be mitigated for at a ratio of 1.5-to-1 within the City of Novi. Please review and revise the Plan as necessary.

ECT urges the Applicant to strive to minimize wetland and wetland buffer impacts in their site layout. The applicant should provide justification for the construction of all of the currently proposed parking spaces and provide an alternatives analysis to rule out less intrusive choices. By avoiding all, or a portion, of the impact to Wetland A the applicant could avoid the threshold for wetland mitigation of 0.25-acre.

ECT has serious concerns that the area indicated for wetland mitigation area on the Plan may not be an acceptable mitigation area. In general, neither the City of Novi nor the MDEQ approve the construction of wetland mitigation within forested areas or areas containing a significant number of existing trees. The existing tree survey provided is not complete and as such, it is not clear how many trees are proposed for removal within the proposed wetland mitigation area (it is also not clear how many trees are to be removed for the construction of the proposed stormwater detention area). This information shall be provided on the Plan.

The applicant shall provide a greater level of detail related to the design of the wetland mitigation area. Specifically, the applicant shall provide additional details with regard to the wetland mitigation location, grading, planting and proposed sources of hydrology.

Permits & Regulatory Status

All of the wetlands appear to be considered regulated, essential wetlands by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

All of the wetlands appear to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.). This information has been noted in the *Proposed Wetland Impacts* table, above.

The project as proposed will require a City of Novi *Wetland Non-Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks.

Final determination of regulatory status should be made by the MDEQ. It is possible that some of the on-site wetlands (especially Wetland A) may be regulated by the MDEQ. Therefore, wetland fill within MDEQ-regulated wetlands would require authorization. In addition, the discharge of storm water from the proposed storm water basin may require an MDEQ Permit.

Comments

Please consider the following comments when preparing the Preliminary Site Plan submittal:

1. ECT urges the Applicant to strive to minimize wetland and wetland buffer impacts in their site layout. The applicant should provide justification for the construction of all of the currently proposed parking spaces and provide an alternatives analysis to rule out less intrusive choices. By avoiding all, or a portion, of the impact to Wetland A the applicant could avoid the threshold for wetland mitigation of 0.25-acre.
2. ECT has serious concerns that the area indicated for wetland mitigation area on the Plan may not be an acceptable mitigation area. In general, neither the City of Novi nor the MDEQ approve the construction of wetland mitigation within forested areas or areas containing a significant number of existing trees. The existing tree survey provided is not complete and as such, it is not clear how many trees are proposed for removal within the proposed wetland mitigation area (it is also not clear how many trees are to be removed for the construction of the proposed stormwater detention area). This information shall be provided on the Plan.

3. The current Plan proposes 0.59-acre of proposed mitigation; this is a replacement ratio of 1-to-1. Mitigation for impacts to emergent and/or scrub shrub wetlands shall be mitigated for at a ratio of 1.5-to-1 within the City of Novi. Please review and revise the Plan as necessary.
4. The applicant shall provide a greater level of detail related to the design of the wetland mitigation area. Specifically, the applicant shall provide additional details with regard to the wetland mitigation location, grading, planting and proposed sources of hydrology.
5. The applicant shall indicate the area of all on-site wetland buffers/setbacks on the Plan as well as indicate the area of all proposed impacts to these areas (both permanent and temporary).
6. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ.

The Applicant should provide a copy of the MDEQ Wetland Use Permit application (or letter of MDEQ no jurisdiction) to the City (and our office) for review and a copy of the approved permit upon issuance (if applicable). A City of Novi Wetland Permit cannot be issued prior to receiving this information.

7. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas. A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit. In addition, all proposed conservation easements shall be indicated and clearly labeled on the Plan.

Recommendation

ECT recommends approval of the Concept Plan for wetlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

Hadley's Towing Parking Lot (JSP16-0033)
Wetland Review of the Concept Plan (PSP16-0129)
September 15, 2016 (REV.1)
Page 6 of 7

cc: Adrianna Jordan, City of Novi Temporary Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1

