



VIBE CREDIT UNION HEADQUARTERS MAINTENANCE & SITE IMPROVEMENTS JSP21-32

JSP21-32 VIBE CREDIT UNION HEADQUARTERS MAINTENANCE & SITE IMPROVEMENTS

Consideration at the request of Nowak & Fraus Engineers, for approval of a Revised Landscape Plan. The subject property is approximately 9.84 acres and is located west of Cabaret Drive and south of Twelve Mile Road in the OST, Office Service Technology, Zoning District. The applicant is proposing landscape changes to the site as part of minor site improvements that require Planning Commission consideration.

Required Action

Approve/Deny the Revised Landscape Plan and any applicable Landscape Waivers.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	5-25-22	<ul style="list-style-type: none"> Items to be addressed by the applicant prior to Electronic Stamping Set Submittal
Landscaping	Approval recommended	5-13-22	<ul style="list-style-type: none"> Landscape Waiver for the lack of required parking lot landscape trees along the south parking lot (supported by staff) Significant change in the approved landscape plan due to the removal of 10 mature trees from the Twelve Mile Road and Cabaret Drive Frontage and the following being planted: <ul style="list-style-type: none"> 10 new woodland replacement trees at the rear of the property 13 greenbelt plantings on Twelve Mile Road and Cabaret Drive Items to be addressed by the applicant prior to Electronic Stamping Set Submittal

MOTION SHEET

Approval – Revised Landscape Plan

In the matter of Vibe Credit Union Headquarters Maintenance & Site Improvements, JSP21-32, motion to **approve** the Revised Landscape Plan based on and subject to the following:

- a. The proposed revised landscape plan is a **significant change** to the site and does not qualify for administrative approval as listed in Section 6.1.C.v of the Zoning Ordinance;
- b. The proposed revised landscape plan **does not** meet the standards of Section 5.5.3.5.E.iii of the Zoning Ordinance, which permits **minor** changes in site landscaping to be approved by the Landscape Architect when there is **no** reduction in the quality of plant materials or **no** significant change in size or location of plant material, and therefore staff has determined that the plan must be reviewed by the Planning Commission, *due to the removal of 10 mature trees from the Twelve Mile Road and Cabaret Drive frontage and the following being planted:*
 - i. *10 new woodland replacement trees at the rear of the property; and*
 - ii. *13 greenbelt plantings on Twelve Mile Road and Cabaret Drive*

The Planning Commission can approve the change if it finds that the woodland replacement trees and the greenbelt plantings proposed meet the current standards of the Woodland Protection Ordinance, Zoning Ordinance, Landscape Design Manual, and all other applicable provisions;

- c. The relocated woodland replacement trees shall be placed in the proposed woodland conservation easement located in the rear of the site;
- d. Landscape waiver for the lack of required parking lot landscape trees along the south parking lot *due to potential overcrowding of trees, which is hereby granted;*
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Stamping Set; and
- f. *(additional conditions here if any)*

(This motion is made 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 –

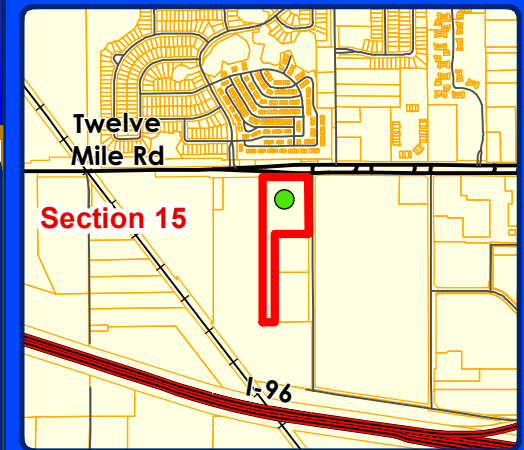
Denial – Revised Landscape Plan

In the matter of Vibe Credit Union Headquarters Maintenance & Site Improvements, JSP21-32, motion to **deny** the Revised Landscape Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*


