



Neptune Center JSP14-10

Neptune Center, JSP14-10

Approval of the request of Dorchen/Martin Associates, Inc. for Neptune Center for same side and opposite side driveway spacing waivers. The subject property is 3.9 acres located in Section 15 of the City of Novi at 44300 Grand River Avenue on the north side of Grand River Avenue, in the I-2, General Industrial District. The applicant is proposing a 20,000 square foot office and industrial facility.

Required Action

Approval/Denial of same side and opposite side driveway spacing waivers.

REVIEW	RESULT	DATE	COMMENTS
Traffic	Approval recommended	02/06/15	<ul style="list-style-type: none">• Planning Commission same side driveway spacing waiver required (200 ft. required, 64 ft. 6 in. provided)• Planning Commission opposite side driveway spacing waiver required (150 ft. required, 36 ft. provided)

Motion Sheet

Approval – Driveway Spacing Waivers

In the matter of the request of Dorchen/Martin Associates, Inc. for Neptune Center, JSP14-10, motion to **approve** the requested same side driveway spacing waiver (200 ft. required, 64 ft. 6 in. provided) and opposite driveway spacing waiver (150 ft. required, 36 ft. provided) *because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

-OR-

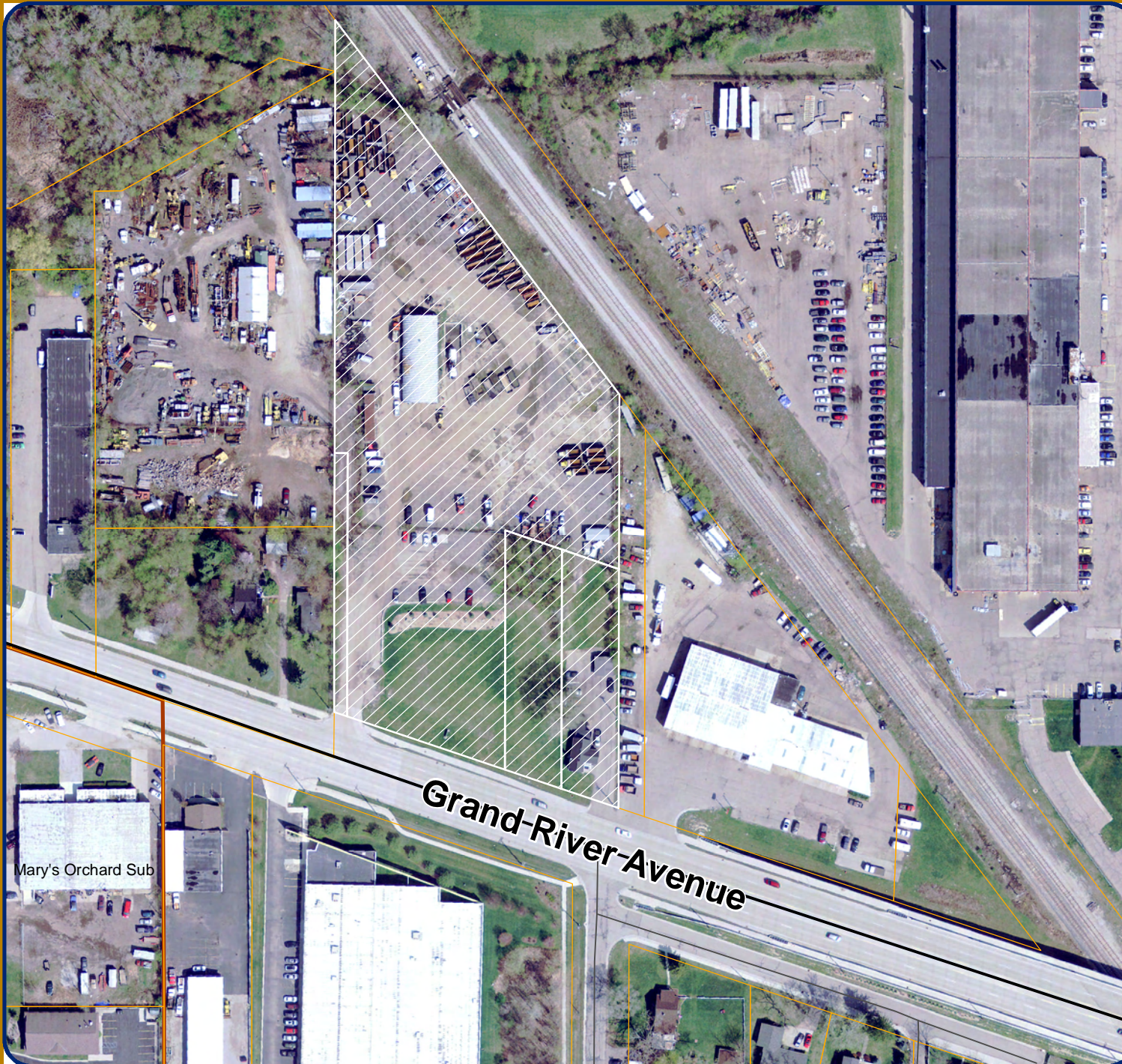
Denial – Driveway Spacing Waivers

In the matter of the request of Dorchen/Martin Associates, Inc. for Neptune Center, JSP14-10, motion to **deny** the requested same side driveway spacing waiver (200 ft. required, 64 ft. 6 in. provided) and opposite driveway spacing waiver (150 ft. required, 36 ft. provided) *because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and other applicable provisions of the Ordinance.*

Maps
Location
Zoning

JSP14-10 Neptune Center

Location



Map Legend

 Subject Properties



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

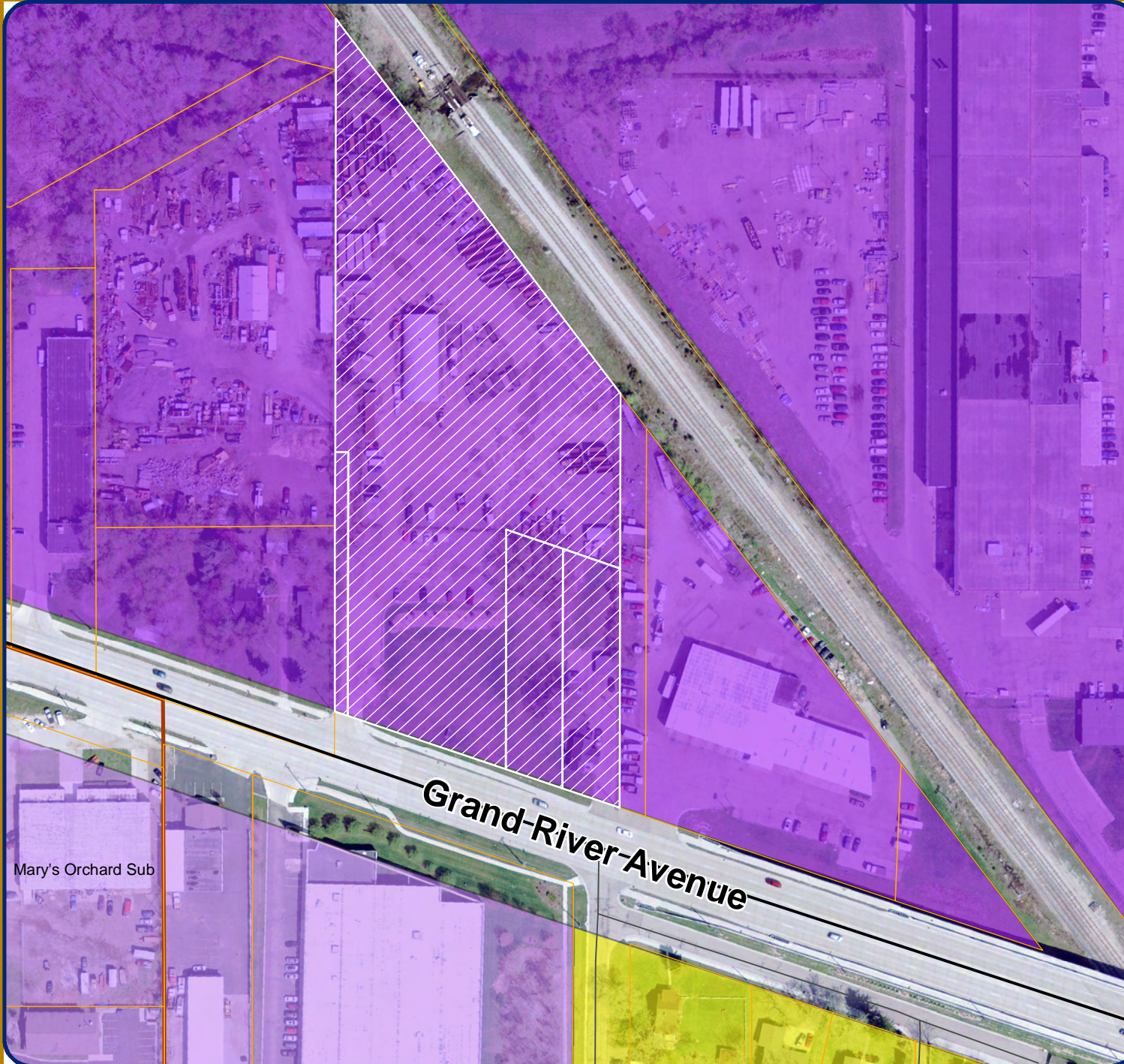
Map Author: Kristen Kapelanski
Date: 02-19-15
Project: Neptune Center JSP14-10
Version #: 1.0

