



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals      **ZONING BOARD APPEALS DATE:** December 12, 2023

**REGARDING:** 24315 & 24355 Grand River Avenue, Parcel # 50-22-24-476-022 (PZ23-0059)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Lithia Motors Inc

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: This property is zoned General Business (B-3)

Location: south of Grand River Avenue, east of Haggerty Road

Parcel #: 50-22-24-476-022

#### **Request**

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.12.D for a reduction in required side yard parking set back to 0 ft. (10 ft. minimum, a variance of 10 ft.). This variance will enable a proposed lot split in which existing parking lots will be divided between the new parcels.

### II. STAFF COMMENTS:

*This property has an existing parking lot located where the new parcel lot-split will be created. The applicant is seeking a zero-lot line variance to be applied to both parcels to allow the existing parking lot configuration to remain "as-is". This means that each property would require 100% of the 10-foot setback to be utilized.*

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. PZ23-0059, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.

(b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because \_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_.

(e) The relief if consistent with the spirit and intent of the ordinance because \_\_\_\_\_.

(f) The variance granted is subject to:

- 1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

2. I move that we deny the variance in Case No. PZ23-0059, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

- (a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.
  
- (b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_.
  
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.
  
- (d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.
  
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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 Novi, MI 48375  
 (248) 347-0415 Phone  
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 www.cityofnovi.org

## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

OCT 27 2023

CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <span style="font-size: 24px; color: blue;">\$330.00</span>  Meeting Date: <span style="font-size: 24px; color: blue;">12-12-23</span>  ZBA Case #: <span style="font-size: 24px; color: blue;">PZ 23-0059</span>	
PROJECT NAME / SUBDIVISION Porsche Novi					
ADDRESS 24315 Haggerty Road		LOT/SIUTE/SPACE #			
SIDWELL # 50-22-24 -476 -022		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Haggerty Road and W. 10 Mile Road					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE			
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS eimpert@lithia.com		CELL PHONE NO.	
NAME Edward Impert				TELEPHONE NO. 5417747645	
ORGANIZATION/COMPANY Lithia Motors, Inc.				FAX NO.	
ADDRESS 150 N Bartlett St		CITY Medford		STATE OR	ZIP CODE 97501
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME					
TELEPHONE NO.					
ORGANIZATION/COMPANY					
FAX NO.					
ADDRESS		CITY		STATE	ZIP CODE
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER <u>B-3</u>					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.12.D</u>		Variance requested <u>Variance from 10-foot min. side yard parking setback</u>			
2. Section _____		Variance requested _____			
3. Section _____		Variance requested _____			
4. Section _____		Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>		<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>			



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

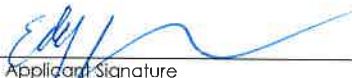
ACCESSORY BUILDING

USE

OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT



Applicant Signature

10-24-2023

Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**Community Development Department**

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
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**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
 Not Applicable     Applicable    If applicable, describe below:

*and/or*

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.  
 Not Applicable     Applicable    If applicable, describe below:

*and/or*

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.  
 Not Applicable     Applicable    If applicable, describe below:

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

This site is a planned development with multiple existing buildings, access drives and parking areas. A lot split is being proposed which will split the existing single tax parcel into two new tax parcels. A variance will be required for both parcels since the parcel split line will need to cross through existing parking areas, and also the parcel split line will lie within 10 feet of existing parking adjacent to the access drive.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The existing parking areas are part of the overall development, and it would be unnecessarily burdensome to have to reconfigure and reconstruct these parking areas to be in strict compliance with the 10-foot parking setback. Both the cost of reconstruction and the resulting reduction in the overall number of parking spaces would be an issue.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

A variance from the 10-foot minimum side yard parking setback requirement is being requested. It would do justice to the applicant since they could proceed with the proposed lot split of the parcel, and the existing parking areas would not need to be changed. Other property owners in the district would not be significantly impacted since the subject parking areas lie inside the overall development, and not adjacent to neighboring properties.