MAPS
Location
Zoning
Future Land Use
Natural Features

JSP21-32 VIBE HQ SITE MAINTENANCE

LOCATION



LEGEND

 Subject Property

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

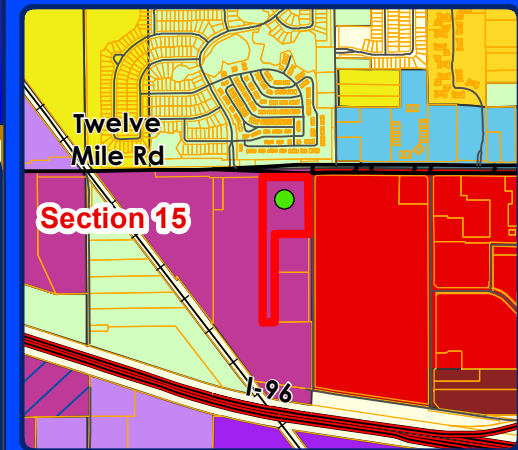
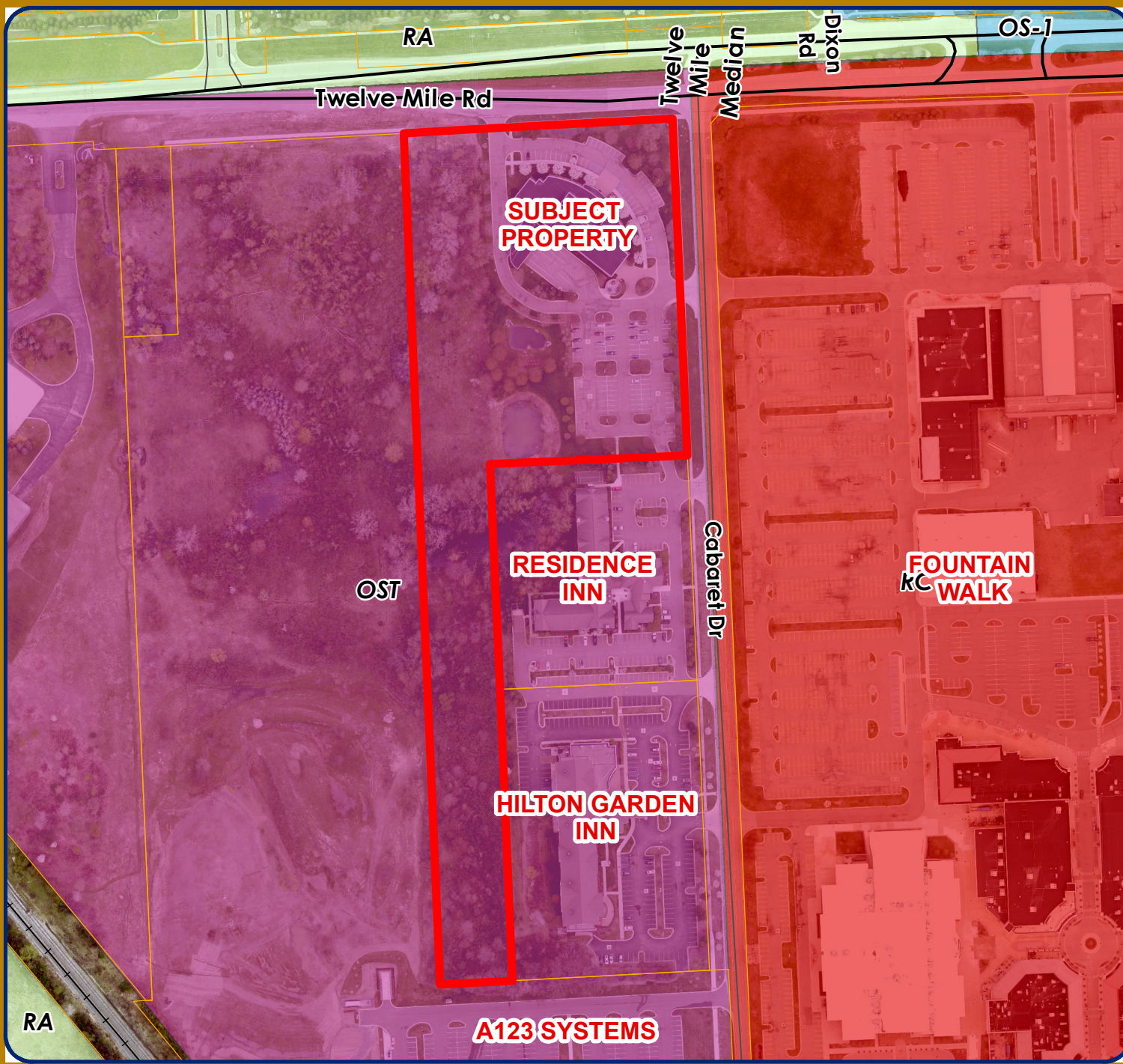
Map Author: Christian Carroll
Date: 6/2/22
Project: JSP21-32 VIBE HQ SITE MAINTENANCE
Version #: 1

0 55 110 220 330 Feet
1 inch = 263 feet

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP21-32 VIBE HQ SITE MAINTENANCE

ZONING



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- RM-1: Low-Density Multiple Family
- C: Conference District
- EXO: OST District with EXO Overlay
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- Subject Property

