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CITY of NOVI CITY COUNCIL

Agenda Item G
October 10, 2016

SUBJECT: Approval of the request of Feldman Automotive, JSP 16-31, for Zoning Map Amendment 18.713 to rezone property in Section 23, located on the south side of Grand River Avenue, between Novi Road and Meadowbrook Road, from the RM-1, Low-Density Multiple-Family District to the P-1, Vehicular Parking District, and a waiver of the required Rezoning Traffic Impact Study. The subject property is 1.67 acres and rezoning approximately 0.9 acres. **SECOND READING**

SUBMITTING DEPARTMENT: Community Development Department - Planning *Baird*

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The petitioner is requesting the rezoning of the southern portion of one parcel on the south side of Grand River Avenue, between Novi Road and Meadowbrook Road. The subject property is currently zoned RM-1, Low-Density Multiple-Family. The applicant has requested a rezoning to P-1, Vehicular Parking. The applicant has indicated the rezoning is requested in order to expand their current business onto an adjacent site for storage of motor vehicles. Staff has discussed the Planned Rezoning Overlay option with the applicant, but the applicant has elected to proceed with a standard rezoning. Please note, "parking for sale of new, unlicensed motor vehicles and parking of licensed rental and loaner motor vehicles" is considered a Special Land Use in the vehicular parking zoning district.

The parcels proposed to be rezoned are designated as TC Gateway on the Future Land Use Map. The rezoning is not consistent with that designation—although the same future use designation applies to the existing Feldman dealership use. As a result, the application was brought to the Master Plan and Zoning Committee on August 17, 2016 for discussion. The committee provided some comments regarding the plan. The Planning Commission then held a public hearing on September 14, 2016 and recommended approval of the application to City Council. Comments from the public at the meeting included a representative from the ownership of the adjacent apartment complex to the south who indicated a positive relationship with the Feldmans, and wished to see adequate buffer, screening and/or a berm along the common property line as the property develops. The Planning Commission explained that the site plan would be reviewed at a later time, and that only a rezoning of the property is being requested at this time.

The Engineering review indicates there will be no negative impact on public utilities as a result of the proposed rezoning. The City's traffic consultant provided a rezoning review letter indicating the proposed rezoning for parking spaces used for inventory would not create additional trips and suggested the applicant request a waiver of the Rezoning Traffic Impact Study requirement.

The City's woodland and wetland consultant indicated that there is approximately 0.07 acres of wetlands and 87 regulated woodland trees on site. Impacts to these natural features, if any, will be reviewed and discussed during future site plan submittal for any project on the property, with required mitigation as determined at that time.

Given the Future Land Use Map's recommendation for TC Gateway uses of the property, a change in zoning to the TC, Town Center Districts or B-3, General Business zoning district would arguably be more consistent with that recommendation, but given the clear relation to the long-term existing dealership use, P-1 does appear to appropriately relate to that adjacent use. The south part of the property is currently zoned RM-1, Low Density Multiple Family. While multiple family is not supported by the Future Land Use Map, RM-1, Low Density Multiple Family zoning could result in up to a 15-unit multiple family building. As requested, under the P-1 Vehicular Parking district, the development plan would be limited to off-street parking with special land use approval for the southern portion, and would stay B-3 General Business on the northern portion, which allows outdoor spaces for sale of automobiles with special land use.

Staff **recommends approval** of the proposed Zoning Map Amendment, which would rezone the property from RM-1, Low-Density Multiple-Family to P-1, Vehicular Parking. The Planning Commission held the required public hearing on this matter on September 14, 2016 and recommended **favorable consideration** of the request, for the reasons provided in the staff report. The City Council considered the request on September 26 and voted to approve the First Reading. Council is now asked to approve a Second Reading of the Zoning Map Amendment.

RECOMMENDED ACTION: Approval of the request of Feldman Automotive, JSP 16-31, for Zoning Map Amendment 18.713 to rezone property in Section 23, located on the south side of Grand River Avenue, between Novi Road and Meadowbrook Road, from the RM-1, Low-Density Multiple-Family District to the P-1, Vehicular Parking District, and a waiver of the required Rezoning Traffic Impact Study. The subject property is 1.67 acres and rezoning approximately 0.9 acres. **SECOND READING**

Approval is provided for the following reasons:

1. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand,
2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,
3. This is a reasonable alternative to the recommended land use and will be consistent with zoning to the east and the long-term related dealership use,
4. No additional traffic would be expected with the proposed zoning than would be expected with the existing zoning,
5. There is no negative impact expected on public utilities as stated in the Engineering memo, and
6. It provides an opportunity for a long-standing business to expand at their current location.