## **Standard #5. Adverse Impact on Surrounding Area.**



Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

This dimensional variance will not cause an adverse impact on surrounding property or the surrounding neighborhood, since the parking areas in question are currently used for parking. Also the variance will apply to parking areas adjacent to the proposed internal lot line and will not impact adjacent surrounding property.

# Porsche Novi

Existing Site

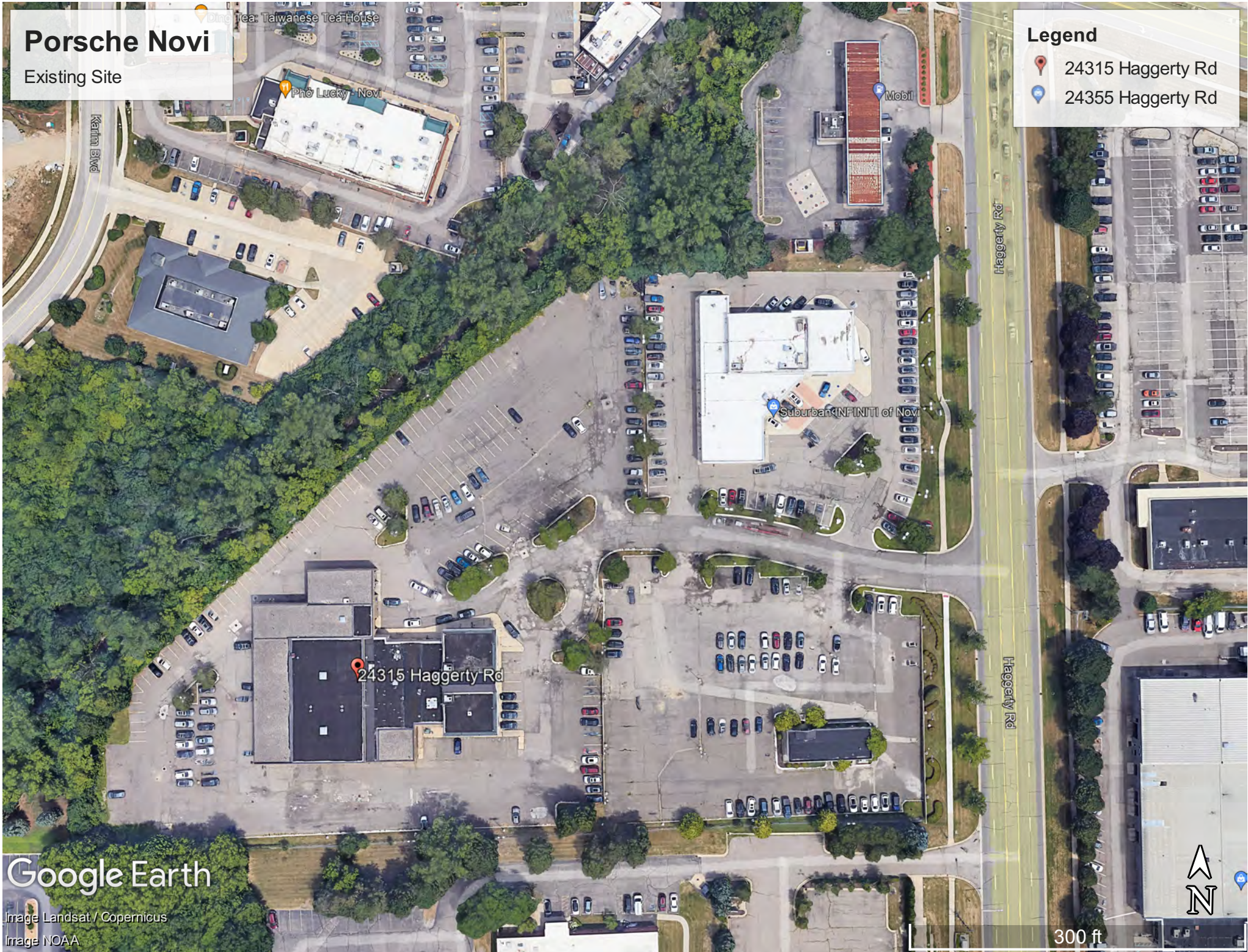
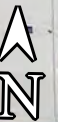
## Legend