City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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 Novi, MI 48375
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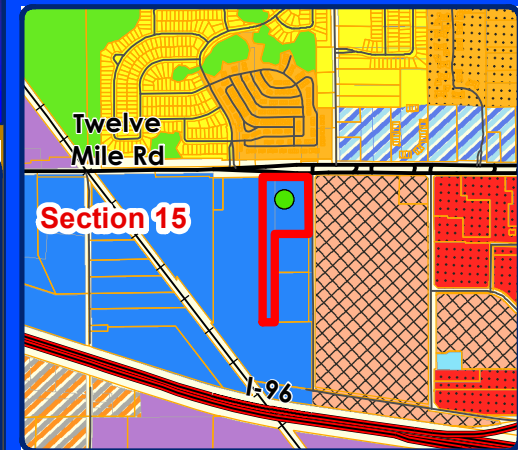
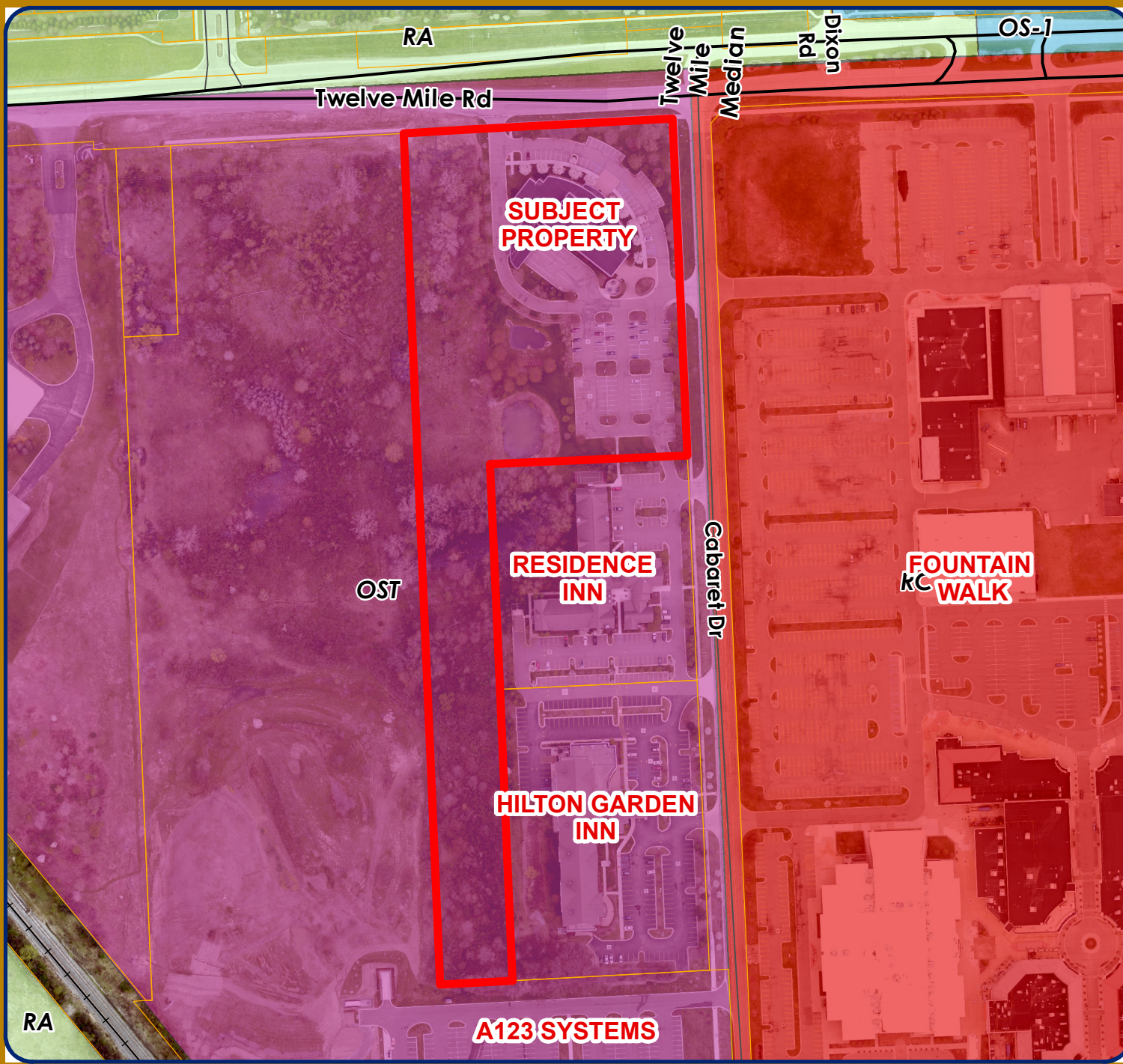
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JSP21-32 VIBE HQ SITE MAINTENANCE

FUTURE LAND USE



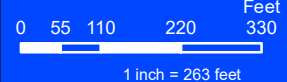
LEGEND

	Single Family
	Multiple Family
	PD1
	Community Office
	Office Research Development Technology
	Industrial Research Development Technology
	Regional Commercial
	City West
	PD2
	Public
	Public Park
	Subject Property



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MAP INTERPRETATION NOTICE

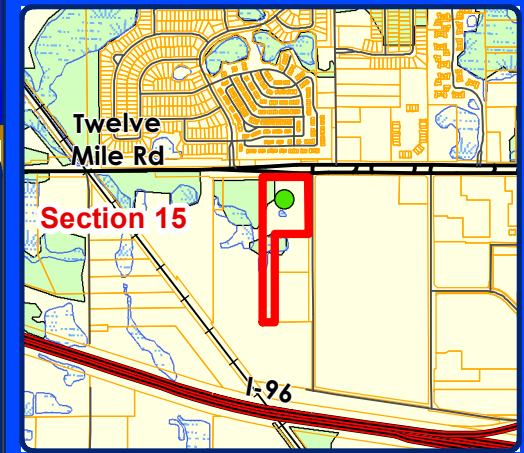
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RA