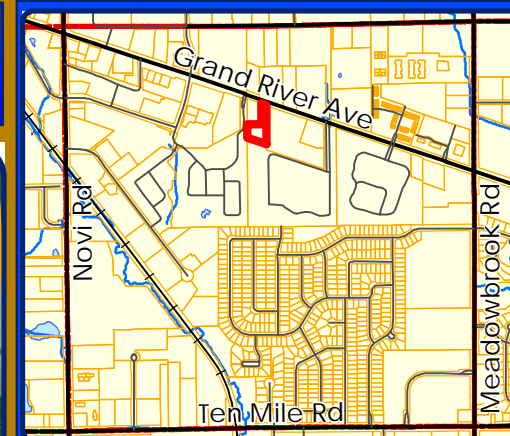
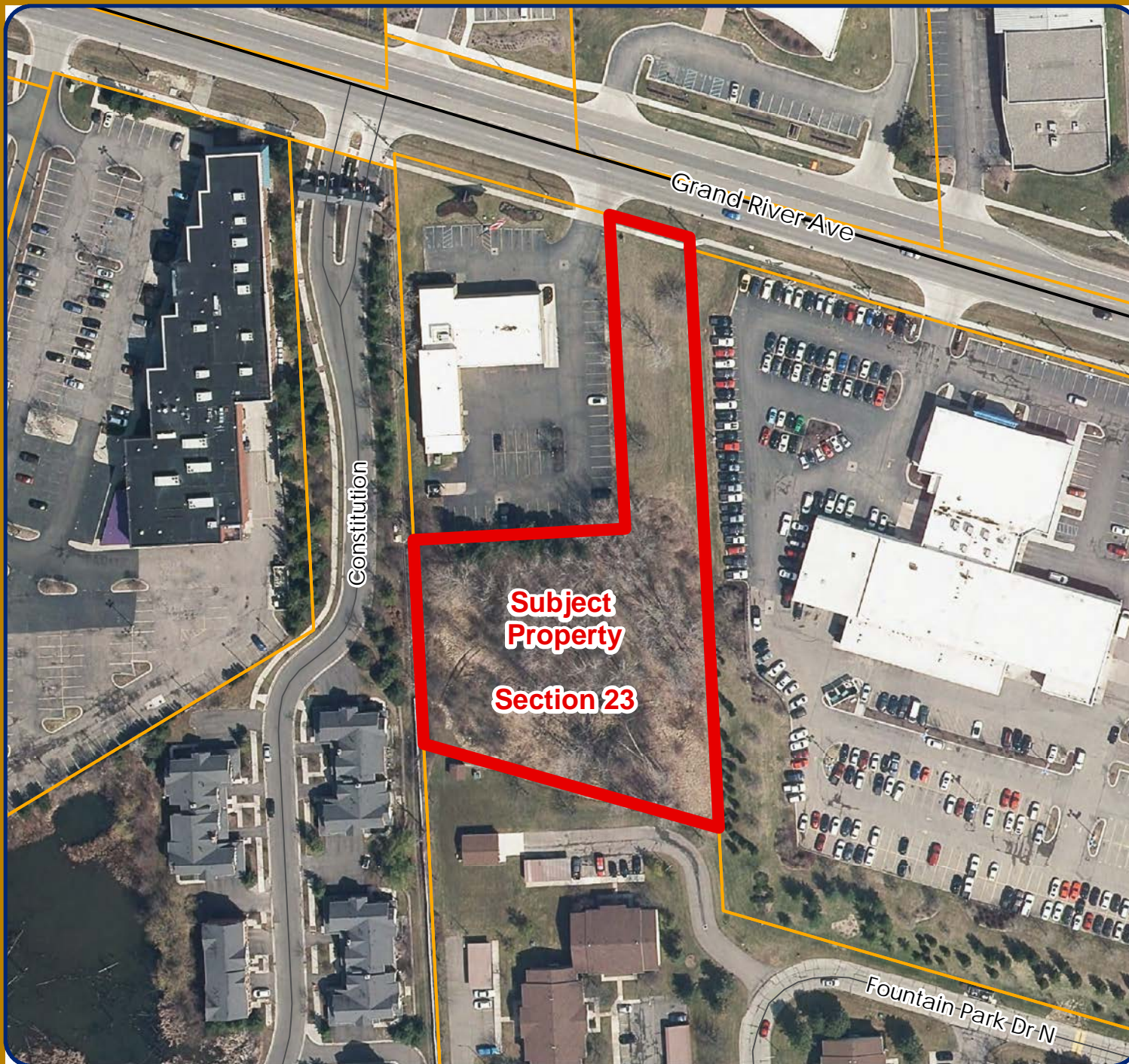
	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

Maps
Location
Zoning
Future Land Use
Natural Features

16-31: Feldman Automotive - Rezoning

Location



LEGEND

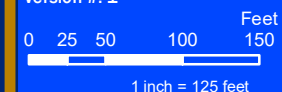
 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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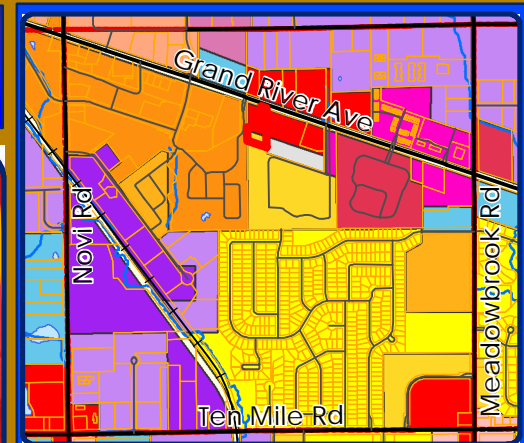
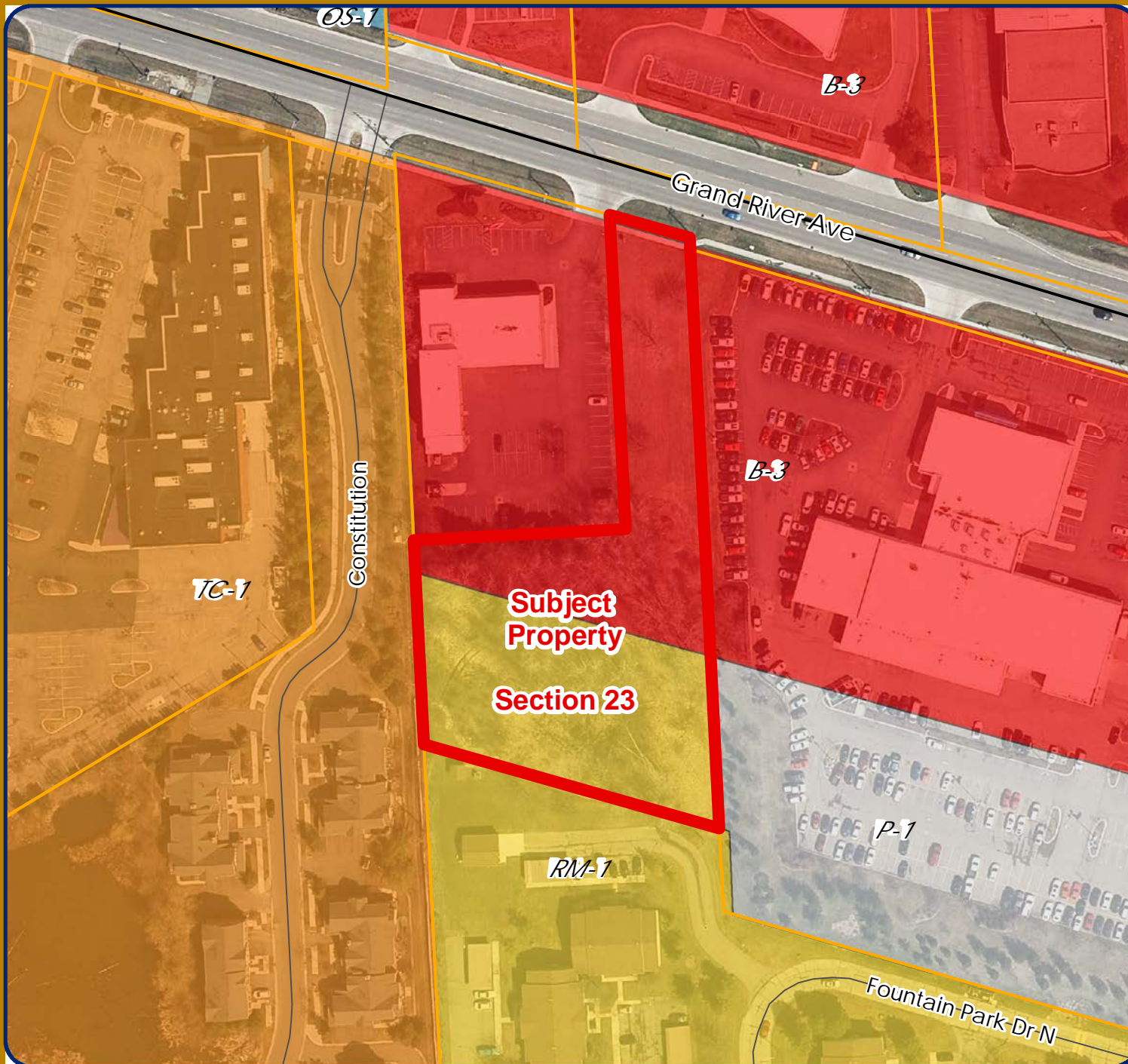
Map Author: Kirsten Mellem
Date: 07/27/16
Project: 16-31 Feldman Automotive - Rezoning
Version #: 1


















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.