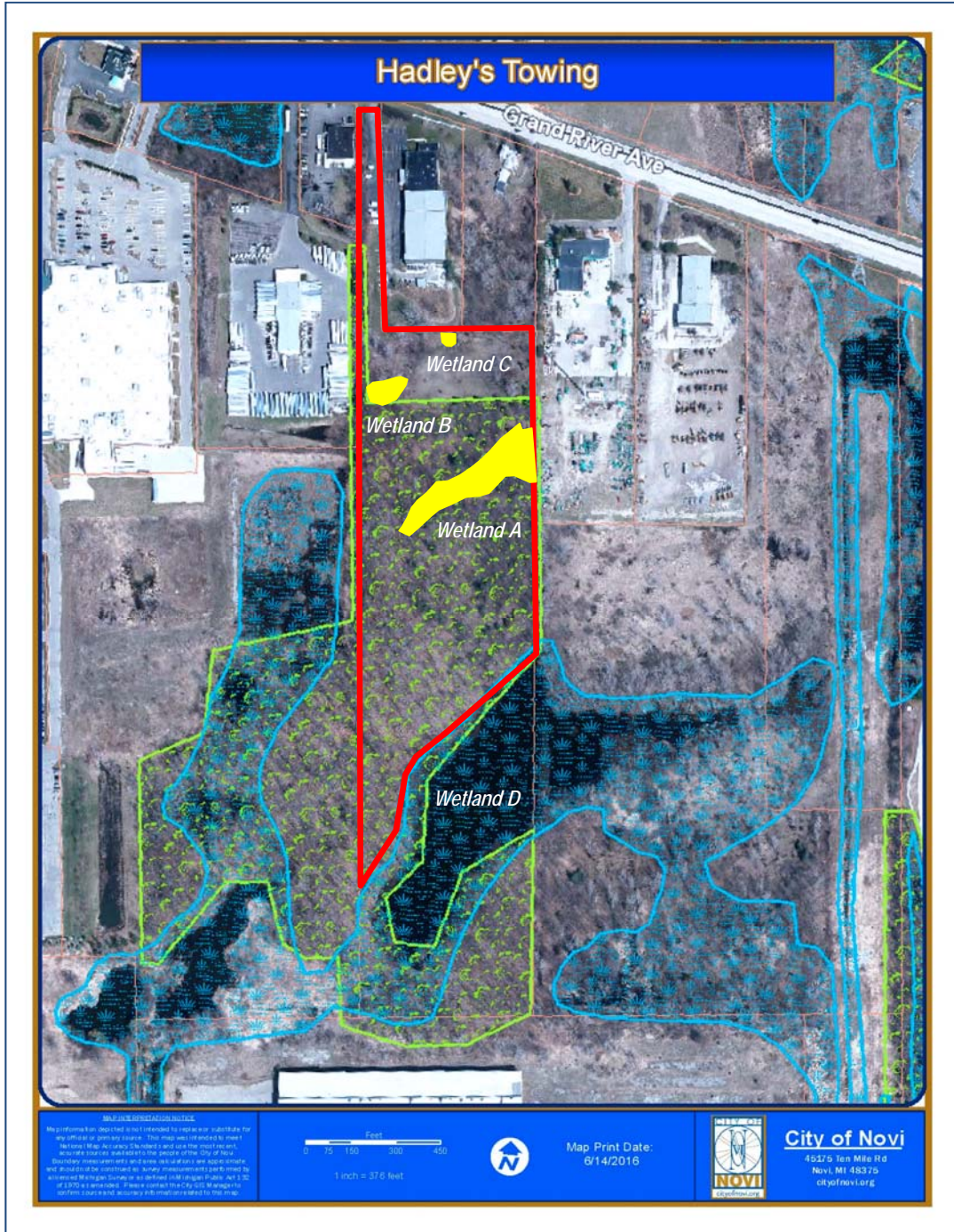


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

WOODLANDS REVIEW



September 14, 2016

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

Re: Hadley's Towing Parking Lot (JSP16-0033)
Woodland Review of the Concept Plan (PSP16-0129)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept Plan (Planned Re-zoning Overlay Conceptual Layout Plans) for the proposed Hadley's Towing Parking Lot project prepared by Greentech Engineering, Inc. dated August 11, 2016 and stamped "Received" by the City of Novi Community Development Department on August 19, 2016 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The project is located south of Grand River Avenue and east of Wixom Road, Section 17. The site plan appears to propose the construction of a proposed parking lot in two (2) phases, a proposed storm water detention basin with forebay and a wetland mitigation area. The Plan appears to propose 155 parking spaces in "Phase 1" and 288 parking space in "Phase 2" for a total of 443 parking spaces. The applicant has previously provided an application for consideration by the City to rezone the northerly section of Parcel No. 50-22-17-101-006 from I-1 to I-2 zoning.

