



A123 SYSTEMS JSP17-21

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Consideration at the request of A123 Systems for approval of the revised Preliminary Site Plan, Phasing Plan and Stormwater Management Plan. The subject parcel is located in Section 15, West of Cabaret Drive and South of Twelve Mile Road and is zoned OST, Office Service Technology. The applicant is proposing to develop the 31.25 acre parcel with two buildings: one office/lab space of 128,936 square feet on the southern portion of the site (Phase 1) and the other as an assembly building of 53,469 square feet (Phase 2) including associated site improvements. Phase 1 would also include a temporary pad for a shipping container and nitrogen tank enclosure and a request for landbanked parking spaces.

Required Action

Approve/Deny the revised Preliminary Site Plan, Phasing Plan, and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03-05-18	<ul style="list-style-type: none"> • Provide sidewalk on Twelve Mile in Phase 1 • Approval of 27 spaces of landbank parking required • Items to be addressed by the applicant prior to Electronic Stamping Set approval
Engineering	Approval recommended	03-05-18	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Electronic Stamping Set approval
Landscaping	Approval recommended	02-11-18	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Electronic Stamping Set approval
Wetlands	Approval recommended	02-27-18	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Electronic Stamping Set approval
Woodlands	Approval recommended	02-27-18	<ul style="list-style-type: none"> • Woodland permit previously approved • Items to be addressed by the applicant prior to Electronic Stamping Set approval
Traffic	Approval recommended	03-05-18	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to revised Final Site Plan approval
Façade	Approval recommended	05-17-17	<ul style="list-style-type: none"> • Design in full compliance with the Façade Ordinance.
Fire	Approval recommended	02-13-18	<ul style="list-style-type: none"> • Hydrants must be installed and operational prior to any building construction begins.

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of A123 Systems JSP17-21, motion to **approve** the revised Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. Approval of up to 27 landbank parking spaces (367 required, 340 provided, 27 land banked), due to Planning Commissions finding below, which is hereby granted;
 - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - ii. Parking will not occur on any street or driveway;
 - iii. Parking will not occur on any area not approved and developed for parking;
 - iv. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
 - v. The requested parking landbanking will not create traffic or circulation problems on or off site; and
 - vi. The requested parking landbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. Applicant to provide a sidewalk on Twelve Mile Road in Phase 1;
- c. 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 Site Plan;
- d. Previous actions taken by the Planning Commission related to this matter approving certain waivers and the Woodland Permit; *and*
- e. *(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.)

- AND -

Approval – Stormwater Management Plan

In the matter of A123 Systems JSP17-21, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- OR -

Denial – Preliminary Site Plan

In the matter of A123 Systems JSP17-21, motion to **deny** the revised Preliminary Site Plan and Phasing 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.)

- AND -

Denial – Stormwater Management Plan

In the matter of A123 Systems JSP17-21, motion to **deny** the Stormwater Management Plan... (because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

MAPS

Location

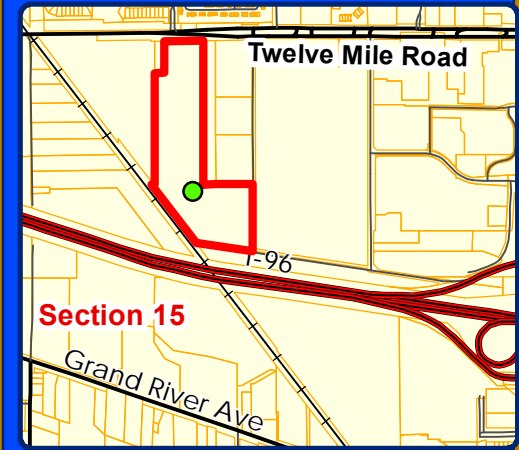
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

Future Land Use

Natural Features

A123: JSP 17-21

Location



- LEGEND
-  City of Novi
 -  Subject Property

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

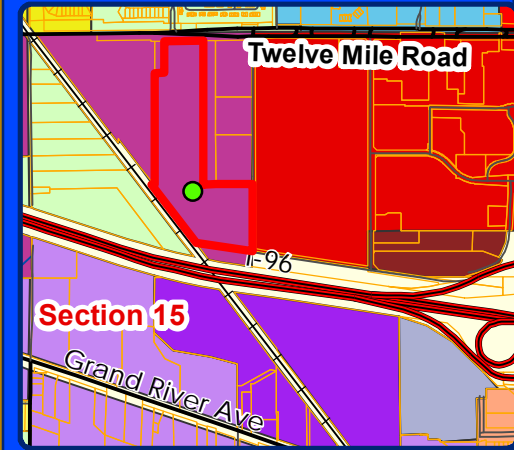
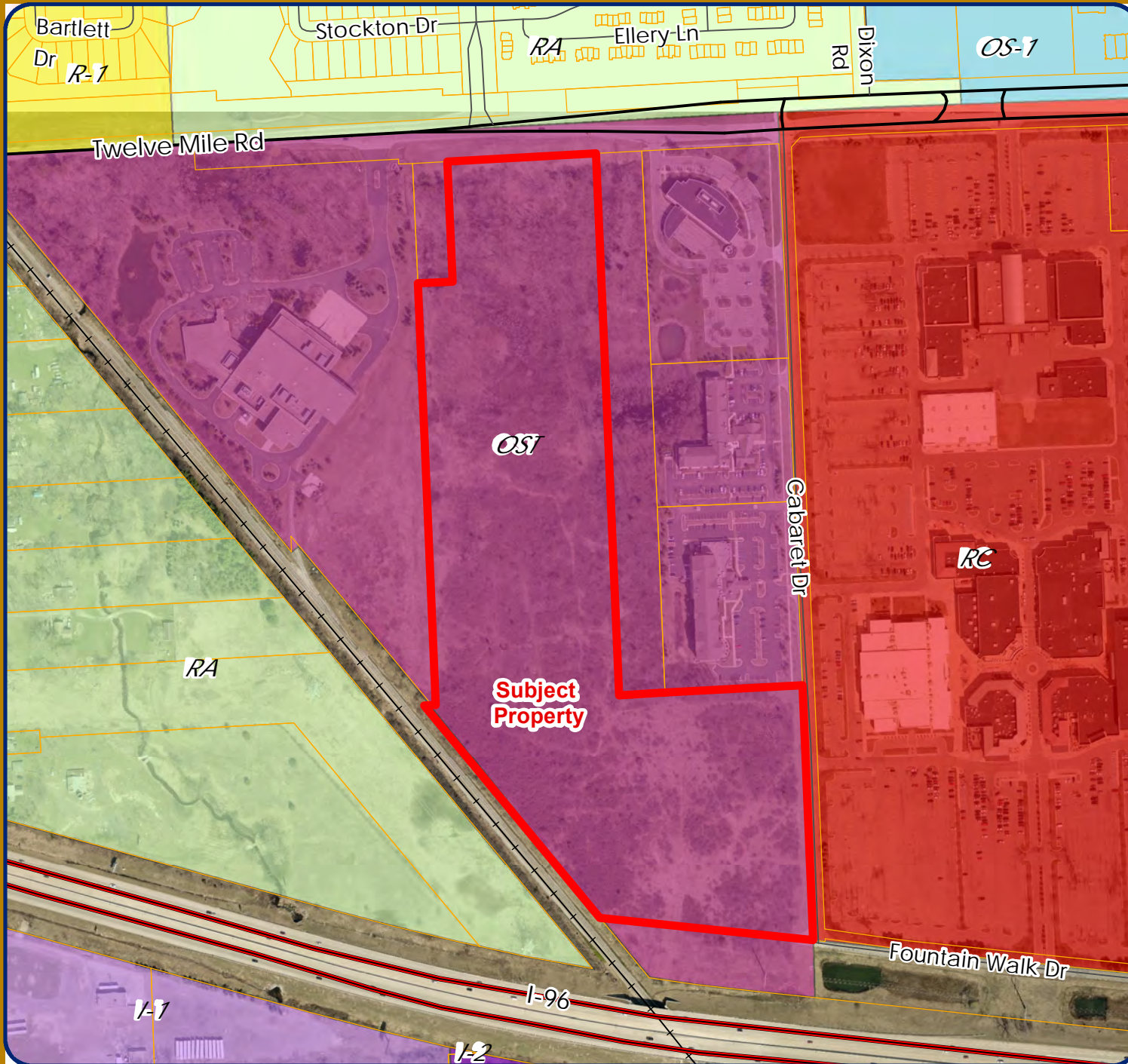
Map Author: Lindsay Bell
Date: 03/7/2018
Project: A123_JSP17-21
Version #: 1



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.