-  24315 Haggerty Rd
-  24355 Haggerty Rd

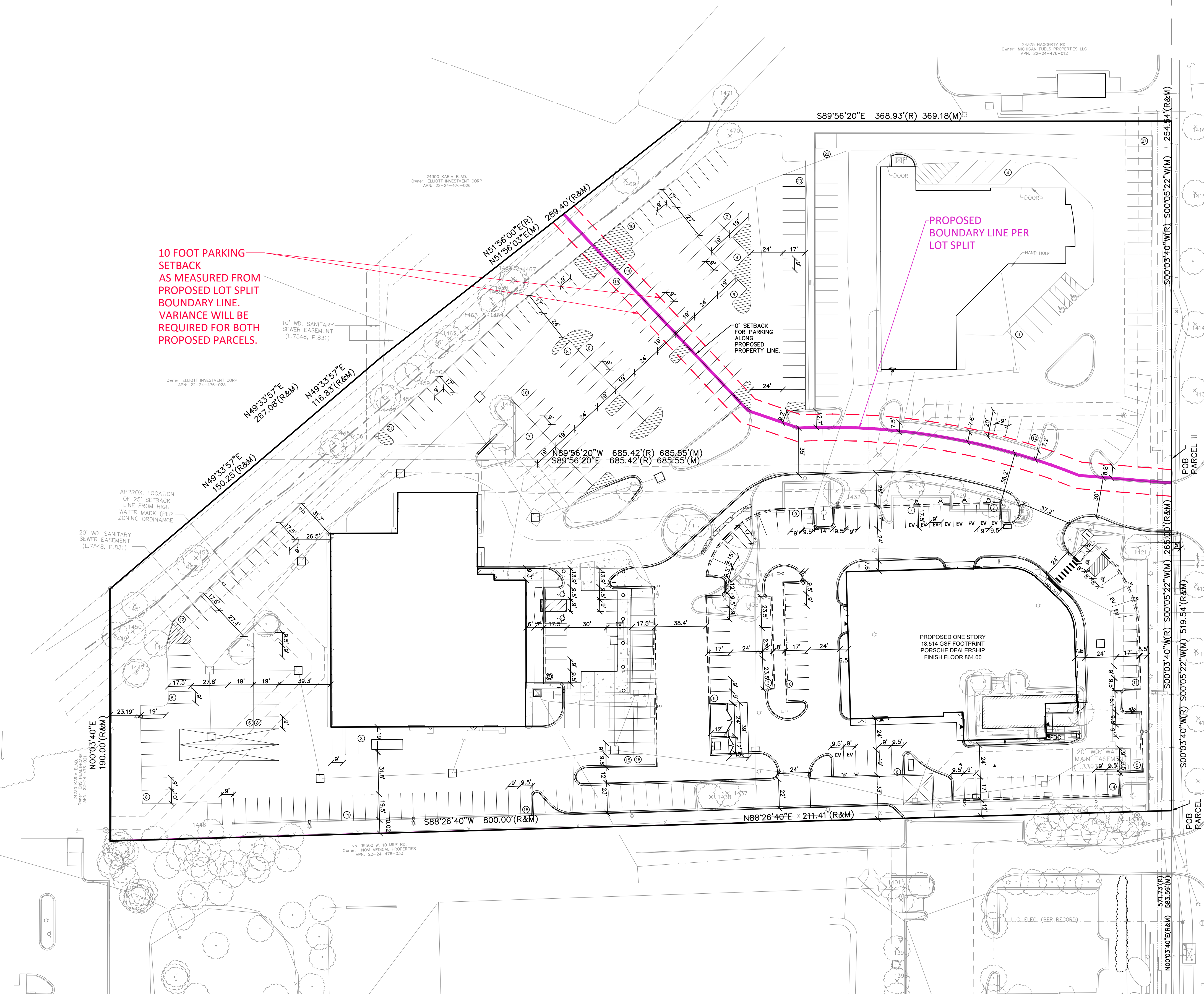
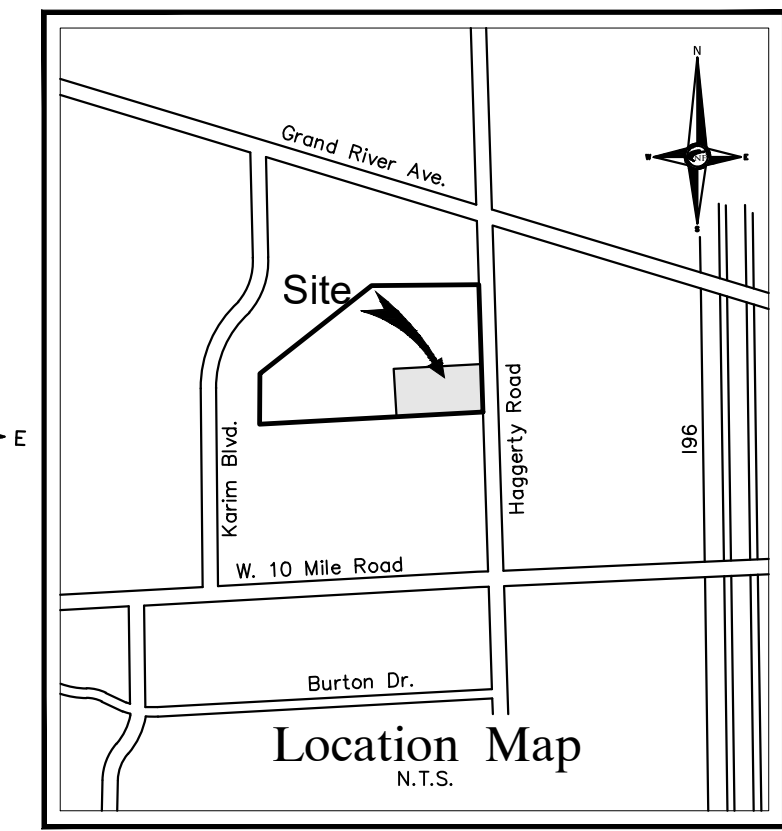
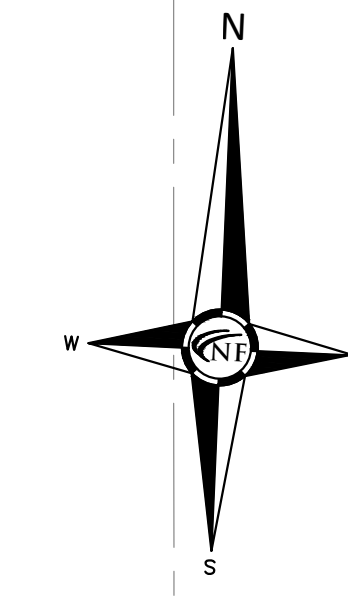
Google Earth

Image Landsat / Copernicus  
Image NOAA

300 ft







**LEGAL DESCRIPTION**

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF NOVI, AS DESCRIBED AS:

PARCEL I:  
A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST (RECORDED AS SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST) 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 583.59 (RECORDED AS 571.73) FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST 800.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 190.00 FEET; THENCE NORTH 49 DEGREES 33 MINUTES 57 SECONDS EAST 150.25 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 685.42 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 255.00 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