As noted, the current plan proposes a parking area on the northern section of the site and an additional future parking area on the south side of the property. The site stormwater will be managed in a proposed stormwater detention basin located on the southern section of the site.

ECT recommends approval of the Concept Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

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

(734)
769-3004

FAX (734)
769-3164

Woodlands

The site does contain areas noted as City of Novi Regulated Woodlands. The majority of the property contains Regulated Woodland (see Figure 1). The current plan includes a partial tree list and a partial list of the proposed tree removals. The plan notes that "*tree survey to be performed on south portion of property at the time of preliminary site plan submittal*".

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite woodland evaluation on Thursday, March 27, 2014. The entire site is approximately 18 acres, however the area of proposed development is approximately 6 acres. The surveyed trees have been marked with metal foil tree tags allowing ECT to compare the tree diameters reported on the tree list to the existing tree diameters in the field. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan at that time was consistent with the field measurements.

On-site woodland contains red oak (*Quercus rubra*), cottonwood (*Populus deltoides*), pignut hickory (*Carya glabra*), black cherry (*Prunus serotina*), basswood (*Tilia americana*), sugar maple (*Acer saccharum*) and several other species.

Woodland Impact Review & Required Replacements

Although not complete, the existing tree list indicates the removal of over one hundred (100) trees 8-inches diameter-at-breast-height (DBH) or greater. The current Plan does not indicate the quantity of Woodland Replacement credits for these removals nor does it provide a plan for proposed Woodland Replacement trees.

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

- 1. Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2. Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3. Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

ECT has serious concerns that the area indicated for wetland mitigation area on the Plan may not be an acceptable mitigation area. In general, neither the City of Novi nor the MDEQ approve the construction of wetland mitigation within forested areas or areas containing a significant number of existing trees. As noted, the existing tree survey provided is not complete and as such, it is not clear how many trees are proposed for removal within the proposed wetland mitigation area (it is also not clear how many trees are to be removed for the construction of the proposed stormwater detention area). This information shall be provided on the Plan.

A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch DBH or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).

The applicant should clearly indicate on the Plan if existing trees are proposed for removal. The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4

It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks ($10+12+13=34$ divided by $8 = 4.25$). Therefore, rounding to the next full number, five (5) replacement credits would be required.

Currently, the Plan does not include a summary of total trees proposed for removal and/or proposed Woodland Replacement trees. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodland and woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement

must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. In addition, all proposed conservation easements shall be indicated and clearly labeled on the Plan.

ECT recommends that we conduct a woodland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated tree locations and confirm the proposed tree replacement quantities, etc.

Comments

Please consider the following comments when preparing the Preliminary Site Plan submittal:

1. ECT has serious concerns that the area indicated for wetland mitigation area on the Plan may not be an acceptable mitigation area. In general, neither the City of Novi nor the MDEQ approve the construction of wetland mitigation within forested areas or areas containing a significant number of existing trees. The existing tree survey provided is not complete and as such, it is not clear how many trees are proposed for removal within the proposed wetland mitigation area (it is also not clear how many trees are to be removed for the construction of the proposed stormwater detention area). This information shall be provided on the Plan.
2. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch DBH or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).
3. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodland and woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. In addition, all proposed conservation easements shall be indicated and clearly labeled on the Plan.
4. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.
5. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

Recommendation

ECT recommends approval of the Concept Plan for woodland with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

Hadley's Towing Parking Lot (JSP16-0033)
Woodland Review of the Concept Plan (PSP16-0129)
September 14, 2016
Page 5 of 7

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Adrianna Jordan, City of Novi Temporary Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