A123: JSP 17-21

Zoning



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- EXPO: EXPO District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- 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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0 90 180 360 540 Feet

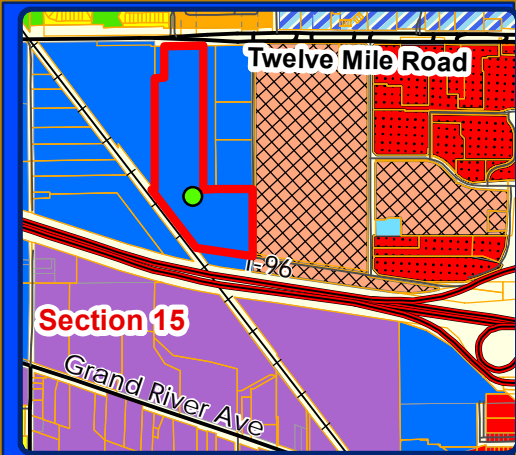
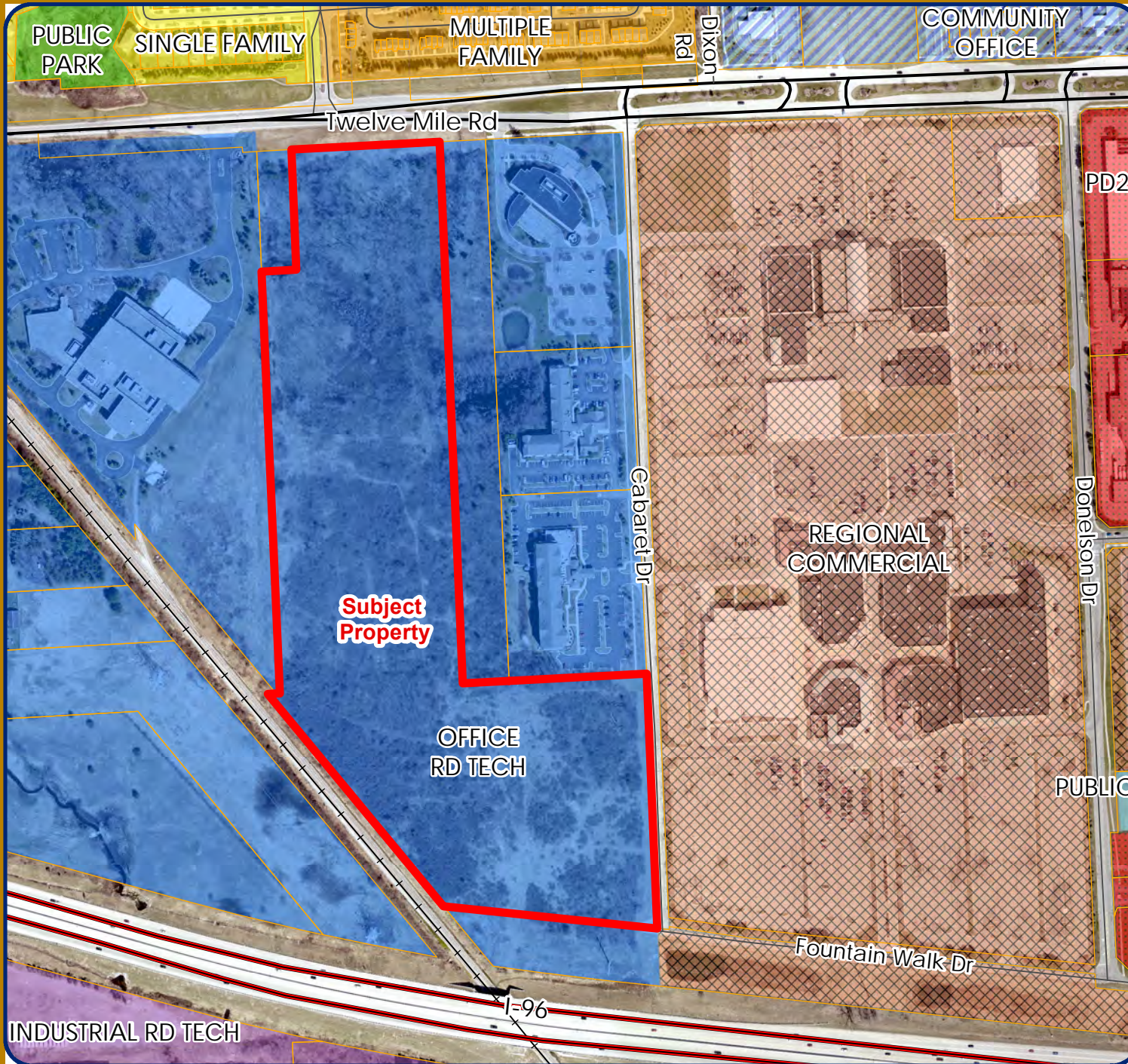
1 inch = 417 feet

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A123: JSP 17-21

Future Land Use



LEGEND

FUTURE LAND USE

- Single Family
- Multiple Family
- Community Office
- Office RD Tech
- Industrial RD Tech
- Regional Commercial
- TC Commercial
- PD2
- Public
- Public Park
- Subject Property

CITY OF NOVI
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Dept. of Community Development
City Hall / Civic Center
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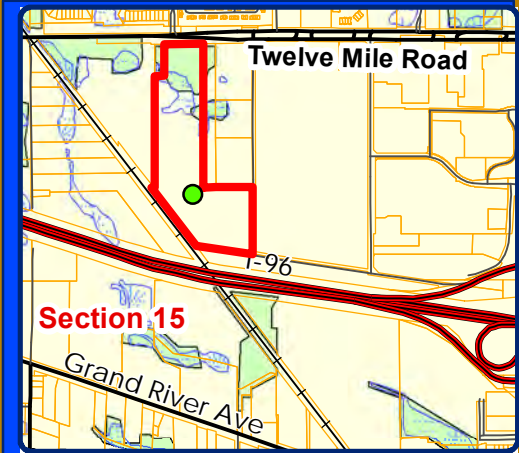
0 90 180 360 540 Feet
1 inch = 417 feet

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A123: JSP 17-21

Natural Features




LEGEND

- City of Novi
- WETLANDS
- WOODLANDS
- Subject Property

 **City of Novi**
Dept. of Community Development
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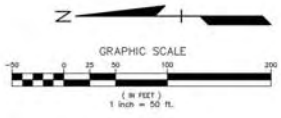
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1 inch = 333 feet



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SITE PLAN

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



Fountain Office Park

Novi, Michigan

March, 2018

PEA, Inc.
 7927 Nemco Way, Ste 115
 Brighton, MI 48116
 T: 517.546.8293
 F: 517.546.8973
 www.peainc.com



SITE DATA TABLE:

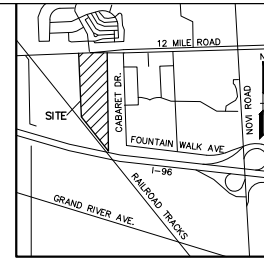
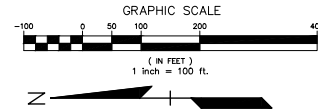
TOTAL SITE AREA: 30.84 ACRES
 DEVELOPED SITE AREA: 19.64 ACRES
 ZONING: O-5-T, OFFICE SERVICE TECHNOLOGY
 PROPOSED USE: OFFICE SPACE, RESEARCH, AND STORAGE
BUILDING INFORMATION:
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 46 FEET OR 3 STORIES, WHOEVER IS LESS (NOTE: BUILDING HEIGHT CAN BE UP TO 115' PROVIDED THAT 2' OF ADDITIONAL SETBACK IS PROVIDED FOR EVERY 1' OF BUILDING HEIGHT OVER 46')
 PROPOSED BUILDING HEIGHT: OFFICE: 46'-8" (3 STORIES)
 LAB: 37'-8" (3 STORIES)
 ASSEMBLY: 31'-4" (2 STORY W/MEZZANINE)
BUILDING FOOTPRINT AREA:
 OFFICE: 20,290 S.F.
 LAB: 19,124 S.F.
 ASSEMBLY: 44,436 S.F.
TOTAL BUILDING AREA:
 OFFICE: 89,290 S.F.
 LAB: 39,646 S.F.
 ASSEMBLY: 53,469 S.F.
MAX. BUILDING COVERAGE:
 OFFICE: 30.896/853.035 = 3.6%
 LAB: 19.124/853.035 = 2.2%
 ASSEMBLY: 44,436/853.035 = 5.2%

SETBACK REQUIREMENTS:

OST ZONING DISTRICT:
 FRONT SETBACK (CABARET DR.): 50 FEET REQUIRED 158.19' PROVIDED
 EXTERIOR SIDE SETBACK (SOUTH): 50 FEET REQUIRED 144.18' PROVIDED
 REAR SETBACK (WEST): 50 FEET REQUIRED 155.16' PROVIDED
 SIDE SETBACK (NORTH): 50 FEET REQUIRED 262.27' PROVIDED
 PARKING SETBACK: 20 FEET REQUIRED 20.00' PROVIDED
 NO PARKING PERMITTED WITHIN THE REQUIRED FRONT SETBACK
LOADING CALCULATIONS:
 OFFICE = 1 SPACE PER 222 S.F.
 LAB = 1 SPACE PER 700 S.F.
 ASSEMBLY = 1 SPACE PER 1,700 S.F.
 = [(89,290 SF/222) + (39,646 SF/700) + (53,469/1700)] x 0.8
 = 394 REQUIRED PARKING SPACES (W/ 8 HC SPACES)
TOTAL PROPOSED PARKING SPACES = 484 SPACES INC. 12 H/C SPACES
 BICYCLE PARKING REQUIRED: 0% OF TOTAL CAR SPACES= 25 SPACES
 BICYCLE PARKING PROPOSED: 36