A123 SYSTEMS

JSP21-32 VIBE HQ SITE MAINTENANCE

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



City of Novi

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

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1 inch = 263 feet

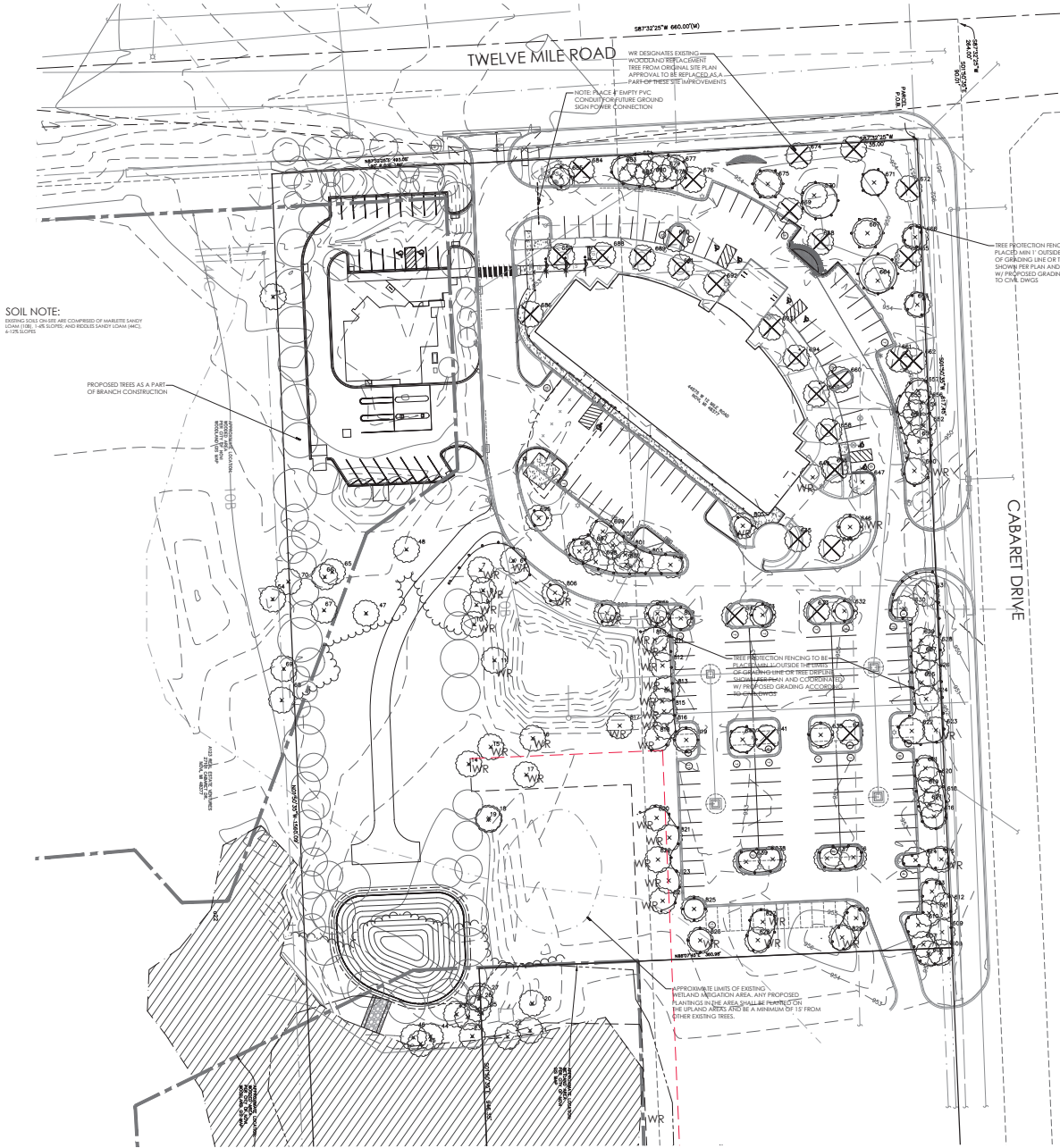


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SITE PLAN

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



SOIL NOTE:
 SHOWN: SOIL DRIFLINE ARE COMPOSED OF SANDS/CLAY SANDY LOAM (L) (S) 1-10% SILTS AND MODERATE SANDY CLAY (M) (L) 1-10% SILTS

PROPOSED TREES AS A PART OF BRANCH CONSTRUCTION

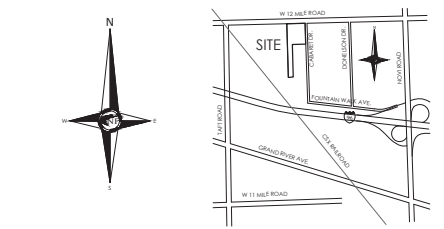
TWELVE MILE ROAD

SR732257W 660.007(0)

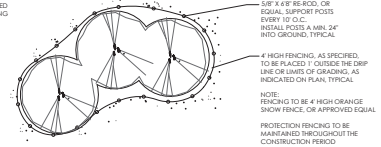
WR DESIGNATES EXISTING WOODLAND REPLACEMENTS TREE FROM ORIGINAL SITE PLAN APPROVED TO BE REPLACED AS PART OF THESE SITE IMPROVEMENTS

NOTE: PLACE 8' EMPTY PIPE CONDUIT TOWARD GROUND SIGNPOST CONNECTION

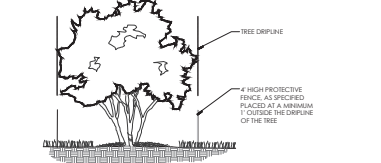
CABARET DRIVE



LOCATION MAP N.E.S.



TREE PROTECTION DETAIL-PLAN N.S.



TREE PROTECTION DETAIL-SECTION N.S.