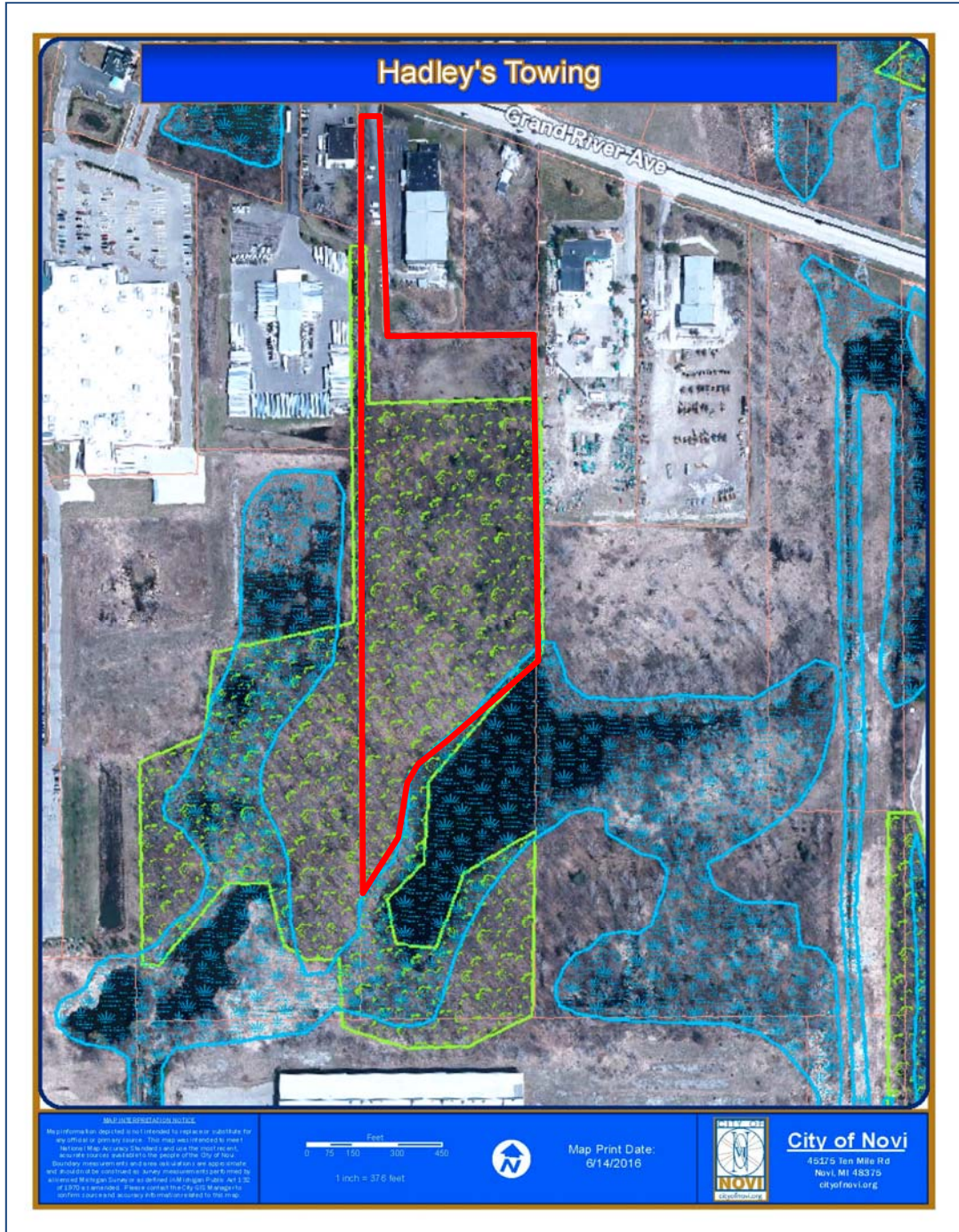


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	<i>Acer nigrum</i>
Striped Maple	<i>Acer pennsylvanicum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Mountain Maple	<i>Acer spicatum</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Paper Birch	<i>Betula papyrifera</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Northern Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Yellowwood	<i>Cladrastis lutea</i>
Beech	<i>Fagus sp.</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Walnut	<i>Juglans sp.</i>
Eastern Larch	<i>Larix laricina</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Tupelo	<i>Nyssa sylvatica</i>
American Hophornbeam	<i>Ostrya virginiana</i>
White Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea glauca</i>
Black Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea mariana</i>
Red Pine	<i>Pinus resinosa</i>
White Pine_(1.5:1 ratio) (6' ht.)	<i>Pinus strobus</i>
American Sycamore	<i>Platanus occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Red Oak	<i>Quercus rubra</i>
Black Oak	<i>Quercus velutina</i>
American Bladdernut	<i>Staphylea trifolia</i>
Bald Cypress	<i>Taxodium distichum</i>
American Basswood	<i>Tilia americana</i>
Hemlock (1.5:1 ratio) (6' ht.)	<i>Tsuga canadensis</i>

TRAFFIC REVIEW

Memorandum

To	Barbara McBeth, AICP	Page	1
CC	Sri Komaragiri, Kirsten Mellem, Adrianna Jordan		
Subject	Hadley's Towing Parking Lot – Concept – Traffic Review		
From	Matt Klawon, PE		
Date	September 16, 2016		

