



Di-Coat Roethel Drive Expansion JSP14-50

Di-Coat Roethel Drive Expansion JSP14-50

Public hearing at the request of Di-Coat Corporation for Special Land Use permit and Preliminary Site Plan approval. The subject property is located in Section 35, at 22213 Roethel Drive, on the south side of Roethel Drive, west of Ashbury Drive in the I-1, Light Industrial District. The subject property is approximately 1.69 acres and the applicant is proposing to occupy an approximately 23,955 square foot space.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	9-12-14	Waiver of the Noise Analysis requested and recommended

Motion sheet

Approval – Special Land Use Permit and Preliminary Site Plan

In the matter of Di-Coat Roethel Drive Expansion, JSP14-50, motion to **approve** the Special Land Use permit and Preliminary Site Plan based on the following findings:

- a. Relative to other feasible uses of the site:
 - The proposed use will not cause any detrimental impact on existing thoroughfares (*since no additional square footage is proposed*);
 - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*since no additional square footage is proposed*);
 - The proposed use is compatible with the natural features and characteristics of the land (*because the plan does not impact any natural features*);
 - The proposed use is compatible with adjacent uses of land (*because the proposed use is located far from the any residential uses*);
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
 - The proposed use will promote the use of land in a socially and economically desirable manner;
 - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. Waiver of the required Noise Analysis, which is hereby granted, as the proposed use will not add any noise generating equipment to the site;
- c. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed;
- d. (*additional comments here if any*)

(because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

Denial – Special Land Use Permit

In the matter of Di-Coat Roethel Drive Expansion, JSP14-50, motion to **deny** the Special Land Use permit and Preliminary Site Plan for the following reasons...*(because it is not in compliance with the Ordinance.)*

MAPS
Location
Zoning
Future Land Use

Di-Coat Roethel Drive Expansion JSP14-50

Location



Subject Property

Roethel Drive

Ashbury Drive

Map Author: Kristen Kapelanski
Date: 09-30-14
Project: Di-Coat Roethel Drive Expansion JSP14-50
Version #: 1.0

Map Legend

 Subject Property

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 approximations 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.