PARCEL II:  
A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST (RECORDED AS SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST) 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 583.59 (RECORDED AS 571.73) FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 116.83 FEET; THENCE NORTH 51 DEGREES 56 MINUTES 03 SECONDS EAST (RECORDED AS NORTH 51 DEGREES 56 MINUTES 03 SECONDS EAST) 289.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 368.93 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 254.54 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 24305 HAGGERTY, NOVI, MI  
TAX ID: 22-24-476-022 (PARCEL I AND II TOGETHER)

**MISS DIG / UTILITY DISCLAIMER NOTE**

A MISS DIG TICKET NUMBER B0791822, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON AUGUST 6, 2019. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.  
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED 4" ASPHALT PAVEMENT ON 8" AGGREGATE BASE
	PROPOSED 6" ASPHALT PAVEMENT ON 10" AGGREGATE BASE

**LEGEND**

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	UTILITY POLE
	GUY POLE
	GUY WIRE
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

SEAL

PROJECT  
Porsche Novi  
24305 Haggerty Road

CLIENT  
Lithia Motors, Inc.  
150 N. Bartlett Street  
Medford, OR 97501

Contact:  
Mr. Joseph Gilardone  
Phone: (734)645-7442  
email:josephgilardone@lithia.com

PROJECT LOCATION  
Part of the Southeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan

SHEET  
Overall Site Plan - Exhibit



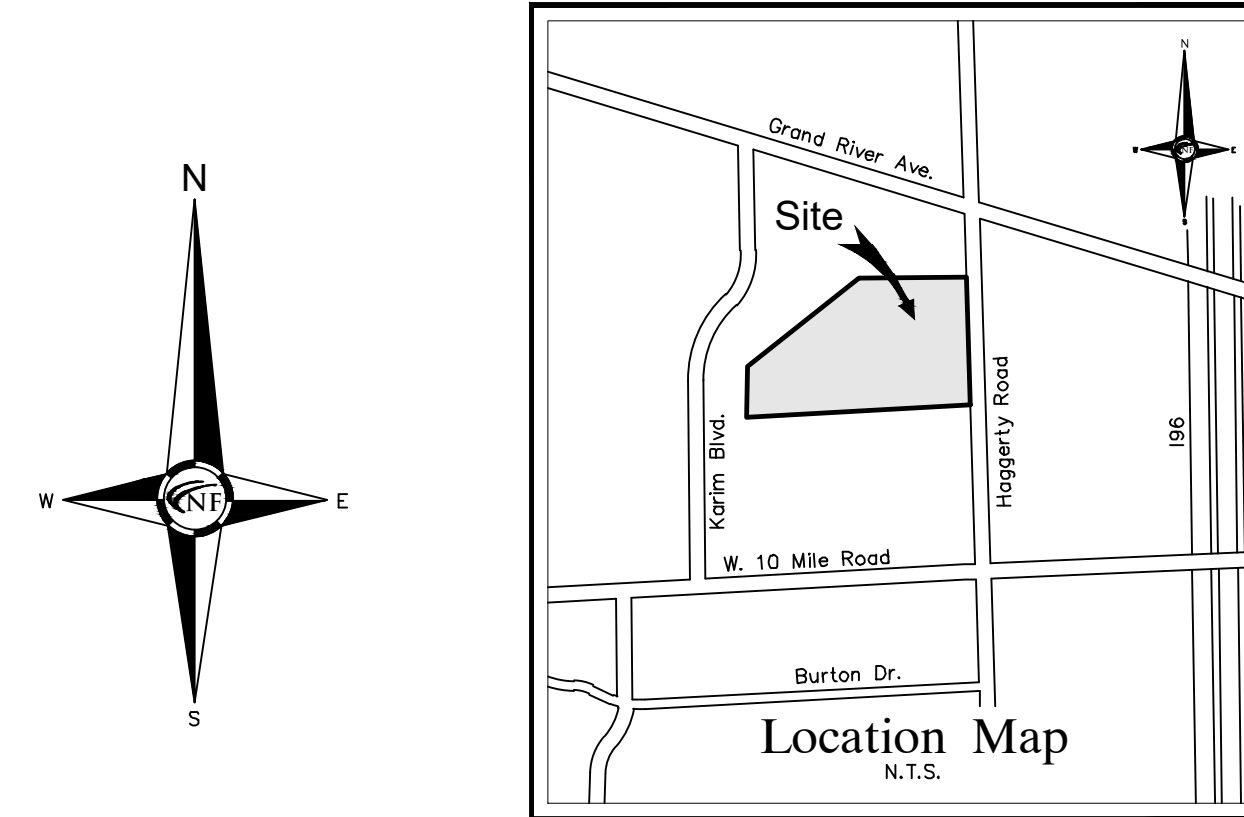