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE BRANCH CONSTRUCTION IS COMPLETE.
2. ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO: PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE DRIFLINE OF GRADING LINE.
5. SUBMIT CONSTRUCTION NOTICES SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
6. ALL LIFT SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE REGULATOR THAT PROTECTED TREES MUST BE AVOIDED. ALL WORKING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES AND PROTECTED TREES SHOULD BE SURVEILLED WITH FREQUENT VISITS.
9. ALL CUTS OF BRANCHES SHOULD BE SMOOTHED WITH A CHAIN SAW OR ANIMALLY WITH A HEDGECLIPPER.
10. THE COLLARING OF UNDERBUDS MUST BE DONE WITHIN CONSTRUCTION AREA SHOULD BE COLLARED BY CUTTING NEARLY AT THE GROWING WITH A CHAIN SAW OR ANIMALLY WITH A HEDGECLIPPER.
11. THE COLLARING OF BRANCHES FOR THE REPLACEMENT PER ORDINANCE GUIDELINES FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
12. TREES TO BE REMOVED SHALL BE PRELIMINARILY EVALUATED AND PLANNED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

LEGEND:

- X TREES TO BE REMOVED
- WR TREES TO REMAIN
- TREE PROTECTION FENCING
- WR EXISTING WOODLAND REPLACEMENT

TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	125
TOTAL CUT TREE:	2
NET TREES ON SITE:	123
ORIGINAL WOODLAND REPLACEMENTS REQUIRED:	47
WOODLAND REPLACEMENTS REMAINING FROM ORIGINAL:	37
TOTAL NUMBER OF REPLACEMENTS DESICRIBE ON SITE:	30
TOTAL NUMBER OF REPLACEMENT TREES PROVIDED:	30



CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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



PROJECT
 Vibe Credit Union Headquarters

CLIENT
 Vibe Credit Union
 44575 W. Twelve Mile Road
 City of Novi, MI 48377

CONTACT:
 Mr. Allan McMorris
 Phone: (248) 735-9500

PROJECT LOCATION
 Part of the NW 1/4 of Section 15
 Town 1 North, Range 8 East
 City of Novi,
 Oakland County, Michigan

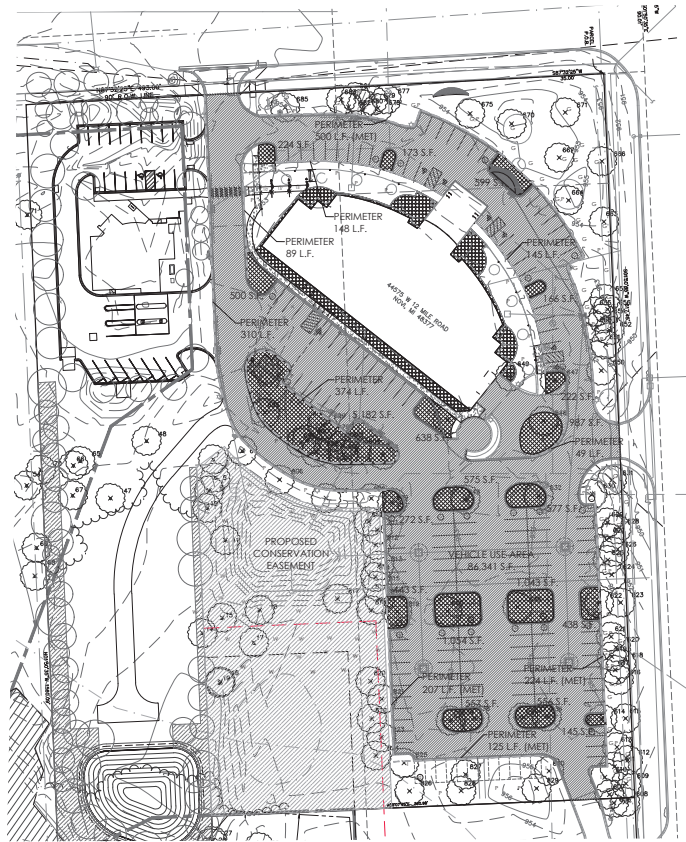
SHEET
 Tree Preservation Plan



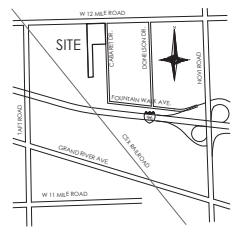
REVISIONS
 06.01.22 City Review - Phase 2 Landscaping
 06.18.22 Revised per City Review

DRAWN BY:
 G. Ostrowski
 DESIGNED BY:
 G. Ostrowski
 APPROVED BY:
 G. Ostrowski
 DATE:
 07-06-2021

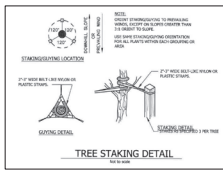
SCALE: 1" = 40'
 SHEET NO. L1
 JOB NO. K911-03



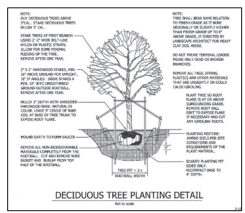
BASIS OF CALCULATION DIAGRAM



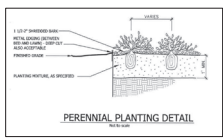
LOCATION MAP



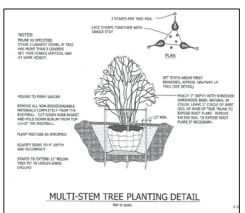
TREE STAKING DETAIL



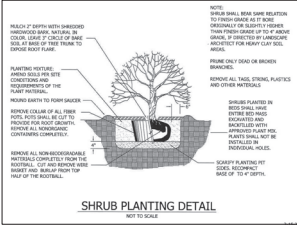
DECIDUOUS TREE PLANTING DETAIL



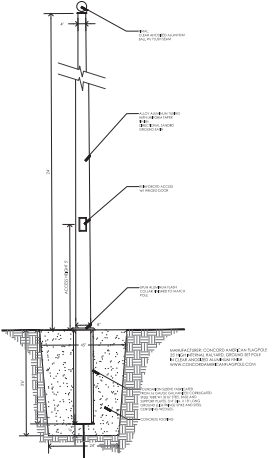
PERENNIAL PLANTING DETAIL



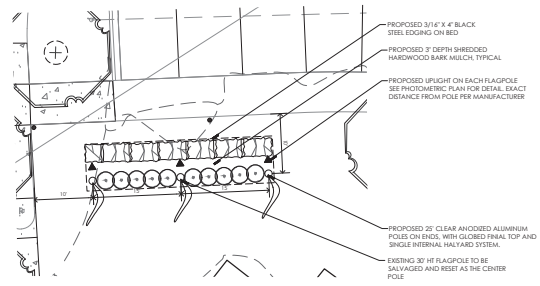
MULTI-STEM TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