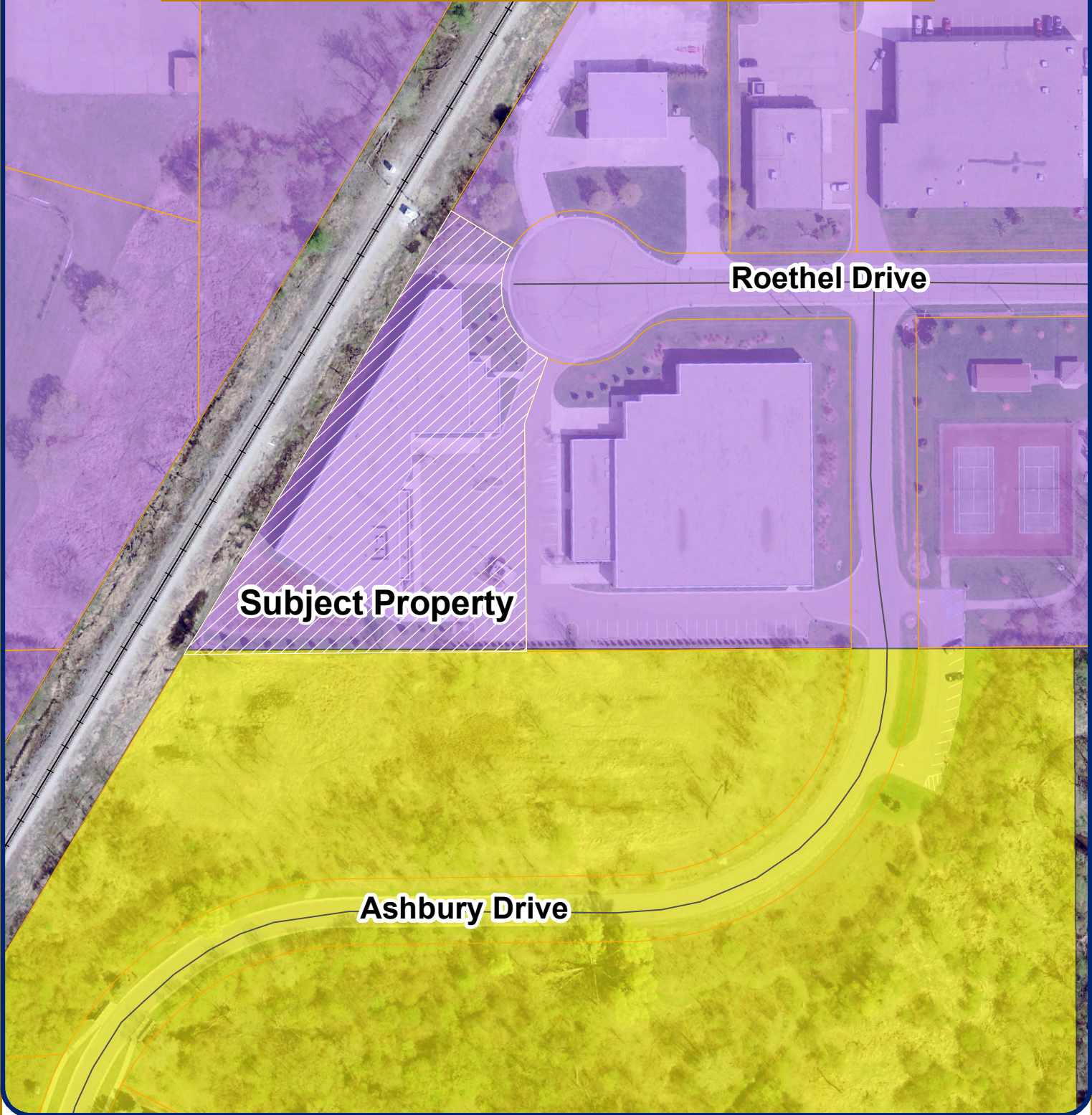
City of Novi

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



Di-Coat Roethel Drive Expansion JSP14-50

Zoning






Map Author: Kristen Kapelanski
 Date: 09-30-14
 Project: Di-Coat Roethel Drive Expansion JSP14-50
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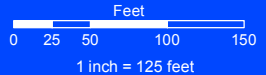
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Map Legend

-  Subject Property
-  R-4: One-Family Residential District
-  I-1: Light Industrial District