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.

JSP14-10 Neptune Center

Zoning



Map Legend

-  Subject Properties
-  R-4: One-Family Residential District
-  I-1: Light Industrial District
-  I-2: General Industrial District



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

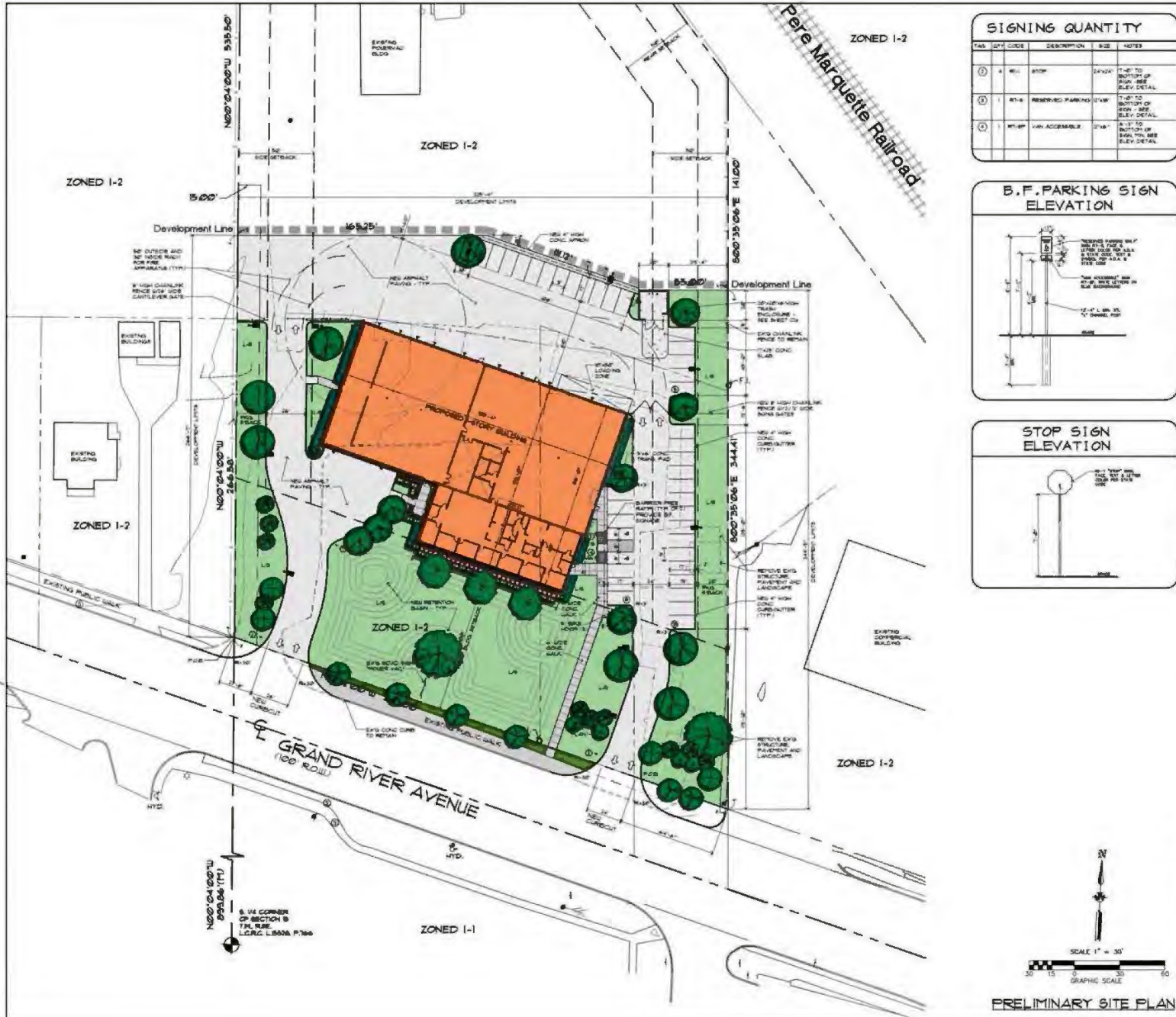
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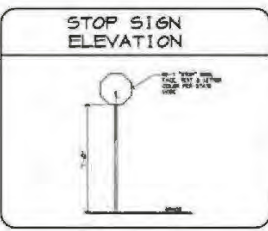
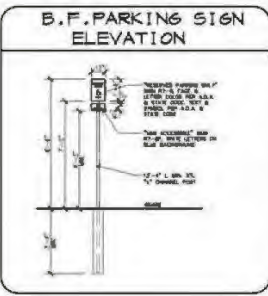
Site Plan

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



SIGNING QUANTITY

NO.	QTY	CODE	DESCRIPTION	SIZE	NOTES
1	4	W-1	STOP	24"X24"	1'-6" TO BOTTOM OF SIGN. SEE ELEV DETAIL
2	1	W-1-B	RESERVED PARKING	24"X24"	1'-6" TO BOTTOM OF SIGN. SEE ELEV DETAIL