16-31: Feldman Automotive - Rezoning Zoning



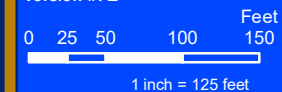
LEGEND

-  Sections
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  RM-2: High-Density Multiple Family
-  B-1: Local Business District
-  B-3: General Business District
-  GE: Gateway East District
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  NCC: Non-Center Commercial District
-  OS-1: Office Service District
-  OSC: Office Service Commercial
-  P-1: Vehicular Parking District
-  TC: Town Center District
-  TC-1: Town Center -1 District



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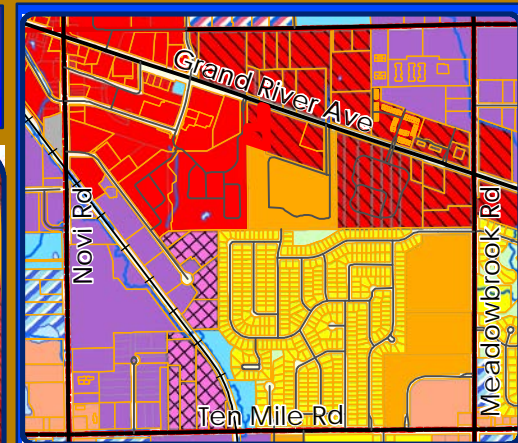
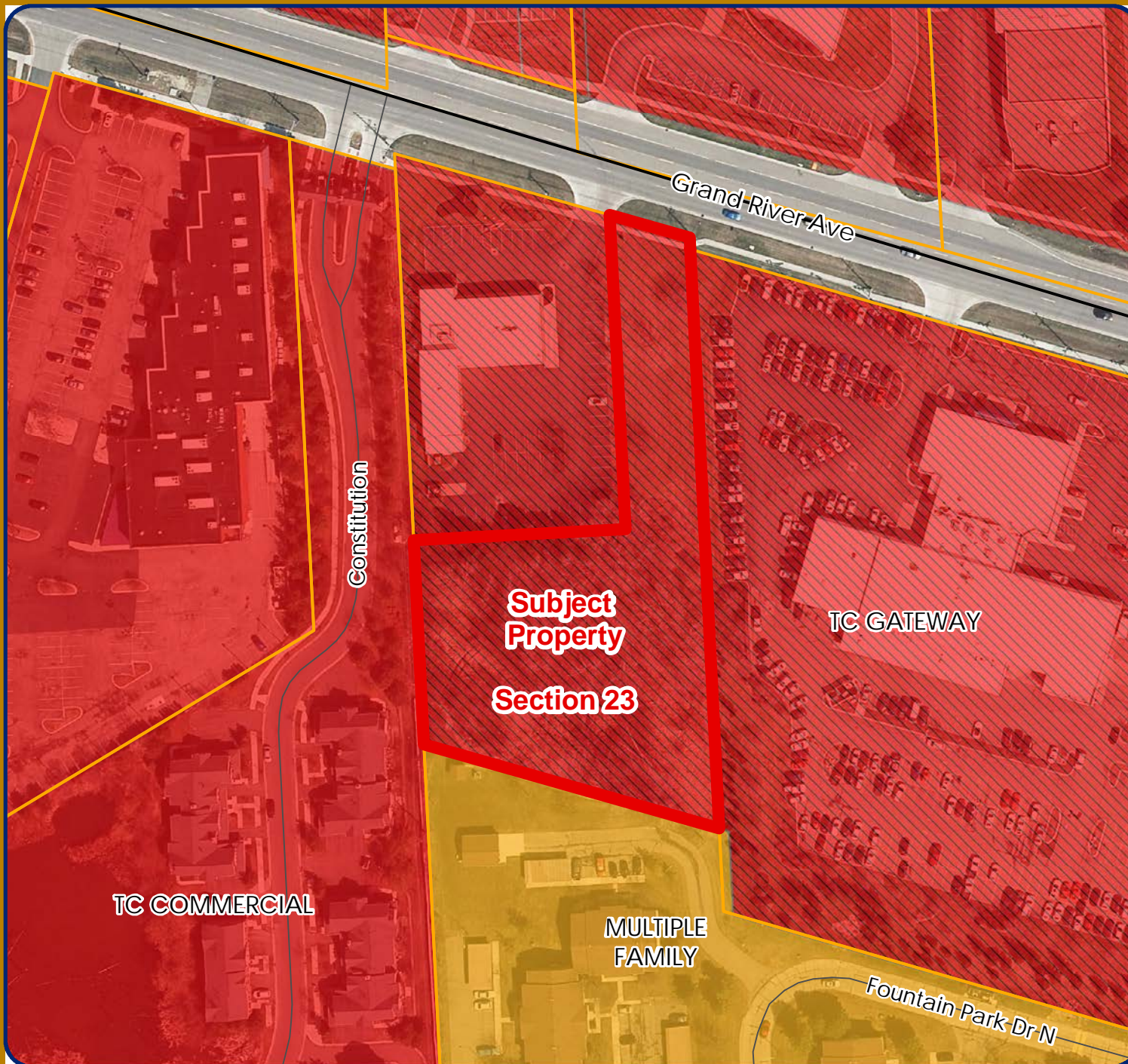


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16-31: Feldman Automotive - Rezoning

Future Land Use



LEGEND

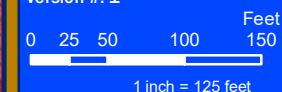
- Sections
- FUTURE LAND USE
 - Single Family
 - Multiple Family
 - Community Office
 - Office Commercial
 - Industrial RD Tech
 - Heavy Industrial
 - Local Commercial
 - TC Commercial
 - TC Gateway
 - Public
 - Private Park
 - Cemetery