FLAGPOLE DETAIL



FLAGPOLE LAYOUT



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
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SEAL



PROJECT
Vibe Credit Union
Headquarters

CLIENT
Vibe Credit Union
44575 W. Twelve Mile Road
City of Novi, MI 48377

Contact:
Mr. Allan McMorris
Phone: (248) 735-9500

PROJECT LOCATION
Part of the NW 1/4
of Section 15
Town 1 North, Range 8 East
City of Novi,
Oakland County, Michigan

SHEET
Landscape Notes
and Details



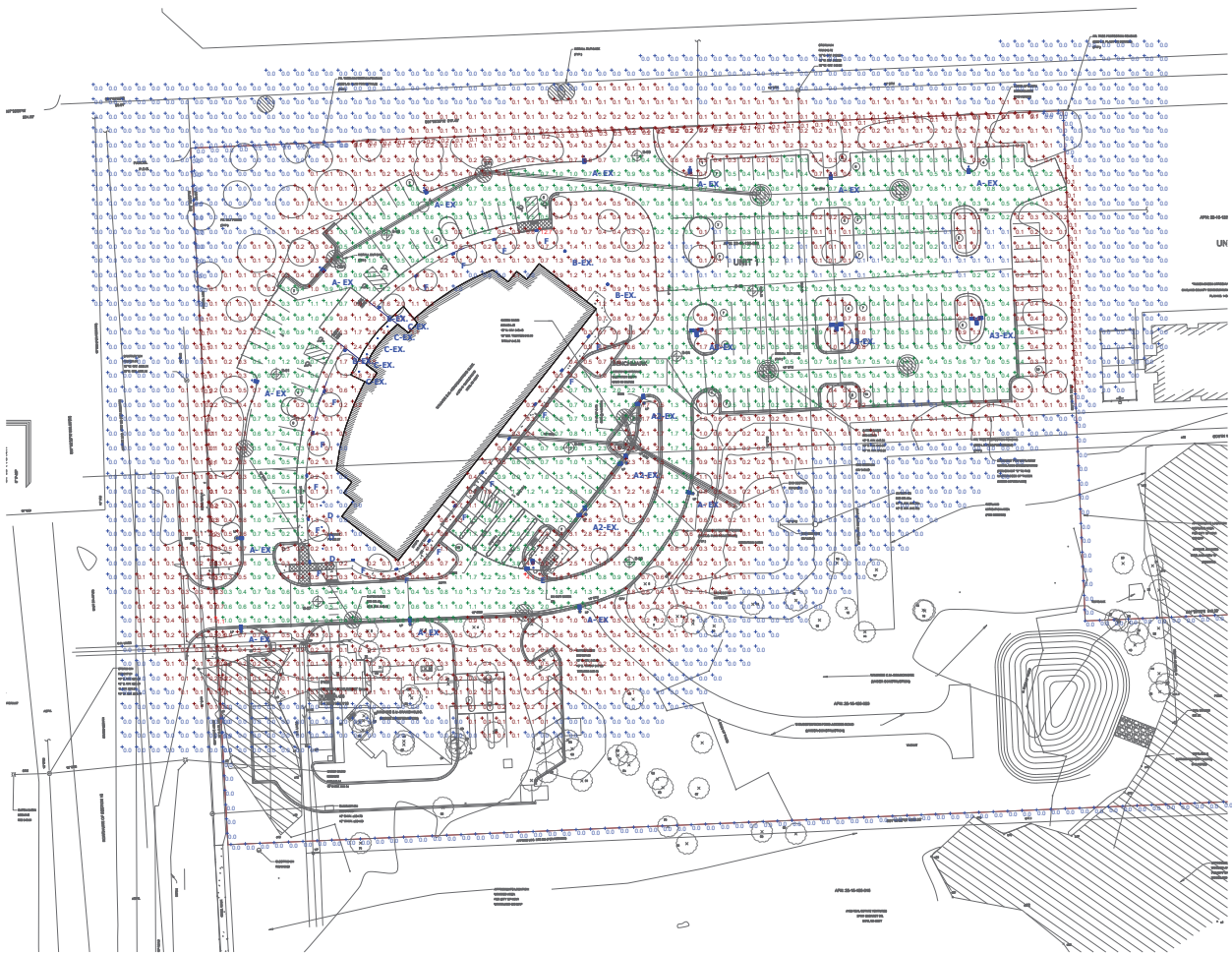
Know what's Below
Call before you dig.