The concept site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. Hadley's Towing is requesting to re-zone 5.6 acres of land located directly behind address 48661 Grand River Avenue. The two parcels are currently owned by the same entity.
2. The applicant is requesting a zoning change from I-1 to I-2. The purpose of re-zoning is for the possible future use of the re-zoned portion of the property as an enclosed storage yard.
3. The applicant may consider requesting the following variances/waivers:
 - a. City Council variance for the exclusion of barrier free parking spaces and associated signing (AECOM supports)
 - b. City Council variance for painted end islands instead of raised end islands
 - c. City Council variance for the exclusion of landscape islands every 15 spaces (AECOM supports)
 - d. City Council variance for the exclusion of bicycle parking (AECOM supports)
 - e. City Council variance for lack of a traffic impact study (AECOM supports)

TRAFFIC IMPACTS

1. There is not expected to be any additional trips generated by the proposed outdoor storage yard. There are no additional uses permitted in the current zoning district. Typically, a planned rezoning overlay (PRO) requires a rezoning traffic impact study (RTIS). AECOM supports the applicant's request to waive the impact study based on the proposed land use.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The proposed storage yard will utilize the existing driveway located at 48661 Grand River Avenue.
2. There are no proposed changes to the dimensions of the existing driveway or to Grand River Avenue.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. Provide radius and width information for the connecting roadway between the existing driveway and the proposed parking area.
2. The applicant should include the curb details including design and height in future submittals.
3. The applicant should include radius and width dimensions for the curbed end island after the gated entrance to the site to ensure compliance.
4. Parking facilities
 - a. Due to the proposed use of the site, barrier free parking would not be necessary for access and therefore, the applicant is **requesting a Council variance** for the requirement to include barrier free parking spaces and associated signing.
 - b. The proposed parking area contains two end islands for the middle 72 spaces and the applicant is **requesting a council variance** for those islands to be painted instead of raised per City standards.
 - c. The Section 5.C.ii.i of the City's Ordinance requires that an end island be placed for every 15 parking spaces. The applicant should include those end islands or **request a Council variance** from the City.
 - d. The applicant stated that no loading is intended to take place outside of the enclosed parking area on the site.
 - e. It is understood that there will be an office within the existing building used for administrative purposes associated with the proposed parking lot. The applicant should confirm the doors which customers will use to access the office in order to confirm that sufficient parking (including barrier free) is available near the entrance.
5. Sidewalk Requirements
 - a. Sidewalk exists along Grand River Avenue for the existing property; however, there is a portion of the site to the west of the existing driveway that does not have sidewalk.
 - b. The applicant stated in their submittal letter that "the Concept Plan shows a 5' wide walk extending west from the entrance of the site." This is not shown on the Concept Plan.
 - c. The applicant should construct an 8' wide sidewalk between the western property line and the existing site driveway, to be in compliance with Section 3.11.9 of the City's Zoning Ordinance and to align with the City's Bicycle and Pedestrian Master Plan.
6. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).
 - a. Proposed pavement markings should be labeled (including line width and color) in order to ensure compliance.
7. Due to the proposed use of the site, bicycle parking would not be necessary for access and therefore, the applicant is **requesting a Council variance** for the requirement to include bicycle parking.



Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

A handwritten signature in blue ink that reads "Paula K. Johnson". The signature is written in a cursive style.

Paula K. Johnson, P.E.
Reviewer

A handwritten signature in blue ink that reads "Matthew G. Klawon". The signature is written in a cursive style.

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FIRE REVIEW



August 25, 2016

TO: Barbara McBeth- City Planner
Kirsten Mellem- Plan Review Center
Sri Ravali Komaragiri – Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

**Director of Public Safety
Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrod S. Hart

RE: Hadley Parking Lot

PSP# PSP16-0129

Project Description: Proposed parking lot of 155 spaces.

Comments:

- 1) Security gates must meet fire department standards.
IFC 503.6
- 2) If manual gate, gate must have a Knox Lock to allow fire department access at all times.
- 3) Gate opening must meet access road width opening of twenty feet.