LOADING CALCULATIONS:

5 S.F. PER L.F. OF BUILDING FRONTAGE OR 360 S.F. PER BUILDING (WHY?) = 722 S.F.
 3,040 S.F. AT LOADING ENTRANCE NEAR TRUCK DOCK AT ASSEMBLY BUILDING
 1,607 S.F. AT LOADING ENTRANCE NEAR TRUCK DOCK AT OFFICE/LAB BUILDING



REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING
2		ISSUED FOR PERMITTING
3		ISSUED FOR PERMITTING
4		ISSUED FOR PERMITTING
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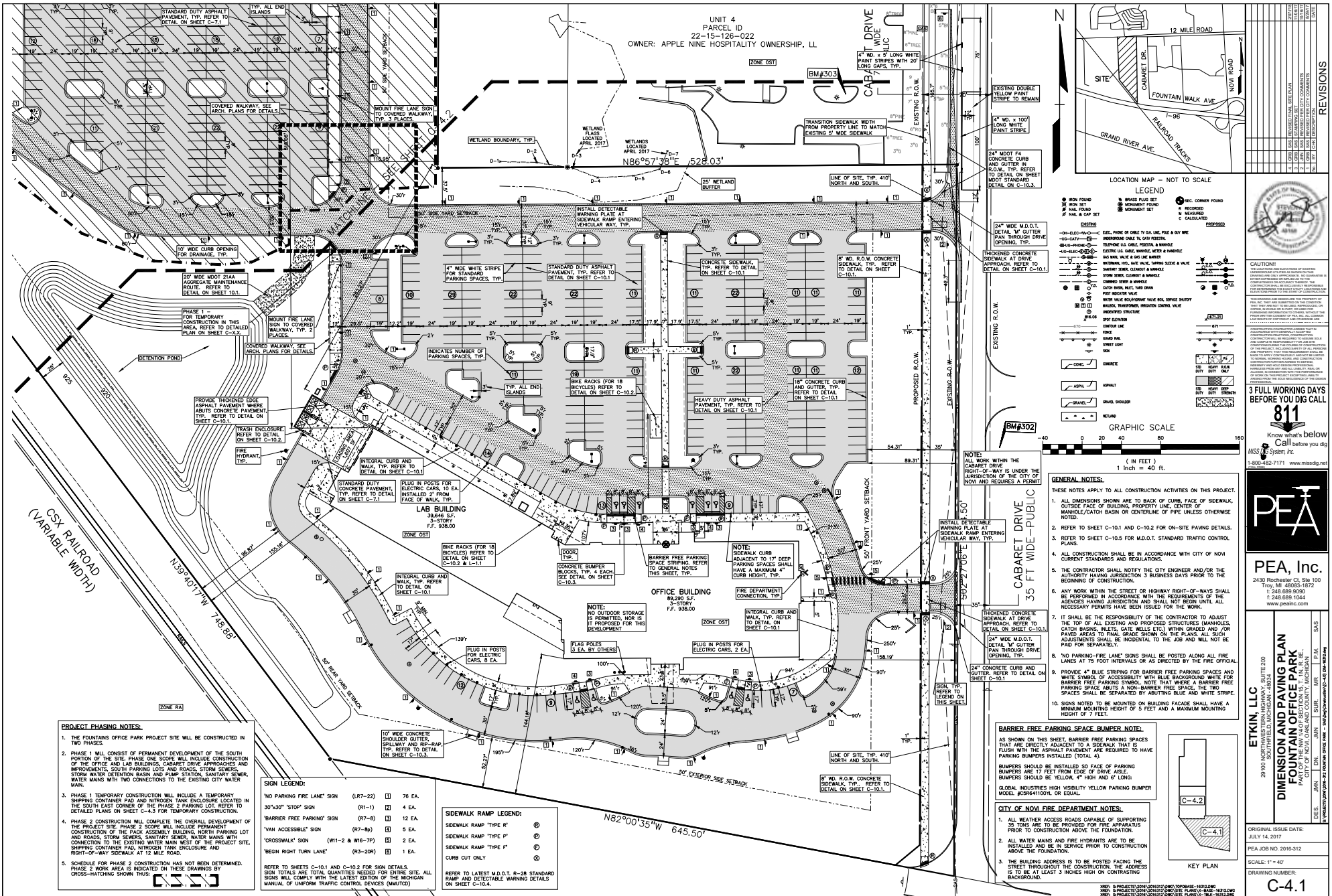


CAUTION!
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PROJECT PHASING NOTES.

1. THE FOUNTAINS OFFICE PARK PROJECT SITE WILL BE CONSTRUCTED IN TWO PHASES.
2. PHASE 1 WILL CONSIST OF PERMANENT DEVELOPMENT OF THE SOUTH PORTION OF THE SITE. PHASE ONE SCOPE WILL INCLUDE CONSTRUCTION OF THE OFFICE AND LAB BUILDINGS, CABARET DRIVE APPROACHES AND IMPROVEMENTS, SOUTH PARKING LOTS AND ROADS, STORM SEWERS, STORM WATER DETENTION BASIN AND PUMP STATION, SANITARY SEWER, WATER MAINS WITH TWO CONNECTIONS TO THE EXISTING CITY WATER MAIN.
3. PHASE 2 TEMPORARY CONSTRUCTION WILL INCLUDE A TEMPORARY SHIPPING CONTAINER PAD AND METRO TANK ENCLOSURE LOCATED IN THE SOUTH EAST CORNER OF THE PHASE 2 PARKING LOT. REFER TO DETAILED PLANS ON SHEET C-4.3 FOR TEMPORARY CONSTRUCTION.
4. PHASE 2 CONSTRUCTION WILL COMPLETE THE OVERALL DEVELOPMENT OF THE PROJECT SITE. PHASE 2 SCOPE WILL INCLUDE PERMANENT CONSTRUCTION OF THE SPACE ASSEMBLY BUILDING, NORTH PARKING LOT, STORM SEWERS, SANITARY SEWER, WATER MAINS WITH CONNECTION TO THE EXISTING WATER MAIN WEST OF THE PROJECT SITE, SHIPPING CONTAINER PAD, WINDSCREEN TANK ENCLOSURE AND RIGHT-OF-WAY SIDEWALK AT 12 MILE ROAD.
5. SCHEDULE FOR PHASE 2 CONSTRUCTION HAS NOT BEEN DETERMINED. PHASE 2 WORK AREA IS INDICATED ON THESE DRAWINGS BY CROSS-HATCHING SHOWN THUS:

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN (UR7-22)	76 EA.
30'x30" "STOP" SIGN (R1-1)	4 EA.
'BARRIER FREE PARKING' SIGN (R7-6)	12 EA.
'VAN ACCESSIBLE' SIGN (R7-6b)	5 EA.
'CROSSWALK' SIGN (W11-2 & W16-7P)	2 EA.
'BEGIN RIGHT TURN LANE' (R3-20R)	1 EA.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE #1"	0
SIDEWALK RAMP "TYPE #2"	0
SIDEWALK RAMP "TYPE #3"	0
CURB CUT ONLY	0

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS ON SHEET C-10.4.

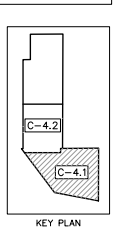
BARRIER FREE PARKING SPACE NOTE:

AS SHOWN ON THIS SHEET, BARRIER FREE PARKING SPACES THAT ARE DIRECTLY ADJACENT TO A SIDEWALK THAT IS FLUSH WITH THE ASPHALT ARE REQUIRED TO HAVE PARKING BUMPERS INSTALLED (TOTAL 6).

BUMPERS SHOULD BE INSTALLED SO FACE OF PARKING BUMPERS ARE 12 FEET FROM FACE OF DRIVE SIDE. BUMPERS SHOULD BE YELLOW, 4" HIGH AND 6' LONG. GLOBAL INDUSTRIES HIGH VISIBILITY YELLOW PARKING BUMPER MODEL #GM441100N, OR EQUIVALENT.

CITY OF NOVI FIRE DEPARTMENT NOTES:

1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 30 TONS ARE TO BE PROVIDED FOR FIRE-APPROXIMATIONS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.



GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/JATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C-10.1 AND C-10.2 FOR ON-SITE PAVING DETAILS.
3. REFER TO SHEET C-10.5 FOR M.D.O.T. STANDARD TRAFFIC CONTROL PLANS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GULLIES, ETC.) WITHIN GRADES AND CORNER AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
8. NO PARKING-FIRE LANE SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 75 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
9. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE SYMBOL OF ACCESSIBILITY WITH BLUE BACKGROUND WHITE FOR BARRIER FREE PARKING SYMBOLS. NOTE THAT BARRIER FREE PARKING SPACES SHALL BE SEPARATED BY ALTERNATING BLUE AND WHITE STRIPES.
10. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.