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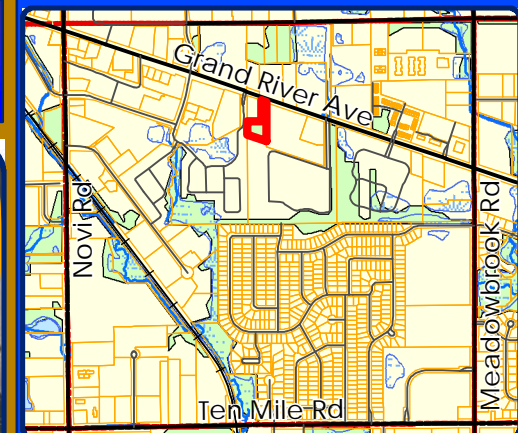
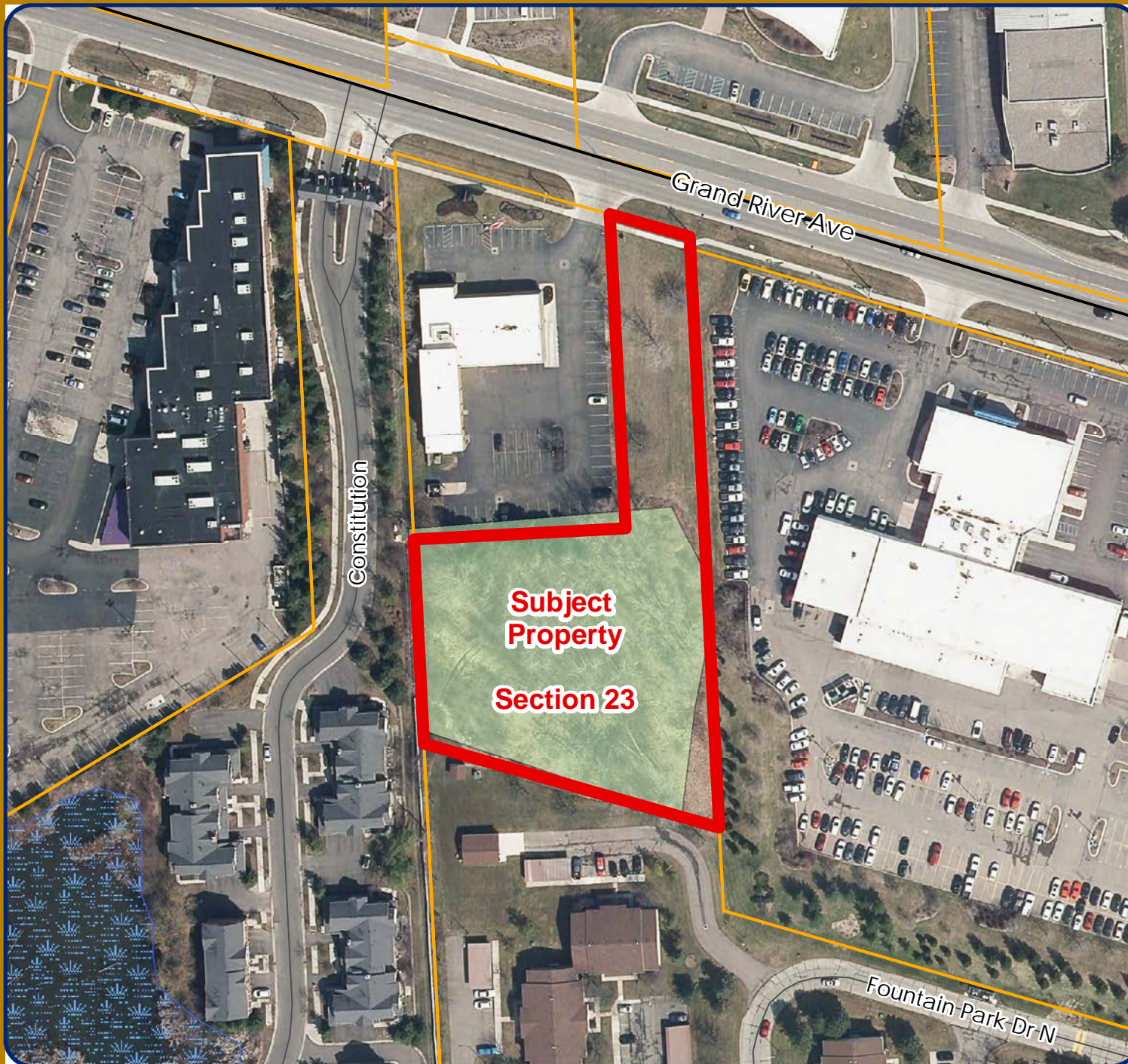


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16-31: Feldman Automotive - Rezoning

Natural Features




LEGEND

- Sections
- WETLANDS
- WOODLANDS

 **City of Novi**
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0 25 50 100 150 Feet
1 inch = 125 feet



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REZONING SIGN PLOT PLAN

REZONING SIGN REQUIREMENTS:

PER CITY OF NOVI REQUIREMENTS, THE REZONING SIGN MUST MEET THE FOLLOWING SPECIFICATIONS:

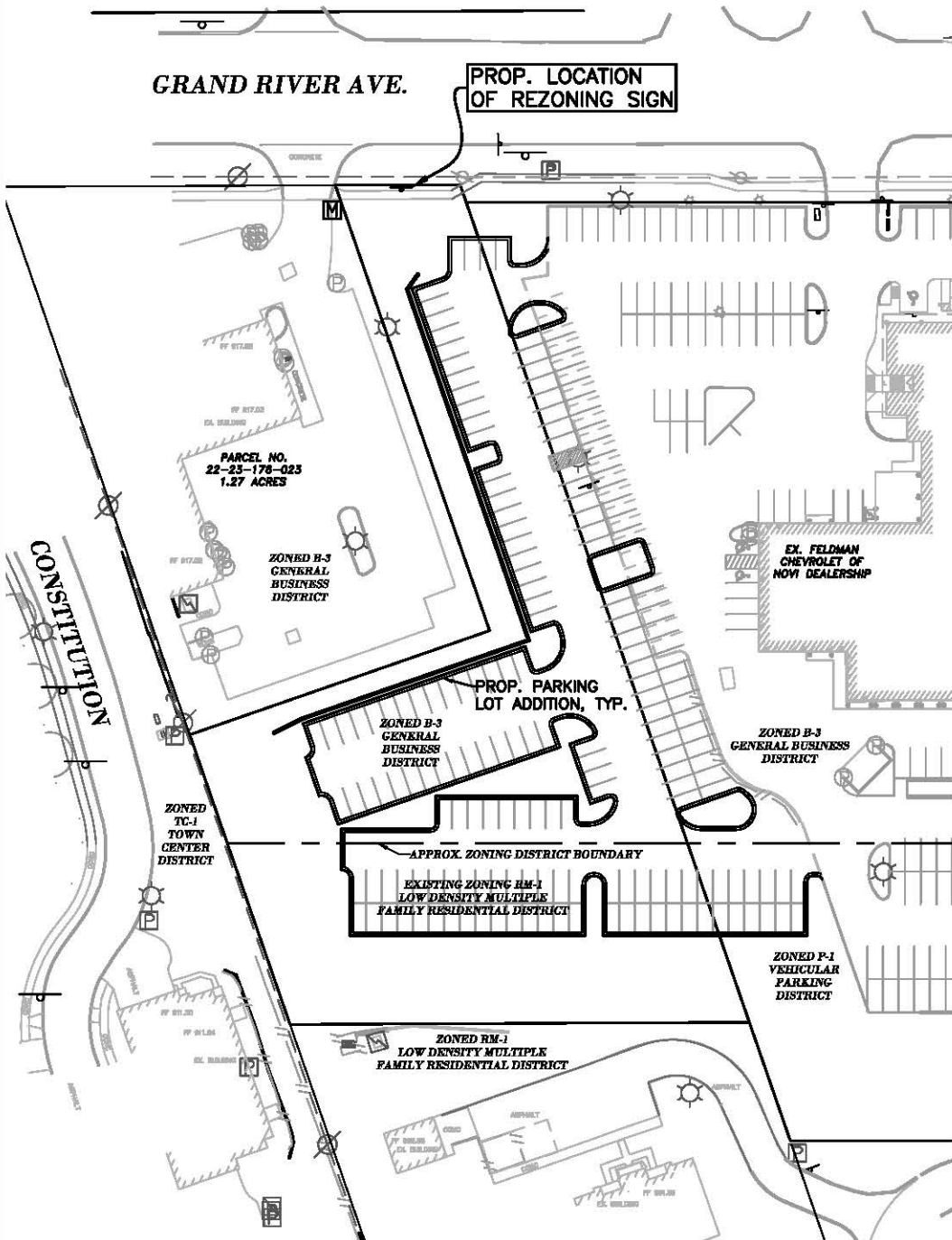
1. BLACK LETTERS ON A WHITE BACKGROUND.
2. SIZE: MINIMUM FOUR (4) FEET (VERTICAL) BY SIX (6) FEET (HORIZONTAL)
3. SIGN FACE MUST BE EXTERIOR PLYWOOD, ALUMINUM OR A SIMILAR DURABLE ALL-WEATHER MATERIAL
4. SIGN SUPPORT SYSTEM MUST BE STRUCTURALLY SOUND AND ABLE TO WITHSTAND LATERAL WIND OF FOURTEEN POUNDS PER SQUARE FOOT.
5. WORDING AND FONT SIZE SHALL BE AS FOLLOWS:

MIN. 8" HIGH LETTERS

ZONING CHANGE PROPOSED
FROM RM-1 TO P-1
 FOR MORE INFORMATION CALL:
 NOVI COMMUNITY DEVELOPMENT DEPARTMENT
 248-347-0475

MIN. 4" HIGH LETTERS

6. REZONING SIGNS MUST BE REMOVED WITHIN:
 - SEVEN DAYS OF ENACTMENT OF THE REZONING REQUEST BY CITY COUNCIL;
 - SEVEN DAYS OF WITHDRAWING REZONING APPLICATION
 - SEVEN DAYS OF DENIAL OF REZONING REQUEST BY CITY COUNCIL
 (FAILURE TO REMOVE THE SIGN(S) WITHIN THE ALLOTTED TIME PERIOD MAY REQUIRE THE REMOVAL OF THE SIGN BY THE CITY AND/OR PROSECUTION AT THE OWNER'S EXPENSE.)
7. REFER TO THE CITY OF NOVI REQUIREMENTS FOR ADDITIONAL INFORMATION.



ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3765 (FAX)

CLIENT: FELDMAN AUTOMOTIVE, INC.		DATE: 06-30-2016
REZONING SIGN PLOT PLAN		DRAWN BY: SD
		CHECKED BY: TG
FELDMAN CHEVROLET OF NOVI - PARKING LOT ADDITION		 0 50 100
SECTION: 23	TOWNSHIP: 1N	RANGE: 8E
CITY OF NOVI OAKLAND COUNTY MICHIGAN		<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center; font-size: 24px;">1</div>
FBK:	08-172.4	
CHF:		
SCALE HOR 1"= 100FT. VER 1"= FT.		

**Planning Commission
Action Summary
September 14, 2016**



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

September 14, 2016 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten
Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski,

Also Present: Barbara McBeth, City Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Beth Saarela, City Attorney.

APPROVAL OF AGENDA

Motion to approve the September 14, 2016 Planning Commission Agenda. *Motion carried 7-0.*

CONSENT AGENDA

1. ATI LAND HOLDINGS, LLC FAÇADE JSP 14-40

Approval of the request of ATI Land Holdings, LLC for a Section 9 Façade Waiver. The subject property is located in Section 14, on the west side of Meadowbrook Road, south of Twelve Mile Road. The subject property is approximately 12.56 acres and is located in the OST, Planned Office Service Technology District. The applicant is proposing to modify the façade materials for the 107,400 square foot ATI building now under construction. *Motion carried 7-0.*

2. GRAND RIVER SOCCER PARK JSP 16-20

Approval of the request of City of Novi and Suburban Showplace, LLC for Planning Commission's approval of a same-side driveway spacing waiver for the improvements associated with the Grand River Soccer Park located in the I-1, Light Industrial Zoning District, on the south side of Grand River Avenue, west of Taft Road. The applicant is proposing two soccer fields and associated parking on site. *Motion carried 7-0.*

PUBLIC HEARINGS

1. SPEEDWAY (14 MILE & HAGGERTY) JSP16-13 WITH REZONING 18.714

Public hearing at the request of McBride Dale Clarion for Planning Commission's recommendation to the City Council for rezoning of property in Section 1, located at the southwest corner of Fourteen Mile Road and Haggerty Road from B-3 (General Business) and OST (Office Service Technology) to B-3 (General Business) with a Planned Rezoning Overlay (PRO) Concept Plan. The subject property is approximately 2.03 acres and the applicant is proposing to raze the existing fuel station and construct a new 4,000 square foot convenience store and 5,400 square foot fuel canopy over 8 double-sided fuel dispensers.