Recommendation: RECOMMENDED APPROVAL WITH CONDITIONS

Sincerely,

Kevin S. Pierce-Acting Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER

September 22, 2016

Ms. Sri Ravali Komaragiri
Planner
City of Novi
Planning Department
45175 10 Mile Road
Novi, Michigan 48375

Re: **Hadley Towing Parking Lot
PRO Concept Submittal**
Project #JSP 16-33
Greentech Job No. #16-206

Ms. Komaragiri and consultants,

The following is our response to the Plan Review Center Report, dated September 14, 2016, relating to the above referenced project:

Planning Review Chart: (addressing applicable comments in bold)

- Parking Setback: Setback lines will be indicated on the plans.
- Note to District Standards - Wetland/Watercourse Setback: Setbacks will be indicated and further detailed on the plans.
- Note to District Standards – Parking Setback Screening: Screening requirements will be met, as described in the landscape review.
- Parking, Loading and Dumpster Requirements – End Islands: The applicant requests a deviation to the requirements for proposed landscape islands. Curb islands within the outdoor storage area could create extensive challenges to the driver's maneuverability of tow trucks and towed vehicles. Plantings within proposed curbed islands would most likely be difficult to maintain. As an alternative to the curbed island planting requirements, we propose to relocate an equivalent number of plantings on-site and to the north of the outdoor storage area. The applicant will also create end islands with striping in lieu of the required curb islands.
- I-2 District Required Conditions – Outdoor Storage: A note will be added to the plans stating the storage height is not to exceed the obscure on-site screen.
- Sidewalks and Pathways – Off-Road and Non-Motorized Facilities: A sidewalk will be provided along Grand River Avenue.

- Sidewalks and Pathways – Pedestrian Connectivity: The proposed use will not create pedestrian traffic.
- Other Requirements – Exterior Lighting: A photometric plan will be submitted, as required, at the time of Final Site Plan submittal.
- Other Requirements: Proposed parking lot and drive dimensions will be added to the plans.
- Other Requirements – Economic Impact Information: This information will be provided.
- Lighting and Photometric Plan: A lighting and photometric plan will be provided at the time of Final Site Plan submittal (as required). Parking lot lighting will be primarily handled with lights around the perimeter of the parking lot and as needed on the interior of the lot, meeting site lighting requirements per future photometric plan.
- Public Benefit: The site provides public benefit to local residences and businesses in the following ways:
 - 1) This location is in close proximity to I-96 and Wixom which allows a reduced distance for which towed vehicles travel along the local streets.
 - 2) This site provides a local location for which residents can retrieve their stored vehicles.
 - 3) This site will allow Hadley Towing to meet its contractual obligations for towing services with the City of Novi.

Engineering Review: (dated 9-13-2016)
Jeremy Miller, City of Novi

- All items (1-26) will be provided at the time of Final Site Plan submittal.

Landscaping Review (dated 8-30-2016)
Rick Meader, City of Novi

EXISTING ELEMENTS

- Existing and proposed overhead and underground utilities, including hydrants:
 2. A note will be added stating no utilities exist in the area of construction.
- Existing Trees:
 3. Tree fencing will be shown on the plan.
 4. Tree replacement calculations will be shown on the plan.

LANDSCAPING REQUIREMENTS

- Parking Lot Landscape:
 3. The applicant requests a deviation to the requirements for proposed landscape islands. Curb islands within the outdoor storage area could create extensive challenges to the driver's maneuverability of tow trucks and towed vehicles. Plantings within proposed curbed islands would most likely be difficult to maintain. As an alternative to the curbed island

planting requirements, we propose to relocate an equivalent number of plantings on-site and to the north of the outdoor storage area.

- Parking Lot Perimeter Canopy Trees:
 2. Tree calculations and species will be provided relative to this.
- Storm Basin Landscape:
 2. Proposed landscaping will be added around the detention pond, as required.
- Transformer/Utility Box and Fire Hydrant Plantings:
 3. Should any of these structures be added, trees will be located a minimum of 10' away.

OTHER REQUIREMENTS

- Plant List
 2. Proposed plantings will be identified and listed in this manner.
- Planting Notations and Details
 2. Required notes and details will be added to the plans.
- Cost Estimates for Proposed Landscaping:

To be provided on Final Site Plan
- Irrigation:
 1. Irrigation will be provided to landscape areas
 2. An irrigation plan will be provided at time of final site planning.
- Proposed Topography

Proposed elevations will be provided.
- Snow Deposit

Snow deposit areas will be delineated on the landscape plan.
- Corner Clearance

Corner clearance zones at Grand River will be delineated on the landscape plan, as necessary.