LEGEND

NON FOUND	EXISTING	PROPOSED
MANHOLE FOUND	EXISTING	PROPOSED
WALK FOUND	EXISTING	PROPOSED
WALK NOT SET	EXISTING	PROPOSED
WALK FOUND	EXISTING	PROPOSED
WALK NOT SET	EXISTING	PROPOSED
WALK FOUND	EXISTING	PROPOSED
WALK NOT SET	EXISTING	PROPOSED

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**DIMENSION AND PAVING PLAN
FOUNTAIN AND OFFICE PARK**

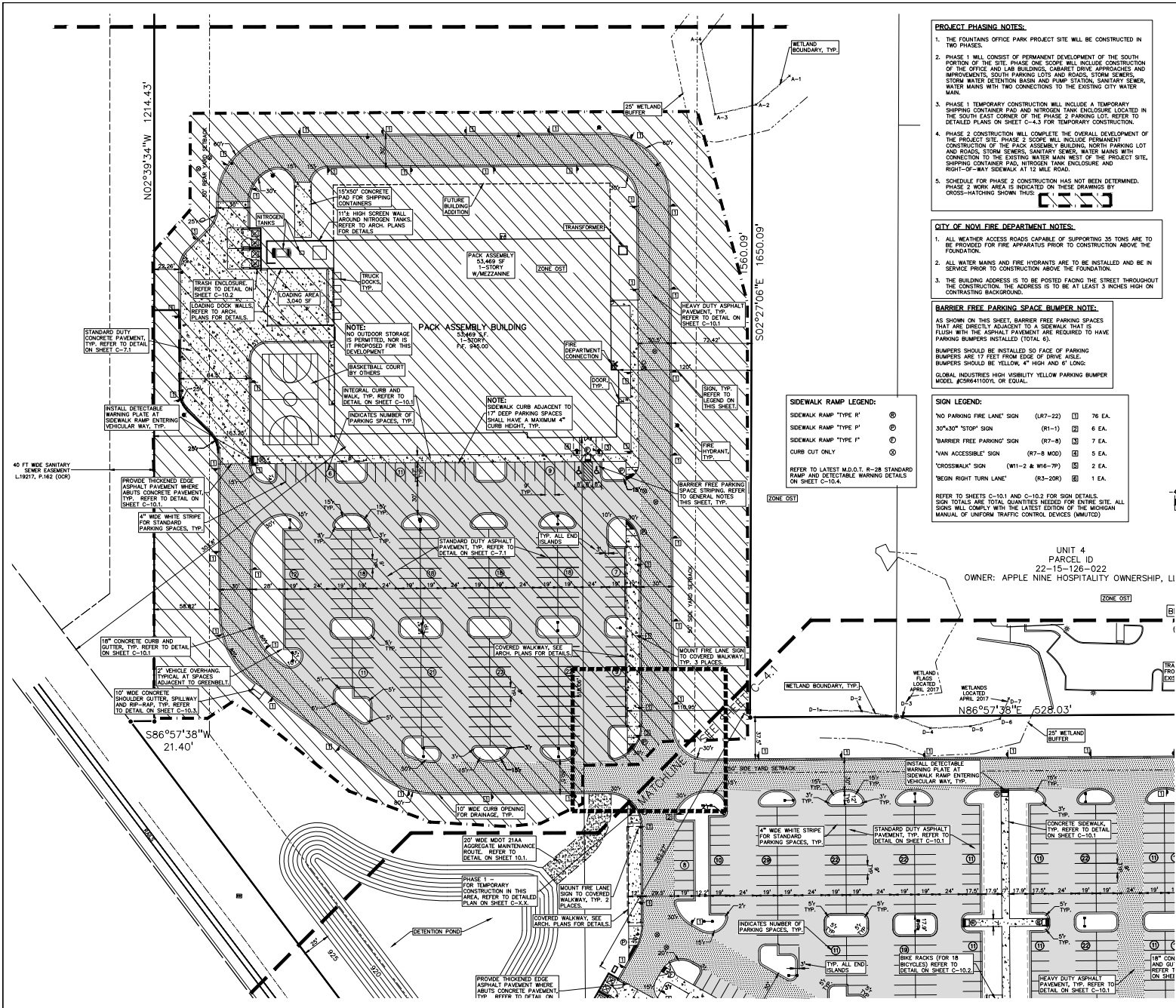
DES. JMA E. DN. JMA S. SUR. MAR. P.M. SWS
BY: JMA/2016/07/14/10:00 AM/2016/07/14/10:00 AM

ORIGINAL ISSUE DATE:
JULY 14, 2017

PEA JOB NO. 2016-312

SCALE: 1" = 40'

DRAWING NUMBER:
C-4.1



PROJECT PHASING NOTES:

1. THE FOUNTAINS OFFICE PARK PROJECT SITE WILL BE CONSTRUCTED IN TWO PHASES.
2. PHASE 1 WILL CONSIST OF PERMANENT DEVELOPMENT OF THE SOUTH PORTION OF THE SITE. PHASE ONE SCOPE WILL INCLUDE CONSTRUCTION OF THE OFFICE AND LAB BUILDINGS, CABARET DRIVE, APPROACHES AND IMPROVEMENTS, SOUTH PARKING LOTS AND ROADS, STORM SEWERS, STORM WATER DETENTION BASIN AND PUMP STATION, SANITARY SEWER, WATER MAINS WITH TWO CONNECTIONS TO THE EXISTING CITY WATER MAIN.
3. PHASE 1 TEMPORARY CONSTRUCTION WILL INCLUDE A TEMPORARY SHIPPING CONTAINER PAD AND NITROGEN TANK ENCLOSURE LOCATED IN THE SOUTH EAST CORNER OF THE PHASE 2 PARKING LOT. REFER TO DETAILED PLANS ON SHEET C-4.3 FOR TEMPORARY CONSTRUCTION.
4. PHASE 2 CONSTRUCTION WILL COMPLETE THE OVERALL DEVELOPMENT OF THE PROJECT SITE. PHASE 2 SCOPE WILL INCLUDE PERMANENT CONSTRUCTION OF THE PACK ASSEMBLY BUILDING, NORTH PARKING LOT AND ROADS, STORM SEWERS, SANITARY SEWER, WATER MAINS WITH CONNECTION TO THE EXISTING WATER MAIN WEST OF THE PROJECT SITE, SHIPPING CONTAINER PAD, NITROGEN TANK ENCLOSURE AND RIGHT-OF-WAY SIDEWALK AT 12 MILE ROAD.
5. SCHEDULE FOR PHASE 2 CONSTRUCTION HAS NOT BEEN DETERMINED. PHASE 2 WORK AREA IS INDICATED ON THESE DRAWINGS BY CROSS-HATCHING SHOW THIS:

CITY OF NOVIA FIRE DEPARTMENT NOTES:

1. ALL WEATHER ACCESS ROADS, CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

BARRIER FREE PARKING SPACE BUMPER NOTE:

AS SHOWN ON THIS SHEET, BARRIER FREE PARKING SPACES THAT ARE DIRECTLY ADJACENT TO A SIDEWALK THAT IS FLUSH WITH THE ASPHALT PAVEMENT ARE REQUIRED TO HAVE PARKING BUMPERS INSTALLED (TOTAL 6).

BUMPERS SHOULD BE INSTALLED 50 FEET OF PARKING SPACES ARE 17 FEET FROM EDGE OF DRIVE ASLE. BUMPERS SHOULD BE YELLOW, 4" HIGH AND 6' LONG.

GLOBAL INDUSTRIES HIGH VISIBILITY YELLOW PARKING BUMPER MODEL #209411001, OR EQUAL.

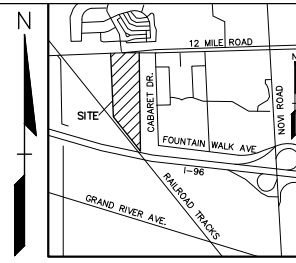
SIDEWALK RAMP LEGEND:

- ① SIDEWALK RAMP "TYPE R"
- ② SIDEWALK RAMP "TYPE P"
- ③ SIDEWALK RAMP "TYPE F"
- ④ CURB CUT ONLY

SIGN LEGEND:

- ① 'NO PARKING FIRE LANE' SIGN (UR7-22) 76 EA.
- ② 30°/30° "STOP" SIGN (R1-1) 6 EA.
- ③ 'BARRIER FREE PARKING' SIGN (R7-8) 7 EA.
- ④ 'VAN ACCESSIBLE' SIGN (R7-8 MOD) 5 EA.
- ⑤ 'CROSSWALK' SIGN (W1-2 & W16-7) 2 EA.
- ⑥ 'BEGIN RIGHT TURN LANE' SIGN (R3-20R) 1 EA.

REFER TO SHEETS C-10.1 AND C-10.2 FOR SIGN DETAILS. SIGN TOTALS ARE TOTAL QUANTITIES NEEDED FOR ENTIRE SITE. ALL SIGNS WILL COMPLY WITH THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



LEGEND

NON FOUND: ① FINN. STY., ② WAL. FOUND., ③ WALL & CAP SET.

EXISTING: ④ CONC., ⑤ ASPH., ⑥ GRAVEL, ⑦ SWAL. SHOULDER, ⑧ CONC. CURB, ⑨ CONC. SIDEWALK, ⑩ CONC. SIDEWALK, ⑪ CONC. SIDEWALK, ⑫ CONC. SIDEWALK.

PROPOSED: ⑬ CONC., ⑭ ASPH., ⑮ GRAVEL, ⑯ SWAL. SHOULDER, ⑰ CONC. CURB, ⑱ CONC. SIDEWALK, ⑲ CONC. SIDEWALK, ⑳ CONC. SIDEWALK.