In the matter of the request of McBride Dale Clarion for Speedway (14 Mile & Haggerty), JSP 16-13, with Zoning Map Amendment 18.714 motion to recommend approval to the City Council to rezone the subject property from B-3 (General Business) and OST (Office Service Technology) to B-3

(General Business) with a Planned Rezoning Overlay (PRO).

The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. A same side driveway spacing waiver to allow the driveway on 14 Mile Road to be located approximately 121 feet (200 feet required) from the neighboring driveway to the west to align with existing driveway on the north side of 14 Mile Road.
- b. An opposite side driveway spacing waiver to allow the driveway on Haggerty Road to be located approximately 40 feet (200 feet required) from the driveway to the south in order to align with the existing driveway on the east side of Haggerty Road.
- c. Section 9 Façade Waiver for the overage of Asphalt Shingles (maximum 25 percent; proposed 51 percent on east, 35 percent on west, 30 percent on south, 30 percent on north) on the building.
- d. Section 9 Façade Waiver for the overage of Flat Metal Panels (maximum 50 percent; proposed 71 percent on east, 71 percent on west, 59 percent on south, and 59 percent on north), and the underage of Brick (minimum 30 percent; proposed 20 percent on east, 20 percent on west) on the fuel canopy.
- e. Proposed loading zone is located in the front yard, the ordinance indicates it should be located in the interior side yard of a double frontage lot.
Proposed dumpster is located in the front yard, the ordinance indicates it should be located in the interior side yard of a double frontage lot.

If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of public benefits as proposed:
 - i. Installation of a "Welcome to Novi" sign along the 14 Mile Road property line.
 - ii. Dedication of 10 feet of ROW along 14 Mile Road to the Road Commission of Oakland County.
 - iii. Redevelop the site with a building and canopy that is architecturally consistent with current zoning regulations.
 - iv. Pedestrian access is improved: (a) sidewalks will be extended the length of the expanded property and will close gaps in the sidewalk system and (b) sidewalk connections from the convenience store to 14 Mile Road and Haggerty Road are provided.
 - v. Safety improvements: (a) relocation of driveway away from 14 Mile and Haggerty intersection and to align with opposing driveway and (b) on-site circulation and visibility with new canopy.
 - vi. Preservation of a 10 foot wide wooded buffer along the east property line.
- b. Applicant shall provide a Noise Impact Statement with the Preliminary Site Plan submittal.
- c. All grades of drive approaches shall not exceed 2-percent within the first 25 feet of the intersection, as demonstrated with the next site plan submittal.
- d. All grading, storm sewer, and drainage areas shall meet all applicable City of Novi standards.
- e. Applicant complying with the conditions listed in the staff and consultant review letters.

This motion is made because:

- a. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand and provide 5 more jobs, \$235 thousand in sales tax, and \$3.1 million in investment.
- b. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel.
- c. The concept plan improves existing non-conformities (minimum site size from 0.7 acres to 2.03 acres, location of driveways away from intersection, and upgraded stormwater management).
- d. There is a negligible impact on the utilities due to expected utility demand reduced from 4 residential equivalent units to 3, minimal impact on available water capacity, pressure, and flow, and no apparent impact of the downstream sanitary sewer. The rebuild and expansion

of this site provides an update to the visual aesthetic at an entryway to the City, modern fuel dispensers and convenience store, and replacement of underground storage tanks.

Motion carried 7-0.

FELDMAN AUTOMOTIVE JSP16-31WITH REZONING 18.713

Public hearing at the request of Feldman Automotive for Planning Commission's recommendation to City Council for rezoning of property in Section 23, located on the south side of Grand River Avenue between Novi Road and Meadowbrook Road from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The subject property is approximately 1.67 acres with 0.9 acres requested to be rezoned.

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.713, motion to recommend approval to City Council to rezone the subject property from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking) for the following reasons:

1. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing an existing business to expand,
2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to expand and develop a vacant parcel,
3. This is a reasonable alternative to the recommended land use and will be consistent with zoning to the east,
4. There is no negative impact expected on public utilities as stated in the Engineering memo, and
5. It provides an opportunity for a long-standing business to expand at their current location.

Motion carried 7-0.

In the matter of the request of Feldman Automotive, JSP16-31, with Zoning Map Amendment 18.713, motion to recommend approval of the Rezoning Traffic Impact Study waiver, as the proposed rezoning is not expected to result in additional trips. *Motion carried 7-0.*

MATTERS FOR CONSIDERATION

1. **INTRODUCE ZONING TEXT AMENDMENTS**

Motion to approve the introduction of Zoning Text Amendments and for staff to set a public hearing. *Motion carried 7-0.*

2. **PLANNING COMMISSION CALENDAR FOR 2017**

Motion to approve the Planning Commission Calendar for 2017. *Motion carried 7-0.*

3. **ELECTION OF OFFICERS & APPOINTMENTS TO COMMITTEES**

Motion to elect Planning Commission Officers and Appointments to Committees. *Motion carried 7-0.*

4. **APPROVAL OF THE JUNE 22, 2016 PLANNING COMMISSION MINUTES**

Motion to approve the June 22, 2016 Planning Commission Minutes. *Motion carried 7-0*

5. **APPROVAL OF THE JULY 13, 2016 PLANNING COMMISSION MINUTES**

Motion to approve the July 13, 2016 Planning Commission Minutes. *Motion carried 7-0.*

ADJOURNMENT

The meeting was adjourned at 7:41 P.M.

**Actual language of the motions subject to review.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 26, 2016

Planning Review

Feldman Automotive, Inc.
JSP16-31 with Rezoning 18.713

Petitioner

Feldman Automotive, Inc.

Review Type

Rezoning Request from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking)

Property Characteristics

- Site Location: South side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23)
- Site Zoning: RM-1 (Low-Density Multiple-Family)
- Adjoining Zoning: North: B-3 General Business; South: RM-1 Low-Density Multiple-Family; East: P-1 Vehicular Parking; West: TC-1 Town Center-1
- Current Site Use: Undeveloped
- Adjoining Uses: North: Commercial; South: Multiple-Family; East: Feldman Chevy/Kia; West: Multiple-Family
- School District: Northville Community School District
- Site Size: 1.67 acres gross; rezoning approx. 0.9 acres

Project Summary

The petitioner is requesting a Zoning Map amendment for 0.9-acre of a 1.67-acre property on the south side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23) from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The applicant states that the rezoning request is necessary to allow the expansion of their parking lot for more contiguous storage of vehicles due to security issues off-site.

The parcel has split zoning of B-3 on the north adjacent to Grand River Ave. and RM-1 on the south adjacent to existing, developed RM-1. The applicant is proposing to rezone the southern portion in line with the current zoning of P-1 to the east. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan after rezoning has been approved.