3	1	W-1-B	LAN ACCESSIBLE	24"X24"	1'-6" TO BOTTOM OF SIGN. SEE ELEV DETAIL



LAND/BUILDING/PARKING DATA AND NOTES

ZONING CLASSIFICATION: I-2 GENERAL INDUSTRIAL
 ADJACENT ZONING (W, W & E): I-2 GENERAL INDUSTRIAL
 ADJACENT ZONING (SOUTH): I-1 LIGHT INDUSTRIAL
 PROPOSED NEPTUNE CENTRE DEVELOPMENT AREA:
 GROSS AREA = 101,832 SF OR 2.34 AC.
 TOTAL GROSS PROPOSED BUILDING AREA: 20,019 SF

LAND AREA 44,500 GRAND RIVER:
 EXISTING POWER VAC GRIVES AREA: 170,488 SF OR 3.91 AC.
 LAND AREA RECENTLY ACQUIRED:
 4420 AREA: 17,285 SF OR 0.40 AC.
 4420 AREA: 17,279 SF OR 0.40 AC.
 TOTAL GROSS AREA: 34,562 SF OR 0.79 AC.
 LAND AREA CROSS ACCESS (ACQUISITION):
 SHARED CASHEM AREA: 4,404 SF OR 0.10 AC.
 LAND AREA OVERALL:
 TOTAL COMBINED GROSS AREA(FUTURE) 206,590.20 SF OR 4.81 AC