GRAPHIC SCALE

1 inch = 40 ft.

REVISIONS

NO.	DATE	DESCRIPTION
1	07/14/2017	ISSUE FOR PERMIT
2	07/14/2017	ISSUE FOR PERMIT
3	07/14/2017	ISSUE FOR PERMIT
4	07/14/2017	ISSUE FOR PERMIT
5	07/14/2017	ISSUE FOR PERMIT
6	07/14/2017	ISSUE FOR PERMIT
7	07/14/2017	ISSUE FOR PERMIT
8	07/14/2017	ISSUE FOR PERMIT
9	07/14/2017	ISSUE FOR PERMIT
10	07/14/2017	ISSUE FOR PERMIT

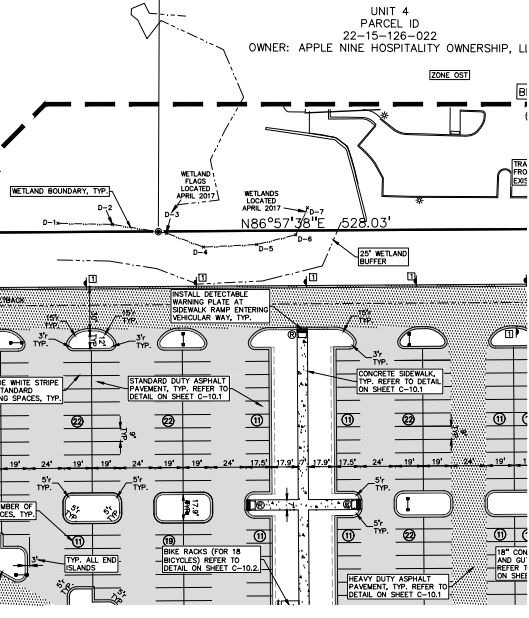
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GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C-10.1 AND C-10.2 FOR ON-SITE PAVING DETAILS.
3. REFER TO SHEET C-10.5 FOR M.D.O.T. STANDARD TRAFFIC CONTROL PLANS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVIA CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADES AND FOR PAVED AREAS TO FINAL GRADE SHOWN ON PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
8. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 75 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
9. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE STRIPS OF ACCESSIBILITY WITH BLUE BACKGROUND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ADJUTS A NON-BARRIER FREE SPACE THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
10. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.

ETIKIN, LLC

20100 NORTHWESTERN HIGHWAY SUITE 200
SOUTHFIELD, MICHIGAN 48034

DIMENSION AND PAVING PLAN
FOUNTAIN OFFICE PARK
PART OF LOT 10 AND 11, M.D.O.T. MAP NO. 100-100-100

DES. JAMA E. DN. JAMA E. SUR. MAR. JAMA E. P.M. JAMA E.

ORIGINAL ISSUE DATE: JULY 14, 2017
PEA JOB NO. 2016-312
SCALE: 1" = 40'
DRAWING NUMBER: C-4.2

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 5, 2018

Planning Review

A123 Systems

JSP 17-21

Petitioner

Etkin on behalf of A123 Systems

Review Type

Revised Preliminary and Final Site Plan with Phasing

Property Characteristics

Section	15	
Site Location	West of Cabaret Drive, South of Twelve Mile Road, North of I-96	
Site School District	Novi Community School District	
Site Zoning	OST: Office Service Technology	
Adjoining Zoning	North	RA: One-Family Residential
	East	OST: Office Service Technology & RC: Regional Commercial
	West	OST: Office Service Technology & CSX Railroad
	South	Interstate I-96
Current Site Use	Vacant	
Adjoining Uses	North	Residential (Liberty Park multifamily & single family)
	East	Hotels, Commercial
	West	Research and Development Office & CSX Railroad
	South	Interstate I-96
Site Size	31.25 Acres	
Plan Date	February 7, 2018	

Project Summary

The applicant is proposing to construct headquarters for A123 Systems off Cabaret Drive and Twelve Mile Road. The site plan consists of two buildings: one office/lab space of 128,936 square feet and another assembly building of 53,469 square feet, as well as associated site improvements including parking and landscaping. The site plan was previously approved by the Planning Commission on June 14, 2017, with a waiver for driveway spacing granted by the Planning Commission on August 23, 2017.

The applicant now proposes to divide the project into two phases and has made other minor changes. Phase 1 would include the 128,936 sf office/lab building, stormwater detention pond, and a temporary pad for shipping containers and a nitrogen tank enclosure. Phase 2 would consist of the 53,469 square feet assembly building and the permanent locations of the shipping container pad and nitrogen tank enclosure, which would be located behind the assembly building to minimize visibility.

Recommendation

Approval of the **Revised Preliminary and Final Site Plan is recommended**. The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations listed in this and other review letters. All reviewers except Traffic recommend approval of the revised Final Site Plan.

Planning Commission Action

The Planning Commission considered the site plan on June 14, 2017 and **approved the site plan, woodland permit, and stormwater management plan, as follows:**

In the matter of A123 Systems JSP17-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning waiver from Section 5.16 for not providing covered bicycle parking spaces for 25% of the required bicycle parking spaces, which is hereby granted;
- b. Applicant to provide a sidewalk on Twelve Mile Road;
- c. 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 Site Plan.

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.

In the matter of A123 Systems JSP17-21, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

In the matter of A123 Systems JSP17-21, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

The Planning Commission met on August 23 and made the following motion to **approve the driveway spacing**:

In the matter of A123 Systems JSP17-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- Same-side/Opposite-side Driveway Spacing waiver from Section 11-216.D of the City of Novi Code of Ordinances to permit same-side driveway spacing of less than 175 feet and opposite-side driveway spacing of 150 feet where 200 feet is required to the north, (*due to truck maneuverability to the assembly building*), which is hereby granted; and
- 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 Site Plan.

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.

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.

1. Accessory Structures (Sec. 4.19.2.A): The applicant is proposing to temporarily place one mobile self-contained battery test module within a 40-foot sea container at the northeast corner of the Phase 1 parking area with landscape screening around three sides. In Phase 2, the container would be moved to the rear side of the assembly building where it would be screened by the building and landscaping.
2. Above Ground Storage Tanks (Sec. 3.20.2.E): Above ground storage tanks are to be an accessory use on the site, located in a non-required yard, and screened/enclosed from public view. At the temporary location of the nitrogen tank for Phase 1, the plan states the enclosure will be a 12 foot high chain link fence with an opaque black fabric screen. Landscaping is also proposed to screen the area. In Phase 2, the nitrogen tanks are to be relocated permanently to the rear of the assembly building.

3. Lighting and Photometric Plan (Sec. 5.7): Additional notes and details are required to be included on the lighting plan. **Sheet SPH-1 contains the lighting details and photometric plan but does not include the updated layout of the parking area.**
4. Flagpoles (Sec. 4.19.2.B): *Flagpoles require a building permit.*
5. Sidewalk on Twelve Mile Road: The applicant has proposed a sidewalk on Twelve Mile Road, as required. **The plans indicate this sidewalk will be provided in Phase 2, however the applicant should construct it in Phase 1.**
6. Phasing: Where a project is proposed for construction in phases, the planning and designing of each phase should be able to stand on its own in terms of the presence of services, facilities (parking), open space, etc. **Calculations and details on the plans should be broken down by each phase proposed for development, including for parking spaces, barrier free parking, bicycle parking, tree removal and woodland replacement planting, landscape plantings, sign quantity tables, and any other applicable information on the plans that will be impacted by phasing.**
7. Parking (Sec. 5.2.12): Office uses require one parking space per 222 square feet of useable area (estimated by applicant to be 80% of GFA. The laboratory space requires one parking space per 700 square feet of usable floor area. Therefore Phase 1 will require 367 parking spaces. The plan shows 340 spaces will be constructed in Phase 1. **The applicant should either commit to building the additional 27 parking spaces required, or seek Planning Commission approval of landbank parking in the Phase 2 parking area.**

Once Phase 2 is constructed, the total number of parking spaces provided will be 547, although only 394 are required. **The applicant should consider reducing the number of parking spaces to be constructed in Phase 2 to avoid an over-abundance of parking on the site and preserve more open space.**

If the applicant requests approval for landbank parking, the Planning Commission will evaluate (Sec 5.2.14):

- i. *Whether the applicant has demonstrated through substantial evidence that the specified occupant or building use would require less parking than what would typically be required by the ordinance;*
 - ii. *Parking will not occur on any street or driveway;*
 - iii. *Parking will not occur on any area not approved and developed for parking;*
 - iv. *Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for parking;*
 - v. *The requested parking landbanking shall not create traffic or circulation problems on or off site;*
 - vi. *The requested parking landbanking shall be consistent with the public health, safety and welfare of the City and the purposes of this Ordinance.*
8. Bicycle Parking (Sec. 5.16): The applicant is required to provide bicycle parking spaces in the amount of 5% of the total required parking spaces. With 367 parking spaces required for Phase 1, 18 bicycle spaces are required. The plan proposes 18 spaces, however they are all placed in one location on the north side of the building. **The ordinance requires spaces to be provided in multiple locations when more than 4 are required. Therefore bicycle racks should be provided near the south entrance of the Phase 1 building as well. Additional bicycle parking spaces are required for Phase 2 (at least 2), however none are shown on sheet C-2.0 or C-4.2. Please show all spaces to be provided on the plans. Planning Commission waivers have been granted for not providing covered bicycle parking.**

Other Reviews

- a. Engineering Review: **Engineering recommends approval.** Comments to be addressed on Electronic Stamping Set submittal.