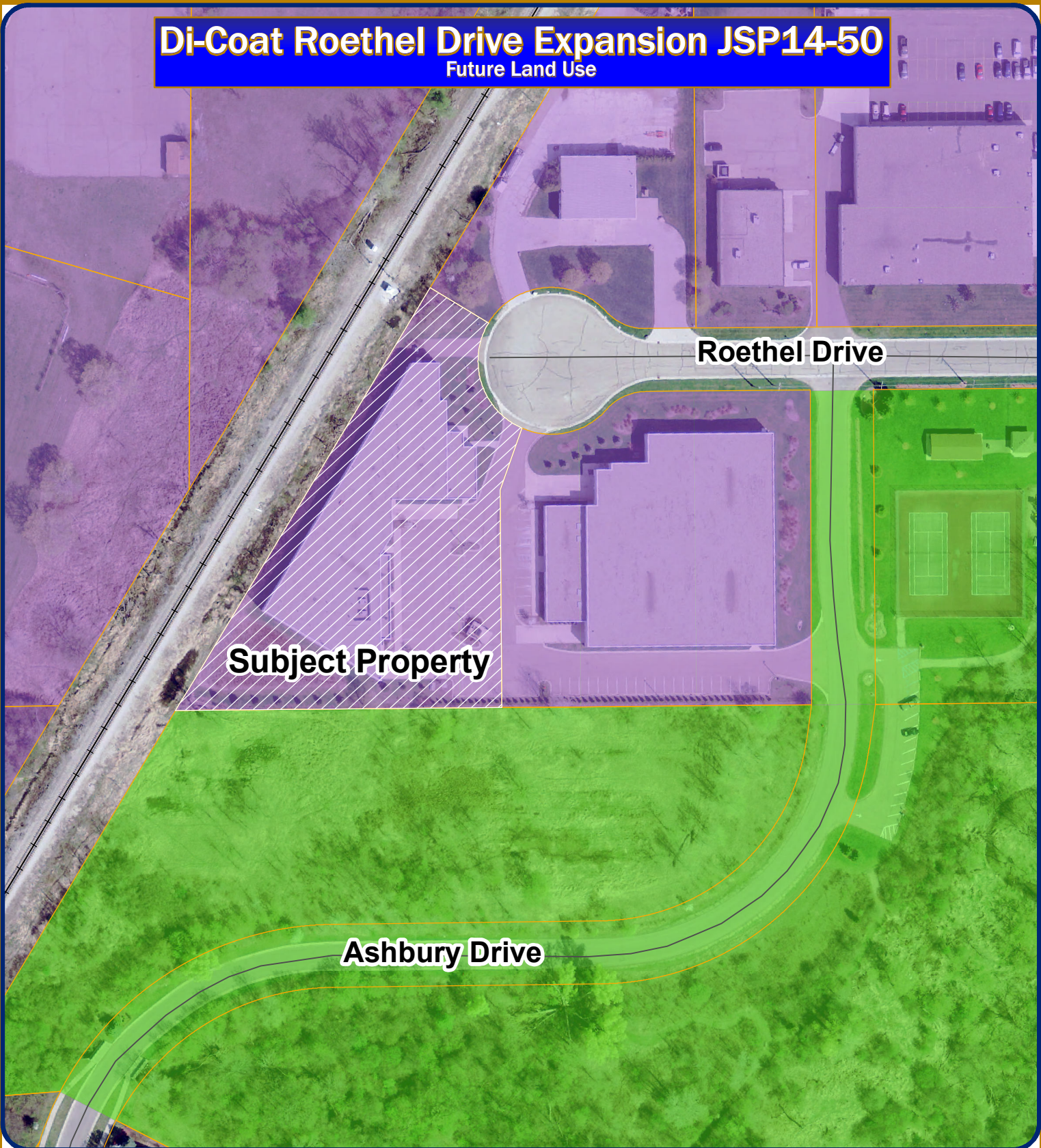


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Di-Coat Roethel Drive Expansion JSP14-50

Future Land Use



Map Author: Kristen Kapelanski
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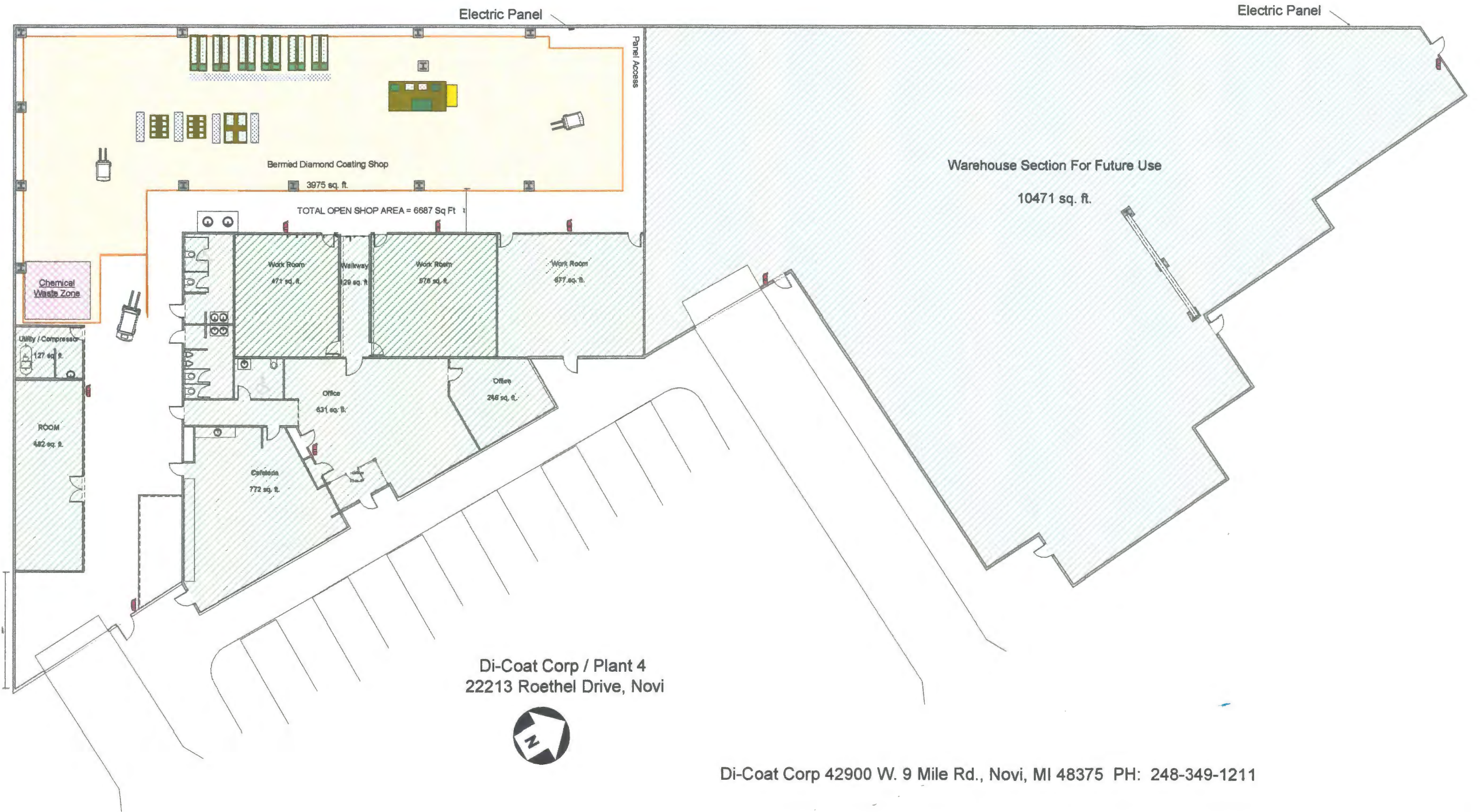
-  Subject Property
-  Industrial RD Tech
-  Public Park