Traffic Review (dated 9-16-2016)

Paula K. Johnson, P.E., AECOM

INTERNAL SITE OPERATIONS

1. Radius and width information will be added to the plans.
2. Curb design and height will be included on future submittals.
3. Radius and width dimensions will be added in this area.
4. Parking facilities:
 - a. A variance is requested relating to Barrier Free parking spaces, as they would be unnecessary for this land use.
 - b. Curb islands within the outdoor storage area could create extensive challenges to the driver's maneuverability of tow trucks and towed vehicles. The applicant will create end islands with striping in lieu of the required curb islands.
 - c. The applicant is requesting a variance to eliminate the end islands that are required every 15 spaces.

- d. No loading is intended.
- e. This information will be provided.
- 5. Sidewalk Requirements:
 - a. The walk extending south of the driveway will be added to the plans.
 - b. The walk shall be 8' wide.
- 6. Pavement marking will be in compliance with the MUUTCD and labeled on the plans.
- 7. The proposed site use would not generate bicycle traffic and therefore, a variance to eliminate the bicycle parking requirement is requested.

Wetlands Review (dated 9-15-2016)

Pete Hill, P.E., Environmental Consulting and Technology, Inc.

- 1. With the site use to be a proposed parking lot, the applicant is proposing to fill the existing wetlands, as shown, and provide the required mitigation to the south of the property.
- 2. A tree survey will be added to the plan for the southern portion of the site to assist in evaluating the mitigation area.
- 3. Wetland mitigation will be provided at the 1.5 to 1 ratio and the plan will be revised.
- 4. Further detail of wetland mitigation will be provided.
- 5. Setbacks and buffers will be labeled on the plan.
- 6. MDEQ involvement will be evaluated and, if necessary, appropriate MDEQ permits will be provided to the City.
- 7. Wetland conservation easements will be provided.

Wetlands Review (dated 9-14-2016)

Pete Hill, P.E., Environmental Consulting and Technology, Inc.

- 1. As part of the final site plan approval, the applicant will place all replacement trees within the limits of the property. In the event that there is not adequate room for replacement trees on the site, the applicant will pay into the City of Novi Tree Fund for any Woodland Replacement tree credits that cannot be placed on-site. A tree survey will be added to the plan for the southern portion of the site to assist in evaluating the mitigation area.
- 2. A Woodland Permit will be obtained from the City of Novi.
- 3. Appropriate preservation and conservation easements will be provided and labeled clearly on the plan.
- 4. Replacement materials will be located in accordance with City requirements.
- 5. Any replacement trees that cannot be placed on-site will be accounted for in this manner.

Please feel free to contact our office with any questions or concerns, regarding the Conceptual Layout Plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Ripper", with a long horizontal flourish extending to the right.

Wendy Ripper. P.E.
GreenTech Engineering, Inc.

APPLICANT CONCEPT PLAN SUBMITTAL COVER LETTER

August 18, 2016

Ms. Barbara McBeth
City Planner
City Of Novi
Planning Department
45175 10 Mile Road
Novi, Michigan 48375

RECEIVED
AUG 19 2016
CITY OF NOVI
COMMUNITY DEVELOPMENT

Re: **Hadley Towing Parking Lot**
PRO Concept Submittal
Project #JSP 16-33
Greentech Job No. #16-206

Ms. McBeth,

Please find the attached application, Conceptual Layout Plan and fees for the review by the city to re-zone the northerly portion the above referenced parcel of land from I-1 to I-2 via the Planned Rezoning Overlay review process. The PRO process was recommended at the pre-application meeting for the project on 6/15/16.

Project Narrative:

The parcel of land is located along the South side of Grand River, East of Wixom Road and is located adjacent to and directly behind address 48661 Grand River Avenue. The two parcels are currently owned by the same entity. This northerly portion of the parcel is partially wooded while the southerly portion is more heavily wooded with wetlands.

The applicant is requesting the re-zoning of the northerly portion of the property as depicted on Exhibit 'A' attached from I-1 to I-2. The purpose of the re-zoning is for possible future use of the re-zoned portion of the property as an enclosed outside storage area. The southerly limits of the proposed area to be re-zoned lines up with the southerly line of the parcel to the east (currently zoned I-2).

The Below items are in response to comments on the "Planning Review Chart" dated June 15, 2016.