- b. Landscape Review: **Landscape recommends approval with conditions.** Additional comments to be addressed in Electronic Stamping Set.
- c. Wetlands Review: **Wetlands recommends approval.** Comments to be addressed on Electronic Stamping Set submittal.
- d. Woodlands Review: **Woodlands recommends approval.** Comments to be addressed on Electronic Stamping Set submittal.
- e. Traffic Review: **Traffic recommends approval of Preliminary Site Plan. However additional comments to be addressed prior to Final Site Plan approval.**
- f. Facade Review: Applicant submitted a "No Revision Façade Affidavit" with rPSP/FSP submittal.
- g. Fire Review: **Fire recommends approval.**

NEXT STEP: Planning Commission Meeting

This Site Plan is scheduled to go before Planning Commission for consideration on March 14, 2018. Please provide the following **no later than 12:00pm, March 8, 2018** if you wish to keep the schedule.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters including **request for waivers as you see fit.**
3. A color rendering of the Site Plan, if any.

Revised Final Site Plan

All reviews except Traffic are recommending approval. Refer to letters for more details. Please submit the following for reconsideration:

1. A [site plan revision application](#)
2. Three printed copies of revised site plans addressing unresolved comments from Traffic review which is currently not recommending approval of the Final Site Plan. Comments from other reviewers should be addressed as well.
3. Response letter **addressing all comments and refer to sheet numbers where the change is reflected.**

Electronic Stamping Set Submittal and Response Letter

After receiving Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

Stamping Set Approval

Stamping sets are still 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 **10 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval. **The stamping set should include all Planning, Engineering, Landscape and Architectural drawings.** Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.

Legal Documents Submittal Required with Stamping Sets:

- Draft Wetland Conservation Easement for wetland near northeast property line, and small wetland near northeast side of the development has been requested by the City's Wetland Consultant.

Site Addressing

A new address is required for this project. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found by clicking on this [link](#). Please contact Brian Riley [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

Signage

Signage was not approved as part of this site plan. Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Ordinance Enforcement (248.347.0438) for information regarding sign permits.

Street and Project Name

This project does not require approval from the Street and Project Naming Committee.

Parcel Split/Combination:

Please contact the Assessing Department if a lot split or combination is necessary.

Pre-Construction Meeting

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni at 248.347.0430 or smarchioni@cityofnovi.org in the Community Development Department.

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 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, Planner

Item	Required Code	Proposed	Meets Code	Comments
	floor area of buildings within are utilized for office/lab.			
Height, bulk, density and area limitations (Sec 3.1.23.D)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage on Cabaret Drive	Yes	Applicant has said this will be one project, no parcel split.
Access To Major Thoroughfare (Sec. 5.13)	Access to Major Thoroughfare only; Access to other roads only if other side of street has multi-family or non-residential uses, or City determines meets requirements	The site has access to Twelve Mile road via Cabaret Drive and the current uses on Cabaret Drive are not residential.	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.6.2.D)			NA	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	11%	Yes	
Building Height (Sec. 3.1.23.D & Sec. 3.20.1)	46 feet or 3 stories, whichever is less Additional height if conditions met in Section 3.20: Max Height is 115'	Office: 56'8" (w/rooftop) Lab: 30'8" Assembly: 31'4"	Yes	<i>Building setback to be increased by 2 ft. for every 1 ft. in excess of 46' Equals an additional 21'4" in building setback.</i>
Building Setbacks (Sec 3.1.23.D) Office and Lab				
Front (Cabaret Dr.)	50 ft. + 21'4" = 61'4"	158.19 ft.	Yes	
Exterior Side (South)	50 ft. + 21'4" = 61'4"	144.18 ft.	Yes	
Rear (West)	50 ft. + 21'4" = 61'4"	155.16 ft.	Yes	
Side (North)	50 ft. + 21'4" = 61'4"	300+ ft.	Yes	
Building Setbacks (Sec 3.1.23.D) Assembly				
Front (North)	50 ft.	50+ ft.	Yes	
Side (East)	50 ft.	120 ft.	Yes	
Side (West)	50 ft.	163.25 ft.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Rear (South)	50 ft.	50+ ft.	Yes	
Parking Setback (Sec 3.1.23.D) Refer to applicable notes in Sec 3.6.2				
Front (Cabaret Dr.)	20 ft.	110 ft.	Yes	
Exterior Side (South)	20 ft.	100 ft.	Yes	
Rear (West)	20 ft.	115 ft.	Yes	
Side (North)	20 ft.	20 ft.	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	All setbacks are 50 ft.	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard	Parking is proposed in front yard and meets the parking setback requirements	Yes	
Distance between buildings (Sec 3.6.2.H)	It is governed by Sec. 3.8.2 or by the minimum setback requirements, whichever is greater	Two buildings proposed 518.06' between buildings	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	Provided	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area landscaped per § 5.5.3.	A landscape plan is provided	Yes	<i>Please refer to landscape review for additional information</i>
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify setback requirements.	Setback reduction is not proposed	NA	
OST District Required Conditions (Sec 3.20)				
Additional Height (Sec 3.20.1.iii.c)	Properties located west of Cabaret Drive, north of I-96 and south of 12 Mile Road, may construct up to 115 ft.	56'8"	Yes	
Loading and Unloading Screening (Sec 3.20.2.A)	Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-	The loading docks are proposed in the interior side yard away from public right-of-way	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	of-way, and adjacent properties, except for required driveway access.			
Required Parking Calculation (Sec 3.20.2.B)	A floor plan indicating different uses, leasable floor space used for calculating parking should be shown on the plans.	Floor plans provided including square footage by use and floor	Yes	Provide calculations based on Phasing Plan
Additional conditions for permitted uses in 3.1.23.B.ii – v (Sec 3.20.2.C)	Uses permitted under subsections 3.1.23.B.ii - v shall not be located on property sharing a common boundary with property zoned for RA, R-1, R-2, R-3, R-4 or MH district use unless conditions in section 3.20.2.C are met.	The properties zoned RA are separated by a railroad ROW and the Master Plan recommends office uses. The nearest parcel is used for electrical transmission lines. Therefore conditions are met.	Yes	
Outdoor storage (Sec 3.20.2.D)	The outdoor storage of goods or materials shall be prohibited.	None proposed	NA	
Above Ground Storage Tanks (Sec. 3.20.2.E)	<ul style="list-style-type: none"> - Shall be accessory - Shall be located in non-required rear or interior side yard that does not abut residential - In compliance with state and federal fire prevention code - Enclosed and screened from public view: 1 foot higher wall of similar material to primary building façade and contain tank with room for maintenance 	Yes Yes Submit hazardous materials checklist Proposed	Yes	
Parking, Loading, and Dumpster Requirements				
Number of Parking Spaces (Sec.5.2.12) Office Research Assembly	<u>Phase 1:</u> Office:1 space per 222 gla <ul style="list-style-type: none"> • 71,432/222= 322 Lab: 1 space per 700 ufa <ul style="list-style-type: none"> • 31,717/700= 45 367 Required	340 spaces proposed	No	Additional parking needed for Phase 1

Item	Required Code	Proposed	Meets Code	Comments
	<u>Phase 2:</u> 1 space per 1700 sf • $42,329/1700 = 25$ 25 required	202 Proposed	Yes	Combined Phase 1 and phase 2 results in 148 more parking spaces than required for the site. Applicant should reduce Phase 2 parking to be built
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and landscaping		Yes	
Parking stall adjacent to parking entrance (public/private) (Sec. 5.3.13)	Shall not be located closer than 25 ft. from the street ROW line, street easement or sidewalk, whichever is closer	116.5 ft. from ROW line	Yes	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 10 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End Islands are proposed wherever applicable	Yes	
Interior Islands (Sec. 5.5.3.C.ii.i)	- Landscape islands every 15 spaces			
Barrier Free Spaces <i>Barrier Free Code</i>	For total 401 to 500 = 9 spaces including 2 van accessible	12 barrier free provided 10 van accessible 2 regular accessible	Yes	<u>Phase 1:</u> 8 spaces required; 10 spaces provided <u>Phase 2:</u> 12 total provided
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Provided	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible space.	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Sidewalks shall be maintained at 5 ft.	Sidewalks are 9 ft.	Yes	2 ft. for overhang; 2 ft. for stations
	MMUTCD sign and pavement standard required	Unknown	Yes	
	Cords shall not extend over a walkway	Stations not near walkways	Yes	
	Spaces shall meet parking setbacks	Proposed	Yes	
	Units shall meet building setbacks		Yes	
	Units shall meet maximum height requirements		Yes	
Accessory Buildings (Sec. 4.19)				
Location (Sec. 4.19.1.B)	Accessory buildings shall not be erected in any required front yard or in any required exterior side yard.		Yes	
Maximum Area (Sec. 4.19.1.C)	The total floor area of all accessory buildings shall not occupy more than twenty-five (25) percent of any required rear yard.		NA	
Maximum Square Footage (Sec. 4.19.1.E)	Aggregate of all accessory buildings cannot exceed the ground floor area of the principal building on the parcel.		NA	
Setbacks (Sec. 4.19.1.G)	It shall not be located closer than: - ten (10) feet to any main building - six (6) feet to any interior side lot or rear lot line.		NA	
Rear Lot Line abuts a ROW (Sec. 4.19.1.H)	In no instance shall an accessory building be located within an easement or dedicated right-of-way. In those instances where the rear lot line abuts a street right-of-way, the	Not near the rear lot line abutting 12 Mile Road	NA	