The applicant submitted for a Pre-Application Meeting, which was held on June 22, 2016. Planning stated that the property zoned as RM-1 does not allow off-street parking as the primary use. Therefore, the applicant chose to submit for a rezoning of the property. The Master Plan and Zoning Committee met on August 17, 2016 to discuss the rezoning because it does not follow the Future Land Use Map recommendation for the site. The committee provided some comments regarding the plan.

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 TC Gateway and the property to the south of this parcel as Multiple Family. The property to the east and across Grand River Ave. are zoned TC Gateway and to the west is zoned TC Commercial.

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 an existing business to expand and provide better security for their business product.
2. Objective: Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility. The proposal would allow an existing business to expand and develop a long-standing vacant parcel.

Development Potential

Development of this property will require rezoning for any potential use as it is a split-zoned parcel. Therefore, a potential applicant could ask for rezoning to RM-1 or B-3 to provide a contiguous zoning district for the whole parcel. However, only B-3 zoning would be consistent with the Future Land Use Map and a rezoning to a TC district would be the most appropriate. This could result in a development to consider rezoning to RM-1, however not supported by the Future Land Use Map, it could result in the construction of up to a 15-unit multiple-family building. As proposed, the development would be limited to off-street parking with special land use for the southern portion and would stay B-3 General Business on the northern portion, which allows outdoor spaces for sale of automobiles with special land use.

Existing Zoning and Land Use

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

Land Use and Zoning: For Subject Property and Adjacent Properties

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	B-3: General Business (north) RM-1: Low-Density Multiple-Family (south)	Vacant land	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Northern Parcels (across Grand River Ave.)	B-3: General Business	Shopping Plaza; Commercial	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Southern Parcels	RM-1: Low-Density Multiple-Family	Multiple Family	Multiple Family Housing (9.3 DUA)
Eastern Parcels	B-3: General Business (north) P-1: Vehicular Parking (south)	Feldman Chevy	TC Gateway (uses consistent with TC/TC-1 Zoning Districts)
Western Parcels	TC-1: Town Center-1	Main Street Shopping; Multiple-Family Housing	TC Commercial (uses consistent with TC/TC-1 Zoning Districts)

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.

All properties immediately adjacent to the subject property are developed.

The properties directly **north** of the subject property are currently functioning as commercial and retail. The current zoning map indicates B-3 for the property.

Directly to the **south** of the subject properties is currently functioning as a multiple-family rental community. The current zoning map indicates RM-1 for the property.

The property to the **west** of the subject property along Grand River Ave. is Belle Tire, an access road to Main Street Village Apartments, and Main Street shopping. It is developed according to TC-1 development standards.

To the **east** of the subject property is Feldman Chevy/Kia Dealership. It is zoned B-3 and P-1 split along the same as the proposed rezoning for the subject parcel.



Comparison of Zoning Districts

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

	RM-1 Zoning (Existing)	P-1 Zoning (Proposed)
Principal Permitted Uses	1. Multiple-family dwellings 2. Independent and congregate elderly living facilities 3. Accessory buildings and uses customarily incident to any of the above uses 4. Shared elderly housing 5. Accessory buildings and uses customarily incident to any of the above uses 6. One-family detached dwellings 7. Farms and greenhouses 8. Publicly owned and operated parks, parkways, and outdoor recreational facilities 9. Cemeteries 10. Home occupations 11. Keeping of horses and ponies 12. Family day care homes 13. Accessory buildings and uses customarily incident to any of the above uses	1. Off-street vehicular parking areas
Special Land Uses	1. Convalescent homes, assisted living facilities, hospice care facilities, and child care centers 2. Accessory buildings and uses customarily incident to any of the above permitted uses	1. Parking for sale of new, unlicensed motor vehicles and parking of licensed rental and loaner motor vehicles
Minimum Lot Size	Sec. 3.8.1 (must meet density restrictions)	None
Minimum Lot Width	Sec. 3.8.1 (must meet density restrictions)	None
Building Height	35 ft. or 2 stories, whichever is less	No buildings allowed
Building Setbacks	Front: 50 feet Side: 75 feet Rear: 75 feet	Front: NA Side and Rear: Sec. 3.22.8.A – landscape berm required adjacent to residential zoned districts.

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 P-1 would have no impact on utilities.

- **Traffic**

As part of the initial review of the proposed project during the Pre-Application meeting, the Traffic consultant recommended the applicant request a waiver for the Rezoning Traffic Impact Study (RTIS) requirement due to no additional trips expected because the parking spaces will be used for inventory.

Natural Features

As part of the initial review of the proposed project during the Pre-Application meeting, the wetland consultant identified one regulated wetland consisting of 0.07 acres and identified 87 regulated woodland trees on site.

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 strengthening an existing business. The rezoning is a reasonable alternative to the recommended land use and will be consistent with zoning to the east. The rezoning provides an opportunity for a long-standing business to expand at their current location and puts to use a vacant parcel. The rezoning will have no negative impact on public utilities.

The request conforms to the requirements of the Zoning Ordinance. 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, Special Land Use, Wetland Permit, Woodland Permit, and Stormwater Management Plan.

Other Reviews:

- a. Traffic Review: **Recommends approval** with waiver for Rezoning Traffic Impact Study.

Next Steps

This Site Plan is scheduled to go before the Planning Commission on September 14, 2016.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or kmellem@cityofnovi.org.



Kirsten Mellem, Planner

ENGINEERING REVIEW

MEMORANDUM



TO: BARBARA MCBETH, CITY PLANNER
FROM: JEREMY MILLER, STAFF ENGINEER *JM*
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING FELDMAN CHEVROLET PARKING LOT ADDITION
DATE: AUGUST 10, 2016

The Engineering Division has reviewed the rezoning request for the 1.67 gross acres located on the south side of Grand river Avenue and west of Meadowbrook Road. The applicant is requesting to rezone 1.67 acres from B-3 and RM-1 to P-1. The rezoning request would reduce the demand on the existing utilities in the area. Therefore, the rezoning to P-1 Parking would have no impact on utilities.

cc: Rob Hayes, P.E.; City Engineer
Ben Croy, P.E.; Water and Sewer Senior Manager

TRAFFIC REVIEW

Memorandum

To Barbara McBeth, AICP Page 1

CC Sri Komaragiri, Kirsten Mellem, Brian Coburn, Jeremy Miller, Richelle Leskun

Subject PSP 16-0073 – Feldman – Pre-App – Traffic Review

From Matt Klawon, PE

Date July 21, 2016

The rezoning 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. Feldman Chevrolet of Novi is located on the south side of Grand River Avenue between Novi Road and Meadowbrook Road. The applicant is proposing a parking lot addition located on the existing property.
2. The applicant has proposed a portion of their property be rezoned from RM-1 (Low Density Multiple Family Residential District) to P-1 (Vehicular Parking District). The proposed P-1 zoning is in compliance with the City of Novi Zoning Ordinance under the special land use of parking for sale of new, unlicensed motor vehicles.
 - a. The parking area is an accessory to and designed for use in connection with an adjoining business as required in the City's zoning ordinance.
 - b. The proposed parking area is also contiguous to a RM-1 residential district.