BUILDING HEIGHT:

ALLOWED: 30 FEET MAXIMUM
 WAREHOUSE = 24'-6"
 OFFICE = 14'-6"

BUILDING ORIENTATION ON SITE:
 BUILDING FRONT FACE TO BE ORIENTED PARALLEL TO FRONT PROPERTY LINE

BUILDING SETBACKS REQUIRED:
 FRONT YARD SETBACK: 100 FEET
 SIDE YARD SETBACK: 10 FEET
 REAR YARD SETBACK: 10 FEET

BUILDING SETBACKS PROVIDED:
 FRONT YARD SETBACK: 100 FEET
 SIDE YARD SETBACK (WEST): 10 FEET, 9 BAY
 SIDE YARD SETBACK (EAST): 10 FEET, 9 BAY
 REAR YARD SETBACK: 10 FEET

PARKING SETBACK:
 REQUIRED AND PROVIDED: 30 FEET

PARKING PROVIDED:

WAREHOUSES AND WHOLESALE ESTABLISHMENTS:
 (1) SPACE PER 100 S.F. USABLE FLOOR AREA
 14.881 S.F./100 S.F. = 20.28 OR 21 SPACES

OFFICE:
 (1) SPACE PER 322 S.F. USABLE FLOOR AREA
 3.263 S.F./322 S.F. = 14.78 OR 15 SPACES

WAREHOUSE-FREE SPACES REQUIRED: 2 SPACES

PARKING PROVIDED:
 STANDARD SPACES PROVIDED: 38 SPACES
 NUMBER OF 6-F. SPACES PROVIDED: 2 SPACES
 TOTAL SPACES PROVIDED: 40 SPACES

BIKE/PARKING REQUIRED:
 5% OF REQUIRED PARKING
 38 SPACES x .05 = 1.9

BIKE/PARKING PROVIDED:
 STANDARD SPACES PROVIDED: 2 SPACES

LOADING/UNLOADING AREA REQUIRED:
 (1) SPACE @ 10' x 30' = 300 SF

LOADING/UNLOADING AREA PROVIDED:
 (1) SPACE @ 10' x 30' = 300 SF

BEFORE YOU DIG CALL MISS DIG.
 800-482-7171

PARKING INFORMATION

TOTAL SPACES	40	SPACES 3' x 15'-0" @ 90°	2
2 6-F. SPACES	2	SPACES 8' x 20'-0" @ 90°	0
0	0	SPACES 8' x 12' @ 90°	0
0	0	SPACES 8' x 12' @ 45°	0

ARCHITECT/PLANNER
 DorchesterMartin Associates, Inc.
 2490 Greenfield Rd., Suite 101
 Southfield, Michigan 48076
 One 561 100
 Fax: (313) 251-1251
 www.dorchestermartin.com

SURVEYOR
 CIVIL ENGINEER

MONITORING ENGINEERS
 METZ ENGINEERS
 4875 WOODWARD AVE.
 FORT LEE, MI 48034
 TEL: (248) 322-7851

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DATE: 8/24/14

SITE LOCATION

PROJECT STREET ADDRESS
 44300 GRAND RIVER AVE. SECTION 15

CITY: NOVI STATE: MICHIGAN COUNTY: OAKLAND

STATUS: DATE: BY:
 DATE CORN: 2-10-13 DMH
 PLAN CHECKED:
 AS-BUILT

Neptune Centre

CONCEPT DATE: DAVID JAMES 44300 GRAND RIVER, NOVI, MICHIGAN 48076 SECTION 15
 P.L. (245) 912-8874 FAX: (248) 912-9975
 NEPTUNE PROPERTY MANAGEMENT, LLC

DATE: 8/24/14

BY: DMH

STATUS: 2-10-13

DATE CORN: 2-10-13

PLAN CHECKED:

AS-BUILT

REVISIONS:

NO. DATE DESCRIPTION

1 8/24/14 CHANGES TO CONCEPT PLAN

2 8/24/14 SUBMIT FOR PERMITS APPLICATION, REVISIONS

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PRELIMINARY SITE PLAN

Traffic Review



February 6, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: Neptune Centre, Traffic Review for Preliminary Site Plan
JSP14-0010**

Dear Ms. McBeth,

URS has completed our review of the conceptual site plan submitted for the above referenced pre-application meeting between the City and applicant. Our comments are as follows:

1. General Comments

- a. The applicant, Neptune Property Management, LLC, is proposing to build a 20,019 square foot warehouse/office building on a 2.34 acre parcel on the north side of Grand River Avenue west of Novi Road, between Lannys Road and Clark Street.
- b. The parcel is zoned I-2 General Industrial.

2. Potential Traffic Impacts

- a. The proposed development is not expected to generate traffic volumes above the City thresholds listed in Table 1 of the Site Plan and Development Manual; therefore, additional traffic impact studies are not warranted.

3. General Plan Comments – The site general conforms to City ordinances; however, the following additional information is requested to be able to conduct a thorough review:

- a. The applicant should provide proposed pavement marking information in the next submittal.
- b. The applicant should provide additional details regarding the bicycle parking facilities, including dimensions.
- c. The applicant should note the turning radius permitted at the 90 degree turn in the northeast corner of the parking lot.
- d. The applicant should provide the curb height of the concrete slab along the east side of the building.
- e. The applicant should consider providing additional detail on the Preliminary Site Plan regarding where existing and new sidewalk will be located along Grand River Avenue for the entire property limits. After



existing driveways and buildings are removed and the southeast corner of the site is renovated, the sidewalk should be shown as continuous along the entire southern property line.

4. External Site Access and Operations – The external site access generally conforms to City ordinances; however, the applicant should consider the following comments:

- a. The driveway geometry is in compliance.
- b. The locations of the two proposed driveways do not meet the spacing requirements as defined in Figure IX.12 of Section 11 of the City Ordinance.
 - i. The plan indicates that there is 64' 6" between the east driveway and the adjacent property to the east's driveway, which is less than the minimum requirement of 200' for same side driveways in the Figure IX.12 of Section 11 of the City Ordinance.
 - ii. The plan does not provide dimensions between the proposed driveways and the driveways on the opposite side of Grand River Avenue; however, the spacing does not appear to meet the minimum 150' requirement as indicated in Figure IX.12 of Section 11 of the City Ordinance.
 - iii. The applicant could request a variance from the City to accommodate the denser driveway spacing for the site.

5. Internal Site Access and Operations – The internal site operations generally conform to City ordinances; however, the applicant should consider the following comments:

- a. The number of parking spaces and parking space dimensions are acceptable.
- b. The signing quantities provided on sheet SP02 is not accurate. The handicap sign assembly for the van accessible parking space (Tag 4) only includes one (1) R7-8P, when it should include one (1) R7-8 **and** one (1) R7-8P. The applicant should update the quantities displayed.
- c. The applicant should review the end island designs throughout the site.
 - i. The outside radius for end islands should be a minimum of 15', and there is at least one instance where this is not met.
 - ii. The end islands should also be 3' shorter than the adjacent parking space depth and this does not appear to be incorporated into the design. The applicant should review and update as necessary.
- d. The placement of the trash receptacle, while in the rear of the property, is likely to block a minimum of two (2) parking spaces when being loaded/unloaded. Section 5.4.4 of the City Zoning Ordinance states that the placement of trash receptacles, when in use, should not cut-off or diminish access to any off-street parking. The applicant should review the placement of the trash receptacle and consider adjusting as needed to comply with the ordinance.

The preliminary site plan was reviewed to the level of detail provided and additional information may be required to complete the review of traffic-related elements. URS **recommends approval** of the preliminary site plan, with the condition that the comments



stated up are adequately addressed and satisfy City ordinances or receive variances where ordinances are not met.

Sincerely,

URS Corporation Great Lakes

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

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