Item	Required Code	Proposed	Meets Code	Comments
	accessory building shall be no closer to this line than the required front yard setback in the district in which the property is located.			
Height Restriction (Sec. 4.19.1.I)	A detached accessory building in the R-1 through R-4, RT, RM-1, MH, OS-1, B-1, P-1, and NCC districts shall not exceed one (1) story or fourteen (14) feet in height. Accessory buildings in all other districts may be built to a height equal to the maximum permitted height of the district; provided, if the accessory building exceeds one (1) story or fourteen (14) feet in height, the building shall be set back one (1) foot for each foot the building exceeds fourteen (14) feet in height.	Not applicable	NA	
Number of Structures (Sec. 4.19.1.J)	Not more than two (2) detached accessory buildings shall be permitted on any lot having twenty-one thousand seven hundred eighty (21,780) square feet of area or more.		NA	
Use of detached accessory building (Sec. 4.19.1.K)	Use of any detached accessory building in any Resid., Business or Office district for a use other than the parking and storage of private motor vehicles, tools, recreation equipment or dog houses shall require review and approval by the Zoning Board of Appeals.		NA	

Item	Required Code	Proposed	Meets Code	Comments
Design (Sec. 4.19.1.L)	All attached and detached accessory buildings in excess of two-hundred (200) square feet shall be designed and constructed of materials and architecture compatible with the principal structure, and shall have a minimum roof pitch of 3/12 and overhangs of no less than six (6) inches.		NA	
Setbacks (Sec. 4.19.2.A)	Accessory structures, except where otherwise permitted and regulated in this Ordinance, shall be located in the rear yard and shall meet the setback requirements of an accessory building.	Temporary accessory structure (shipping container) for testing not within 50' yard setback	Yes	
Loading Spaces Sec. 5.4.1	<ul style="list-style-type: none"> - Within the OS districts, loading space shall be provided in the rear yard or - in the case of a double frontage lot, in the interior side yard, - in the ratio of 5 sq. ft. per front foot of building up to a total area of 360 sq. ft. per building. 	Loading areas are located in rear/interior side yards Office/Lab 1607 sq. ft. Assembly 3040 sq. ft.	Yes	
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	Proposed No Proposed Correct Correct	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	<p>Correct</p> <p>Correct</p> <p>6 ft.</p> <p>Correct</p> <p>Concrete</p> <p>Wood and masonry</p>	Yes	
Exterior lighting Sec. 5.7	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Provided	Yes	
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Roof top screening indicated	Yes	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property.	Roof top screening indicated	Yes	
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	8 foot pathway is required along Twelve Mile Rd and Cabaret Dr.	8 ft. path along Cabaret Dr. and Twelve Mile proposed	Yes	Construct both paths in Phase 1
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Applicant has provided 7 ft. sidewalks to connect the office/lab to future assembly and connection to Cabaret Dr.	Yes	
Building Code and Other Requirements				
Outdoor Recreation	Private outdoor recreation facilities for employee benefit only	Basketball court is proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	may be considered an accessory use			
Master Plan	Roadway Master Plan shows the continuation of Fountain Walk Drive along the south property line to the west.			<i>Applicant should be aware of future roadway development planned along the south property line.</i>
Building Code	Building exits must be connected to sidewalk system or parking lot.	Some exits have sidewalk connection	Yes	
Flagpoles (Sec. 4.19.2.B)	Flagpoles may be located within any required front or exterior side yard. Such poles shall be located no closer to a public right-of-way than one-half (½) the distance between the right-of-way and the principal building.	3 flagpoles are proposed at the main entrance on the south side of the property	Yes	<i>A building permit is required for any new flagpoles.</i>
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal description for all parcels provided	Yes	
Site Plan and Development Manual (Chapter 5)	- Traffic Impact Study (see table) - Community Impact Statement (over: 30 acres, 10 acres SLU, 150 units)	Provided Not required	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact	- Total cost of the proposed building & site improvements	- 300-400 employees - Anticipated cost is \$27.2 Million		

Item	Required Code	Proposed	Meets Code	Comments
	- Number of anticipated jobs created (during construction & after building is occupied, if known)			
Development/ Business Sign & Street addressing <u>Contact Brian Riley</u> <u>248-347-0438.</u>	- Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit.	Proposed Site address will not be issued without an approved Site Plan	Yes	<i>Apply for lot addressing prior to stamping set approval.</i>
Project and Street Naming	Some projects may need approval from the Street and Project Naming Committee.		NA	
Property Split	All property splits and combination must be submitted to the Assessing Department for approval.	NA	NA	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Provided	Yes	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	Update Sheet SPH-1 with new site layout and new lighting for additional parking area; Break out light quantity table by Phase
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Provided	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Photometric data	Provided	Yes	
	Fixture height	25 ft.	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices	Provided	Yes	
	Type & color rendition of lamps	LED	Yes	
	Hours of operation	Provided	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Provided	Yes	
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	46 ft.; maximum proposed is 25 ft.	Yes	
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - 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 	Notes provided on sheet SPH-1	Yes	
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 	Sheet SPH-1 note 5: Building mounted lights "G" and "H" are security lighting	Yes	
Average Light Levels (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit - not exceed 4:1	4:1	Yes	
Type of Lamps (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	Provided	Yes	
	Loading & unloading areas: 0.4 min	Provided	Yes	
	Walkways: 0.2 min	Provided	Yes	
	Building entrances, frequent use: 1.0 min	Provided	Yes	
	Building entrances, infrequent use: 0.2 min	Provided	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Provided	Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts - All cut off angles of fixtures must be 90° - Maximum illumination at the property line shall not exceed 0.5 foot candle		NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

March 5, 2018

Engineering Review

A123 Systems Phase 1

JSP17-0021

Applicant

A123 Real Estate

Review Type

Revised Preliminary/Final site plan - phasing

Property Characteristics

- Site Location: West of Cabaret Drive, south of Twelve Mile Road
- Site Size: 30.8 acres
- Plan Date: 02/07/2018
- Design Engineer: PEA, Inc.

Project Summary

- Construction of an 89,290 square-foot office building and 39,646 square-foot laboratory building with associated parking in Phase 1. Site access would be provided off of Cabaret Drive with two curb cuts. A 53,469 square-foot assembly building and associated parking is proposed in Phase 2.
- Water service would be provided by an 8-inch extension from an existing 8-inch water main stub at the north property line of the site adjacent to the hotel site, and by an 8-inch extension from the existing 12-inch water main stub at the southeast corner of the site.
- Sanitary sewer service would be provided from the existing 12-inch sanitary sewer adjacent to the west property line of the site.
- Storm water would be collected in on-site storm sewer system and detained in a proposed on-site detention basin, with a storm water lift station to discharge from the basin.

Recommendation

Approval of the revised Final Site Plan is recommended, with items to be addressed at Stamping Set submittal.

Comments:

The Revised Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. Provide the City's standard detail sheets for water main (5 sheets-February 2018), sanitary sewer (3 sheets-February 2018), storm sewer (2 sheets-February 2018), and pathway and board walks (1 sheet-latest revision) at the time of the Stamping Set submittal. These details are available on the City's website (www.cityofnovi.org/DesignManual).
2. Provide a traffic control sign table listing the quantities of each sign type proposed for the development in Phase 1. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
3. Provide a traffic control plan for the proposed road work activity (City roads).
4. Provide a backflow prevention device on all irrigation systems. The backflow prevention device shall be an RPZ, or another approved device based on site conditions such as irrigation head heights (pop-ups), grade changes, berms etc. Please contact Kevin Roby in the Water and Sewer Division at 248-735-5640 with any questions.

Water Main

5. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (06/12 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Division. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard water main detail sheets (5 sheets rev. February 2018).

Sanitary Sewer

6. Correct spelling of Wayne County on Wayne County Sanitary Sewer Notes water main and sanitary sewer plan sheets.

Storm Sewer

7. Roof drain leads may be PVC, minimum size 6 inch PVC SDR23.5, 8 inch and larger to be PVC SDR26. Revise plans to indicate 6 inch PVC SDR23.5 (or schedule 40).

Paving & Grading

8. The north and south driveways off of Cabaret Drive should be revised to be standard 30 feet in width as shown in Figure IX.1 of the Design & Construction Standards, with standard curb radii. Refer to Traffic review for additional information.

9. Curbing and walks adjacent to the end of 17-foot stalls shall be 4-inch in height, and standard 6-inch curb height to be provided adjacent to 19-foot stalls and at all landscape islands and drive aisles. Remove the reference to "maximum" curb height of 4 inches.