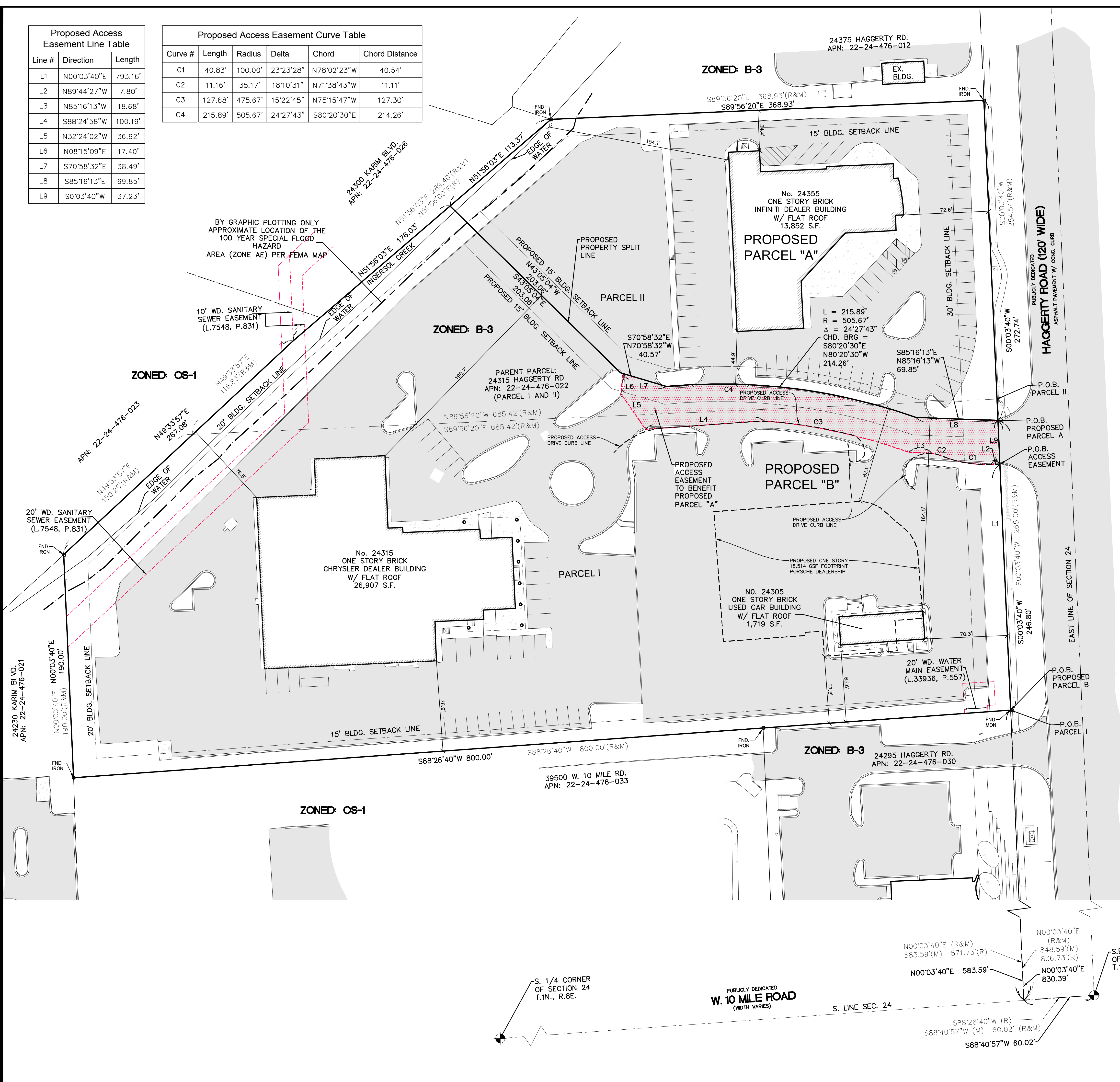
DATE ISSUED/REVISED