REVISIONS
06.08.21 Revised per City Review
06.18.21 Revised per City Review

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
07-06-2021

SCALE: 1" = 40'

NEE JOB NO. SHEET NO.
K911-03 L3



Plan View
Scale - 1" = 40ft

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
OVERALL		+ 0.4 FC	12.7 FC	0.0 FC	N/A	N/A	0.0:1
PARKING & DRIVES		+ 0.7 FC	4.1 FC	0.1 FC	41.0:1	7.0:1	0.2:1
PROPERTY LINE		+ 0.0 FC	1.1 FC	0.0 FC	N/A	N/A	0.0:1

Symbol	Label	Quantity	Manufacturer	Description	Lamp	Mounting Height
	A2-EX.	3	UNKNOWN	TWIN 100 WATT AREA LUMINAIRE, 4000K	UNKNOWN	25'-0"
	A3-EX.	3	UNKNOWN	TRIPLE 100 WATT AREA LUMINAIRE, 4000K	UNKNOWN	25'-0"
	A-EX	12	UNKNOWN	SINGLE 100 WATT AREA LUMINAIRE, 4000K	UNKNOWN	25'-0"
	B-EX.	4	UNKNOWN	50 WATT POST TOP LUMINAIRE, 4000K	UNKNOWN	12'-0"
	C-EX.	5	UNKNOWN	50 WATT DOWNLIGHT LUMINAIRE, 4000K	UNKNOWN	22'-0"
	D	3	Lithonia Lighting	DSK57 LED P2 40K FL	LED	AT GRADE
	E	1	Lithonia Lighting	DSK50 LED P5 40K T3M MVOLT	LED	25'-0"
	F	18	Salmacis	Look 870 Inboard H20 56 LED Scaud 120VAC 4AY 4000K	LED	AT GRADE

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOT-CANDELS AT 0°, 0°.
- HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
- ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
- FLASHING LIGHT SHALL NOT BE PERMITTED.
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

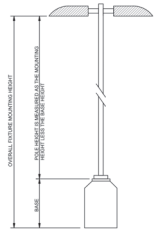
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Mounting Height Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.



D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.95 ft
Length: 28" (732mm)
Width: 13" (330mm)
Height: 3" (76mm)
Weight: 14 lbs (6.3kg)
Weight (max): 14 lbs (6.3kg)

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 800W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSK50 LED P6 40K T3M MVOLT SPSA NLTARZ PIRHN DBR3D

Label	Code	Color Temperature	Color/Bin	Beam Spread	Mounting	Mounting
DSK50 LED	Forward optics	40K	T3M	Spot (down beam)	DSK50	DSK50 (DSK 50) 11'
	P1	40K	T3M	Spot (down)	DSK50	DSK50 (DSK 50) 11'
	P2	40K	T3M	Spot (down)	DSK50	DSK50 (DSK 50) 11'
	P3	40K	T3M	Spot (down)	DSK50	DSK50 (DSK 50) 11'
Reverse optics	P4	40K	T3M	Spot (up)	DSK50	DSK50 (DSK 50) 11'
	P5	40K	T3M	Spot (up)	DSK50	DSK50 (DSK 50) 11'
	P6	40K	T3M	Spot (up)	DSK50	DSK50 (DSK 50) 11'
	P7	40K	T3M	Spot (up)	DSK50	DSK50 (DSK 50) 11'

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 25, 2022

Planning Review

Vibe Credit Union HQ Site Maintenance

JSP21-32

PETITIONER

Nowak & Fraus Engineers

REVIEW TYPE

Revised Combined Preliminary & Final Site Plan

PROPERTY CHARACTERISTICS

Section	15	
Site Location	South of Twelve Mile Road, West of Cabaret Drive; 22-15-126-023	
Site School District	Novi Community School District	
Site Zoning	OST: Office Service Technology	
Adjoining Zoning	North	RA: Single Family
	East	RC: Regional Center
	West	OST: Office Service Technology
	South	OST: Office Service Technology
Current Site Use	Bank & Office Center	
Adjoining Uses	North	Residential
	East	Commercial
	West	Future Bank Branch / Vacant
	South	Hotel / Research & Development
Site Size	9.84 acres	
Plan Date	October 15, 2021	

PROJECT SUMMARY

The applicant has begun to repave the existing parking lot and create 22 new parking spaces where a current drive-through canopy is located. The canopy and drive-through lanes are proposed to be removed since a new Vibe Credit Union branch is being built directly to the west of this site. The total number of parking spaces on site would be 154 with 30 land banked spaces approved with the original site plan from the early 2000s. The current building will be used as Vibe Credit Union's headquarters. The applicant has resubmitted plans due to some proposed landscape changes that requires a landscape waiver for the lack of parking lot perimeter canopy trees along the west side of the south parking lot.

RECOMMENDATION

Staff recommends approval of the Revised Combined Preliminary & Final Site Plan. The plan mostly conforms to the requirements of the Zoning Ordinance, with deviations identified below. All reviewers recommend approval of the Revised Combined Preliminary & final Site Plan with additional comments to be addressed on the Electronic Stamping Set.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please address the items in **bold** below for the next submittal.

1. Administrative Approval (Sec. 6.1.C): A site plan may be reviewed for approval administratively without formal review by the approving body when the plan only proposes improvements to or expansion of an existing off-street parking area; *This site plan qualifies for administrative review as only minor changes to the site and parking lot are proposed. The proposed parking meets setback requirements and a change to the use is not proposed.*
2. Landscape Waiver: A landscape waiver is now required for the lack of parking lot perimeter canopy trees along the west side of the south parking lot. **This waiver is supported by staff as the area is populated by existing woodland replacement trees that would be damaged by planting the required perimeter parking lot trees. The applicant intends on requesting this landscape waiver before the Planning Commission.**
3. Building Permit: A Building Permit has been issued for this project. **Any associated landscape work has been put on hold until a resolution is reached regarding the requested Landscape Waiver.**

OTHER REVIEWS

- a. Engineering Review: Engineering has approved the Final Stamping Set.
- b. Landscape Review: Landscape recommends **approval** of the revised Combined Preliminary & Final Site Plan with comments to be addressed on the Electronic Stamping Set.
- c. Fire Review: Fire has approved the Final Site Plan.
- d. Traffic Review: Traffic has approved the Final Stamping Set.