TRAFFIC IMPACTS

1. The additional parking spaces will be used for inventory and therefore no additional trips are expected as a result of the parking lot addition. The applicant has requested a waiver for the Rezoning Traffic Impact study (RTIS).

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, appearing to read "Sterling Frazier".

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

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

APPLICANT RESPONSE LETTER



46892 West Road, Suite 109
Novi, Michigan 48377
Phone: (248) 926-3701
Fax: (248) 926-3765
Web: www.alpine-inc.net

June 30, 2016

City of Novi Planning Commission Members
45175 W. 10 Mile Road
Novi, MI 48375

Re: Feldman Chevrolet of Novi Automotive Dealership – Parking Lot Expansion
42355 Grand River Avenue
Waiver Request for the Rezoning Traffic Impact Study
(PSP 16-0073)

Dear Planning Commission Members,

Our client, Jay Feldman, is requesting a waiver for the Rezoning Traffic Impact Study.

As noted by the City's traffic review consultant, AECOM, "the additional parking spaces will be used for inventory and therefore no additional trips are expected as a result of this parking lot addition."

If you have any questions or comments, please feel free to contact us.

Regards,
Alpine Engineering Inc.

Shiloh Dahlin
Project Engineer

Enclosures

cc: Jay Feldman, Feldman Automotive (Copy via email)
Mark Szerlag, Thomas A. Duke Company (Copy via email)

**MASTER PLAN AND ZONING COMMITTEE
DRAFT MEETING MINUTES
AUGUST 17, 2016**



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
August 17, 2016 at 6:00 p.m.
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
DRAFT Minutes

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Members Robert Giacopetti and Mark Pehrson

Not Present: Member Michael Lynch

Staff Present: Barbara McBeth, Kirsten Mellem, David Gilliam

APPROVAL OF AGENDA

Moved by Pehrson, seconded by Giacopetti.

**VOICE VOTE ON AGENDA APPROVAL, MOTION MADE BY MEMBER GIACOPETTI AND
SECONDED BY MEMBER PEHRSON:**

A motion to approve the August 17, 2016 Master Plan and Zoning Committee agenda. *Motion carried 2-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

None

DISCUSSION ITEMS

- A. Rezoning request from RM-1, Low-Density Multiple-Family to P-1, Vehicular Parking
Review and provide comments on the rezoning request for property east of Novi Road and south of Grand River Ave.

City Planner Barb McBeth presented the application from Feldman Automotive to rezone 0.9-acre of a 1.67-acre property on the south side of Grand River Ave. between Novi Road and Meadowbrook Road (Section 23) from RM-1 (Low-Density Multiple-Family) to P-1 (Vehicular Parking). The Future Land Use Map recommends TC Gateway as the anticipated future use of the property. Since the rezoning is not consistent with the Future Land Use Map, the request has been brought before the Master Plan and Zoning Committee for discussion.

Member Giacopetti commented on the vision and future of the Grand River Corridor and the TC district stating that a dealership is not necessarily one of the uses in that vision. He asked if the property owners had any intentions of moving to another location that is larger and could accommodate the parking needs. The applicant stated that there are limited areas in Novi that would provide the required features. Member Pehrson stated that the parcel is an odd shape and would be limited on its development potential. He mentioned another property in the area that has sat vacant for many years because of its odd shape and location; it is not the intent to see that happen again. The Members were in consensus that the PRO option doesn't make sense for this property. The Traffic Impact Study would also

be unnecessary since there would be less trips made since the vehicles would be closer to the dealership and not at an off-site facility. The Members ultimately had no objection to the proposed rezoning application. The required public hearing will be held on September 14, 2016 at 7:00pm.

B. Rezoning request from OST, Office Service Technology to B-3, General Business with Planned Rezoning Overlay (PRO)

Review and provide comments on the rezoning request for property at the southwest corner of 14 Mile Road and Haggerty Road.

Planner Kirsten Mellem presented the application for rezoning from OST and B-3 to B-3 with PRO. The petitioner is requesting to rezone a 2.03 acre property on the west of Haggerty Road and south of 14 Mile Road (Section 1) from OST (Office Service Technology) and B-3 (General Business) to B-3 (General Business) utilizing the Planned Rezoning Overlay (PRO) option. The Future Land Use Map recommends Office Research Technology as the zoning. Since the rezoning is not consistent with the Future Land Use Map, the request has been brought before the Master Plan and Zoning Committee for discussion.

The applicant has proposed a 4,000 square foot convenience store and 5,400 square foot fuel canopy over 8 double-sided fuel dispensers. This would include razing the existing 2,417 square foot building and 6 double-sided fuel dispensers. As part of the redevelopment, existing driveways will be shifted away from the intersection and aligned with the driveways across 14 Mile Road and Haggerty Road. Speedway is proposing to dedicate approximately 10 feet of ROW along 14 Mile Road to the Road Commission for Oakland County. There will be an above-ground detention basin in the southwest corner of the enlarged property.

Member Giacopetti asked about the aesthetics of the new building stating that this location is very prominent and we would expect a great look at this entry point into the city. The sheets with the elevations were reviewed and the applicant stated that this is one of the top 10 locations in the state. All Speedway stations are corporate owned, which provides quality assurance of product and brand. The investment by Speedway will result in additional employees.

Another question was raised regarding the 30 feet of landscaped area that will be undeveloped on the west side of the parcel. The applicant stated that they intent to landscape and keep as a buffer since the site grades and other constraints prevent them from developing it. Staff pointed out that while this buffer is not required, it is a nice feature to buffer between the proposed development and the existing bank and office building, which currently provide no buffer at the property line. Member Pehrson stated that this proposal fits the area, is a great upgrade for the corner, and has no other concerns. The required public hearing will be held on September 14, 2016 at 7:00pm.

C. Approval of the February 17, 2016 Master Plan and Zoning Committee meeting minutes

VOICE VOTE ON MEETING MINUTES APPROVAL, MOTION MADE BY MEMBER GIACOPETTI AND SECONDED BY MEMBER PEHRSON:

A motion to approve the February 17, 2016 Master Plan and Zoning Committee Meeting minutes. Motion carried, 2-0.

ADJOURN

Moved by Giacopetti, seconded by Pehrson. The meeting was adjourned at 6:39pm.