DRAWN BY:  
E. Marani  
DESIGNED BY:  
T. Wood  
APPROVED BY:  
J. Longhurst  
DATE:  
October 23, 2023

SCALE: 1" = 40'  
NFE JOB NO. 1921-05  
SHEET NO. C1

Line #	Direction	Length
L1	N00°03'40"E	793.16'
L2	N89°44'27"W	7.80'
L3	N85°16'13"W	18.68'
L4	S88°24'58"W	100.19'
L5	N32°24'02"W	36.92'
L6	N08°15'09"E	17.40'
L7	S70°58'32"E	38.49'
L8	S85°16'13"E	69.85'
L9	S0°03'40"W	37.23'

Curve #	Length	Radius	Delta	Chord	Chord Distance
C1	40.83'	100.00'	23°23'28"	N78°02'23"W	40.54'
C2	11.16'	35.17'	18°10'31"	N71°38'43"W	11.11'
C3	127.68'	475.67'	15°22'45"	N75°15'47"W	127.30'
C4	215.89'	505.67'	24°27'43"	S80°20'30"E	214.26'



**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

**LEGAL DESCRIPTION - PARENT PARCEL**  
 LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF NOVI, AS DESCRIBED AS:

**PARCEL I:**  
 A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST (RECORDED AS SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST) 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 583.59 (RECORDED AS 571.73) FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST 800.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 190.00 FEET; THENCE NORTH 49 DEGREES 33 MINUTES 57 SECONDS EAST 150.25 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 685.42 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 265.00 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

**PARCEL II:**  
 A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST (RECORDED AS SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST) 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 583.59 (RECORDED AS 571.73) FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST 800.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 190.00 FEET; THENCE NORTH 49 DEGREES 33 MINUTES 57 SECONDS EAST 150.25 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 685.42 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 265.00 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 24315 HAGGERTY, NOVI, MI  
 TAX ID: 22-24-476-022 (PARCEL I AND II TOGETHER)  
 CONTAINING APPROXIMATELY 350,250 SQUARE FEET OR 8.041 ACRES OF LAND.

**LEGAL DESCRIPTION - PROPOSED PARCEL A**  
 LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF NOVI, DESCRIBED AS:

A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 830.39 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 16 MINUTES 13 SECONDS WEST 69.85 FEET; THENCE 215.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 505.67 FEET, CENTRAL ANGLE 24 DEGREES 27 MINUTES 43 SECONDS, CHORD BEARING NORTH 80 DEGREES 20 MINUTES 30 SECONDS WEST 214.26 FEET); THENCE NORTH 70 DEGREES 58 MINUTES 32 SECONDS WEST 40.57 FEET; THENCE NORTH 43 DEGREES 05 MINUTES 04 SECONDS WEST 203.06 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 03 SECONDS EAST 113.37 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 368.93 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 272.74 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

CONTAINING 95,300 SQUARE FEET OR 2.188 ACRES OF LAND.  
 SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY RECORDED OTHERWISE.