Zoning and Use Requirements:

Our client is pursuing a Planned Rezoning Overlay, as recommended by City of Novi Staff at the Pre-Application Meeting on June 15, 2016.

Height, bulk, density and area limitations:

Building Setbacks:

The project does not include a proposed building, therefore these categories should not be applicable.

Parking Setbacks:

The proposed parking lot on the PRO Concept Plan meets the setback requirements for parking per I-2 Zoning.

Note to District Standards:

- Off Street Parking in Front Yard: Proposed parking does not front on Grand River Avenue
- Off Street Parking in Side and Rear Yards: Proposed parking does not abut residential property.
- Wetland/Watercourse Setback: The Concept Plan proposes the filling of 3 city regulated wetlands with mitigation to be provided adjacent to the existing wetland on the south portion of the site.
- Parking Setback Screening: Parking setback area will be landscaped as required by the City of Novi requirements and as designated on the plans.

Parking, Loading and Dumpster Requirements:

- Number of Parking Spaces: This information is provided on Sheet 2 of the Concept Plans.
- Parking Space Dimensions: The Concept Plans show this information.
- Parking Stall Adjacent to Entrance: No parking is proposed adjacent to Grand River Avenue.
- End Islands: Our client would like to request a waiver for this item and proposes striped island to better fit the intended use of the property.
- Barrier Free Spaces/Dimensions/Signage: We do not believe barrier free parking would be required for this use.
- Bicycle Parking/Requirements: We do not believe bicycle parking would be necessary for this use.
- Loading Spaces: No loading is intended to take place outside of the enclosed parking area on the site.

Accessory Structures:

With the proposed use of the parking lot and no proposed building, it seems these items would not apply.

I-1 District Required Conditions:

No concerns noted.

I-2 District Required Conditions:

The Concept Plan includes a note stating storage will not exceed the height of the proposed fence.

Planning Commission findings for permitted uses for I-1 district:

No concerns noted.

Sidewalks and Pathways:

- Article XI. Off-Road Non-Motorized Facilities: The Concept Plan shows a 5' wide walk extending west from the entrance of the site.
- Pedestrian Connectivity: With the parking lot to be used for storage and privately fenced in, it seems pedestrian paths within the site would not be applicable.

Other Requirements:

- Exterior Lighting: This information will be provided at the time of Final Site Plan submittal, as noted.

Lighting and Photometric Plan:

- Intent: A lighting and photometric plan will be provided at the time of Final Site Plan submittal, as noted.

Please feel free to contact me with any questions or concerns, regarding the Conceptual Layout Plans.

Sincerely,



Wendy Ripper, P.E.
GreenTech Engineering, Inc.



LETTER FROM THE PROPERTY OWNER

2603 Ravineside Lane
South Howell, MI 48843
Thursday, May 19, 2016

Ms. Barbara McBeth
DEPUTY COMMUNITY
DEVELOPMENT DIRECTOR
45175 West 10 Mile Road
Novi, MI 48375

Re: 17 Acres/48661 West Grand River, Novi, Michigan

Dear Ms. McBeth:

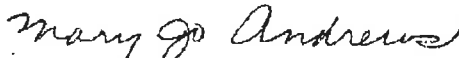
I am the duly authorized member of Andrews Investments, LLC who is the owner of the above referenced property. The purpose of this letter is to advise you that we have entered into a purchase agreement for the sale of the property to Hadley Towing, a company located in Farmington, Michigan. The parties are currently in the due diligence phase. From discussions with the City of Novi, it was determined that Hadley Towing's intended use of the property would require a rezoning of the property from I-1 to I-2. In this regard, Hadley Towing intends to use the property for vehicle storage.

With this in mind, I hereby request that a pre-application meeting be scheduled to discuss the proposed rezoning of the property from I-1 to I-2. Please note that Andrews Investments, LLC, as owner of the 17 acres, supports an application to rezone the property from I-1 to I-2 provided that the rezoning of the property will not become effective unless and until the proposed sale of the property to Hadley Towing closes. Please also note that the adjacent property has a heavy industrial use in that it is a trucking company and thus rezoning to I-2 would be consistent with that use.

Thank you very much for your consideration with respect to this matter. Please feel free to contact me at 517-899-2720 if you have any questions or comments.

Sincerely,

ANDREWS INVESTMENTS, LLC



Mary Jo Andrews, Member

(w/encls.)

cc: Robert A. Peurach, Esq.
41740 Six Mile Road, Ste. 101