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
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cityofnovi.org



Site Plan



Planning Review



PLAN REVIEW CENTER REPORT

September 12, 2014

Planning Review

Di-Coat Roethel Drive Expansion

JSP#14-50

Petitioner

Di-Coat Corporation

Review Type

Special Land Use Request

Property Characteristics

- Site Location: 22213 Roethel Dr., south side of Roethel Dr., west of Ashbury Drive (Section 35)
- Site School District: Novi Community School District
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East and West: I-1; South: R-4, One-Family Residential
- Site Use(s): vacant Industrial building
- Adjoining Uses: North, East and West: various office and industrial uses; South: City of Novi Rotary Park
- Site Size: 1.69 acres
- Size of Building: 23,955 sq. ft.
- Application Date: 8-26-14

Project Summary

The applicant is proposing to occupy an approximately 23,955 square foot building at 22213 Roethel Drive. The proposed use would fall under Section 1902.5 as a permitted use in the I-1 District subject to Special Land Use approval. The applicant intends to use the space for the "electrolytic co-deposition of nickel and abrasive diamond particles to steel or stainless steel substrates for use as either a cutting or wear resistant surface". The applicant will be using approximately 10,500 sq. ft. of the building and may potentially lease the remaining square footage as warehouse space, which would also fall under the requirements of the Special Land Use provisions. The subject property is adjacent to residential zoning on the southern side, necessitating the need for a Special Land Use permit for the proposed use. However, the adjacent residential zoning is primarily a City park.

Recommendation

Provided the applicant receives a waiver of the required Noise Analysis, approval of the **Special Land Use Permit is recommended**. In its recommendation the Planning Commission will need to consider the standards for Special Land Use consideration, as described below.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. **Items in bold must be addressed by the Planning Commission.**

1. Noise Analysis: A light manufacturing facility in the I-1 District requires the submission of a Noise Analysis when adjacent to residential zoning. **In this case, the Community Development Department recommends that the Planning Commission grant a waiver of the Noise Analysis requirement, as requested by the applicant.** The proposed use will not add any noise-generating equipment to the exterior of the existing building and no other measurable noise is expected as a result of this Special Land Use Permit. The proposed use is a substantial distance from the existing residences. The Planning Commission may waive any of these requirements if the applicant demonstrates a hardship or if the Special Land Use will clearly fall within the noise standards.
2. Lease of Warehouse Space: Potential tenants for the warehouse space should check with the Community Development Department to confirm their use is permitted prior to occupying the building.
3. Interior and Exterior Site Work: This review is only intended as a comment on the Special Land Use permit, as that is all the staff and Planning Commission have been asked to consider at this time. Any exterior site work will need to be reviewed by the Planning Division as part of a separate application. Both interior and exterior site work will need to be reviewed and approved by the Building Division as part of a separate application process.
4. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits

Special Land Use Considerations

In the I-1 District, a light manufacturing facility falls under the Special Land Use requirements when adjacent to residential zoning. Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Response Letter

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

Stamping Set Approval

Stamping sets are still required for this project. Items submitted for review will be used as stamping sets if the Special Land Use Permit request is approved by the Planning Commission.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP, Planner

Applicant Letter

Di-Coat Corporation

Alan Davis
Vice President
42900 W Nine Mile Rd
Novi, MI 48375

Telephone **248-349-1211**
Fax **248-349-4929**
E-Mail: **alandavis@dicoat.com**

August 26, 2014

Community Development Department
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: Di-Coat 22213 Roethel Drive Expansion; Application for Special Land Use Approval

We are seeking approval to expand operations into an existing building that we purchased at 22213 Roethel Dr. Our business is the electrolytic co-deposition of nickel and abrasive diamond particles to steel or stainless steel substrates for use as either a cutting or wear resistant surface. Applications for our process include uses for aircraft, automotive, masonry, general manufacturing, and surgical instruments. Some of these products are sold under major brand names in home improvement stores such as Home Depot, Lowe's, etc., and it is for these that we need a separate facility.

This expansion will be entirely consistent with the approved expansions in August, 2010 at 22495 and 22499 Heslip (SP10-34). We will be making no changes to the structure of the building, nor any on its surrounding grounds and parking lot.

I am requesting a waiver of the noise analysis requirement. The operation does not use any high noise-emanating equipment other than occasional use of an air compressor, which will be located in a room well inside the building.

Regarding parking spaces, the building is shown on the Alta Survey to be 23,955 sq. ft. so I assume "usable space" to be some small amount less than that. I count 34 parking spaces within the property line boundaries and we anticipate having up to ten employees during the largest working shift.

We will not be using the northern section of the building (approximately 10,500 sq ft) for the foreseeable future. We are considering leasing this area as warehousing space and request that this use also be considered with our application.

Regards,