**LEGAL DESCRIPTION - PROPOSED PARCEL B**  
 LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF NOVI, DESCRIBED AS:

A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 583.59 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 16 MINUTES 13 SECONDS WEST 69.85 FEET; THENCE 215.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 505.67 FEET, CENTRAL ANGLE 24 DEGREES 27 MINUTES 43 SECONDS, CHORD BEARING NORTH 80 DEGREES 20 MINUTES 30 SECONDS WEST 214.26 FEET); THENCE NORTH 70 DEGREES 58 MINUTES 32 SECONDS WEST 40.57 FEET; THENCE NORTH 43 DEGREES 05 MINUTES 04 SECONDS WEST 203.06 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 03 SECONDS EAST 113.37 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 368.93 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 272.74 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

CONTAINING 254,950 SQUARE FEET OR 5.853 ACRES OF LAND.  
 SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY RECORDED OTHERWISE.

**LEGAL DESCRIPTION - PROPOSED ACCESS EASEMENT**  
 A VARIABLE WIDTH ACCESS EASEMENT LOCATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF NOVI, DESCRIBED AS:

A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 793.16 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 7.80 FEET; THENCE 40.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 100.00 FEET, CENTRAL ANGLE 23 DEGREES 23 MINUTES 28 SECONDS, CHORD BEARING NORTH 78 DEGREES 02 MINUTES 43 SECONDS WEST 40.54 FEET); THENCE 11.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 35.17 FEET, CENTRAL ANGLE 18 DEGREES 10 MINUTES 31 SECONDS, CHORD BEARING NORTH 71 DEGREES 38 MINUTES 43 SECONDS WEST 11.11 FEET); THENCE NORTH 85 DEGREES 16 MINUTES 13 SECONDS WEST 18.68 FEET; THENCE 127.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 475.67 FEET, CENTRAL ANGLE 15 DEGREES 22 MINUTES 45 SECONDS, CHORD BEARING NORTH 75 DEGREES 15 MINUTES 47 SECONDS WEST 127.30 FEET); THENCE SOUTH 88 DEGREES 24 MINUTES 58 SECONDS WEST 100.19 FEET; THENCE NORTH 32 DEGREES 24 MINUTES 02 SECONDS WEST 36.92 FEET; THENCE NORTH 08 DEGREES 15 MINUTES 09 SECONDS EAST 17.40 FEET; THENCE SOUTH 70 DEGREES 58 MINUTES 32 SECONDS EAST 38.49 FEET; THENCE 215.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 505.67 FEET, CENTRAL ANGLE 24 DEGREES 27 MINUTES 43 SECONDS, CHORD BEARING SOUTH 80 DEGREES 20 MINUTES 30 SECONDS EAST 214.26 FEET); THENCE SOUTH 85 DEGREES 16 MINUTES 13 SECONDS EAST 69.85 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 37.23 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

CONTAINING 10,531 SQUARE FEET OR 0.242 ACRES OF LAND.



PROJECT  
 Porsche Novi  
 24315 Haggerty Road

CLIENT  
 Lithia Motors, Inc.  
 150 N. Bartlett Street  
 Medford, OR 97501

Contact:  
 Ms. Anne Breck  
 Tel: (541) 734-3043  
 Email: abreck@lithia.com

PROJECT LOCATION  
 Part of the Southeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan

SHEET  
 Parcel Split



DATE	ISSUED/REVISED

DRAWN BY:  
 E. Marani

DESIGNED BY:  
 -

APPROVED BY:  
 K. Navaroli

EMAIL CONTACT:  
 emarani@nfe-engr.com

DATE:  
 08-22-2023

SCALE: 1" = 40'

NFE JOB NO. SHEET NO.  
 1921-05 1 of 1