NEXT STEP: PLANNING COMMISSION MEETING

With a landscape waiver needed for this project, Planning Commission approval of such waiver is required. This item will be tentatively scheduled to go before the Planning Commission as Matter for Consideration on **June 8, 2022, at 7pm** in the Novi Civic Center. Please provide a response letter addressing ALL comments in ALL review letters and a request for variances/waivers as you see fit via email by June 1, 2022.

FUTURE STEP: ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving necessary approvals of waivers or variances, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in ALL review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

REVISED STAMPING SET APPROVAL

Revised Stamping sets will be required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **6 size 24" x 36", folded, plan sets with original or electronic signature and seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for Final Stamping Set approval.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248.347.0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction. If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or ccarroll@cityofnovi.org.



Christian Carroll, Planner

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
May 13, 2022
Vibe Credit Union HQ Parking
Revised Preliminary/Final Site Plan - Landscaping

Review Type

Revised Preliminary/Final Landscape Review

Job #

JSP21-0032

Property Characteristics

- Site Location: 43180 Nine Mile Road
- Site Acreage: 2.12 ac.
- Site Zoning: I-1
- Adjacent Zoning: North, West: RM-1, East, South: I-1
- Plan Date: 4/18/2022

Ordinance Considerations

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

This site was developed under previous rules. The proposed changes are being reviewed under our current rules, which have less stringent for greenbelt and parking lot requirements.

Recommendation

This project is **recommended for approval for Preliminary and Final Site Plan, conditional on the waiver being granted by the Planning Commission.** The revisions noted below need to be addressed on revised Final Site Plan or the Electronic Stamping Set.

LANDSCAPE WAIVER REQUIRED:

Lack of parking lot perimeter canopy trees provided along the west side of the south parking lot – *supported by staff as that area is populated by existing woodland replacement trees that would be damaged by planting the required perimeter parking lot trees.*

Ordinance Considerations

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

1. Provided
2. The original plan had 67 woodland replacement trees planted on the site, including approximately 16 in the front greenbelt, 10 of which they are removing to increase visibility of the building from Twelve Mile Road. Those are being replaced with new replacement trees planted around the detention basin.

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

1. The project does not require any additional right-of-way berms or landscaping.
2. Some of the previously existing woodland replacement trees that are remaining have been reclassified as greenbelt trees to meet the requirements.

3. For Twelve Mile Road, a total of 7 canopy trees and 11 subcanopy trees are required and are provided (a combination of existing trees remaining, and new trees provided).
4. For Cabaret, a total of 14 canopy trees and 23 sub-canopy trees are required. A combination of existing and new trees are provided to meet that requirement.
5. As no changes to the building or parking lots are proposed, and most of the existing trees are remaining, no changes to the site grading are proposed or required so no new berms are proposed.
6. No street trees exist or are proposed along either Twelve Mile Road or Cabaret due to utility conflicts.

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

1. The parking lot layout is not changing beyond what was previously approved.
2. For the existing layout, 3,932sf of interior landscape area and 20 trees are required. 14,331sf of interior area and 20 trees are provided.
3. Based on the parking lots' perimeter length, 62 trees are required. 56 trees are provided.
4. **A landscape waiver to not provide perimeter trees along the western side of the southern parking lot is requested (207lf or 6 trees).** *It is supported by staff as the original development put woodland replacement trees along that side of the parking lot, so there is no room for the required perimeter trees.*

Building foundation Landscaping (Zoning Sec 5.5.3.D)

No additional building foundation landscaping is required.

Plant List (LDM 4, 10)

1. 7 of 15 non-woodland replacement species used (47%) are native to Michigan. **Please add at least one native species or switch one of the non-native species to a native species to meet the minimum 50% threshold.**
2. The tree diversity meets the requirement of the Landscape Design Manual Section 4.

Planting Notations and Details (LDM 10)

Provided

Since there is room, please make the details larger for easier reading by the contractor.

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

No detention basin changes are proposed for this project so no additional landscaping is required.

Irrigation (LDM 10)

A note indicates that the existing irrigation system will be modified to cover the new plantings. This is acceptable.

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



Rick Meader
City of Novi Landscape Architect

APPLICANT RESPONSE LETTER



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

May 27, 2022

City of Novi
45175 Ten Mile Road
Novi, MI 48325

Attention: Christian Carroll

**RE: Vibe Credit Union HQ
JSP21-32**

Enclosed below please find a detailed response, based on the Plan Review Center Report dated May 13, 2022.

Revised Preliminary and Final Site Plan Landscape Review

- Landscape Waiver, for the Perimeter Parking Lot tree requirement, if approved by the Planning Commission will be provided on the plan, Sheet L1, verbatim to the language approved.
- At least one of the species provided on the plan will be substituted to a native species, to comply with the 50% native species requirement.
- Planting details will be made larger.

We believe the changes outlined herein bring the plans into full compliance with all applicable City requirements. We look forward to discussing this matter at the June 8 Planning Commission meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Ostrowski, Jr.', written in a cursive style.

George A. Ostrowski, Jr., PLA
Nowak and Fraus