Soil Erosion and Sediment Control

10. A SESC permit is required. Submit a revised SESC permit application for Phase 1 under a separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

11. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not done so already, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted with the Stamping Set:

12. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement, as outlined in the Storm Water Management Ordinance, and according to the specific example provided by the City Attorney, must be submitted to the Community Development Department. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. This document is available on our website.
13. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
14. A draft copy of the 20-foot wide easement for the sanitary sewer and monitoring manhole to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
15. A draft copy of the site access easement must be submitted to the Community Development Department.
16. A draft copy of the warranty deed for the additional right-of-way along Cabaret Drive must be submitted for acceptance by the City.

The following must be addressed prior to construction:

17. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).

18. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
19. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
20. Construction inspection fees currently estimated at \$68,428.78 must be paid to the Community Development Department.
21. Legal escrow fees in the amount of \$4,025 must be deposited with the Community Development Department. Unused escrow will be returned to the payee at the end of the project. This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
22. A storm water performance guarantee in the amount of \$103,746 (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
23. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
24. A street sign financial guarantee estimated at \$38,800 (\$400 per traffic control sign proposed, to be finalized with complete Phase 1 street sign quantity table) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
25. Unrestricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee, amount to be determined, will be required prior to the pre-construction meeting.
26. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
27. A permit for work within the Cabaret Drive right-of-way must be obtained from the City of Novi. The application is available from the City Engineering Division or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Only submit the cover sheet, standard details and plan sheets applicable to the permit.
28. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.

29. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
30. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ may require an approved SESC plan to be submitted with the Notice of Coverage.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

31. The amount of the incomplete site work performance guarantee for any outstanding site improvement items, limited to top course of pavement and other minor items, at 1.2 times the amount required to complete the site improvements as specified in the Performance Guarantee Ordinance.
32. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
33. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
34. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
35. Submit to the Community Development Department Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
36. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
37. Submit a Maintenance Bond to the Community Development Department in the amount of \$69,537.94 (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on our website.
38. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to

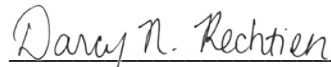
do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

39. Provide a warranty deed for the additional right-of-way along Cabaret Drive for acceptance by the City.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Darcy Rechten at (248) 735-5695 with any questions.



Darcy N. Rechten, P.E.

cc: Lindsay Bell, Community Development
Angela Pawlowski, Community Development
Tina Glenn, Treasurers
Kristin Pace, Treasurers
Ben Croy, Water and Sewer
Theresa Bridges, Engineering
George Melistas, Engineering
T. Meadows, T. Reynolds, M. Freckleton; Spalding DeDecker

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 11, 2018

Revised Preliminary/Final Plans

A123 Systems

Review Type

Revised Preliminary/Final Landscape Review

Project Number

JSP17-0021

Property Characteristics

- Site Location: West side of Cabaret, south of Twelve Mile Road
- Parcel ID(s): 50-22-15-126-016
- Site Zoning: OST
- Adjacent Zoning: N: OST & RA; E: OST & RC; S: CSX/RA & I-96; W: CSX/RA & OST
- Plan Date: February 7, 2018

Recommendation:

This project is **recommended for approval** with the understanding that the items listed below and on the accompanying Landscape Chart will be addressed satisfactorily on the Electronic Stamping Set.

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 not intended to substitute for any Ordinance.

NOTE: As this project is required to go back to Planning Commission, it is recommended that the applicant consider revising the calculations per the new greenbelt and parking landscaping requirements. It will end up in a net decrease in the total number of trees required. The comments below will include the requirements for both standards.

EXISTING ELEMENTS

Existing Soils (Preliminary Site Plan checklist #10, #17)

Provided.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

Provided.

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

Provided.

LANDSCAPING REQUIREMENTS

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

TWELVE MILE ROAD

No development work is proposed along Twelve Mile Road so no landscaping is required or provided.

CABARET DRIVE

1. OLD RULES: Based on the frontage of 724.5 LF, the required numbers of trees per the "not adjacent to parking" requirements are provided. The required number of trees is 18 deciduous canopy or large evergreen trees (724.5/40) and 29 subcanopy trees (724.5/25) in the greenbelt, and 16 deciduous canopy trees along the street, in the right-of-way. Only 15 trees are actually provided in the right-of-way but 19 canopy or large evergreens are provided immediately adjacent to the right-of-way so the total number of large trees required between the two is met. This is acceptable.
2. NEW RULES: Based on the same frontage, but with the allowance for the deduction of the access ways' widths, and with the determination that the parking is still not adjacent to the right-of-way since it is 57 feet away, 11 deciduous canopy or large evergreen greenbelt trees are required $((724.5-2*25)/60)$, 17 subcanopy greenbelt trees are required $((724.5-2*25)/40)$ and 14 street trees are required $(724.5 - 2*115)/35$.
3. **If the applicant wishes to use the original rules, the plans are acceptable as is. If the applicant wishes to use the new rules, a revised landscape plan showing the revised calculations and plantings should be provided.**
4. The calculations indicate that all of these trees will be planted as part of Phase I.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

See #1 above.

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

1. OLD RULES: Based on the paved vehicular use areas in the parking lots, 12,981 sf of landscape area and 162 canopy trees are required (1 per 75 sf of paved area) within the boundaries of the parking lot. 162 are provided in interior islands and mostly along the periphery. 110 of these will be planted in Phase I and 63 will be planted in Phase II.
2. NEW RULES: Based on the total paved vehicular use areas in the revised plan (299,959sf), 6250 sf of landscape area and 31 canopy trees are required (1 per 200 sf of paved area) within the boundaries of the parking lot.
3. **Parking lot interior trees should be within the bounds of the parking lot.**
4. **If the applicant wishes to use the original rules, the plans are acceptable as is. If the applicant wishes to use the new rules, a revised landscape plan showing the revised calculations and plantings should be provided.**
5. All islands' areas in SF have been labeled as requested. All islands meet the minimum area requirement.
6. **Please add some salt-tolerant shrubs in the northeast endcap island since trees can't be planted there due to the underground water main.**

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. Based on the perimeter noted, 110 deciduous canopy trees are shown as being required and provided. 49 trees will be planted in Phase I and 61 in Phase II.
2. The rules for perimeter plantings have not changed.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

Detailed foundation landscape plans are provided, and the areas provided satisfy the requirement for both buildings.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. The required shrub coverage is provided.
2. **As the phase line is currently proposed, the detention basin immediately adjacent to the line, at the northwest corner of the pond, shouldn't be planted until Phase II to prevent them from being damaged during construction of Phase I. Please note this on the plans.**

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

Provided.

Temporary tank location

The proposed temporary screening is acceptable.

OTHER REQUIREMENTS

Plant List, Notations and Details (LDM 2.h. and t.)

Provided.

Cost estimates for Proposed Landscaping (LDM 2.t.)

Provided.

Irrigation (LDM 1.a.(1)(e) and 2.s)

Provided.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Provided.

Snow Deposit (LDM.2.q.)

Provided.

Corner Clearance (Zoning Sec 5.9)

Required corner clearances are provided.

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



Rick Meader – Landscape Architect

TRAFFIC REVIEW



AECOM
 27777 Franklin Road
 Southfield
 MI, 48034
 USA
 aecom.com

Project name:
 JSP17-0021 A123 rPSP-FSP Traffic Review

From:
 AECOM

Date:
 March 1, 2018

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

CC:
 Sri Komaragiri, Lindsay Bell, George Melistas,
 Theresa Bridges, Darcy Rechten, Hannah Smith

Memo

Subject: A123 Revised PSP-FSP Traffic Review

The revised preliminary-final site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the preliminary site plan; however, there are still outstanding comments that need to be addressed before approving as a final site plan.

GENERAL COMMENTS

1. The applicant, Etkin Management, is proposing an office development in the northwest quadrant of the intersection of Cabaret Drive and Fountain Walk Avenue, south of Twelve Mile Road, and east of the railroad that crosses Twelve Mile Road near Taft Road.
2. The development will consist of two buildings: one will be used as an office/lab space and is three stories and the other will be used for assembly. The gross floor area for each use is as follows: 89,290 square feet (SF) for offices, 39,646 SF for lab area, and 53,469 SF for assembly; totaling 182,405 SF.
3. Twelve Mile Road is under the jurisdiction of the Road Commission for Oakland County (RCOC). Cabaret Drive and Fountain Walk Avenue are under the jurisdiction of the City of Novi.
4. The site is currently zoned OST (Office Service and Technology).
5. Summary of traffic-related waivers/variances:
 - a. The applicant has previously been granted a planning commission waiver for the covered bicycle parking.
 - b. The applicant has previously been granted a waiver for driveway spacing on Cabaret Drive.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: 710 – General Office Building, 760 - Research and Development, 140 - Manufacturing
 Development-specific Quantity: 89,290 SF, 39,646 SF, 53,469 SF, respectively.
 Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold (Directional Trips)	Above Threshold?

AM Peak-Hour Trips	160	125	100	Yes
PM Peak-Hour Trips	176	143	100	Yes
Daily (One-Directional) Trips	1890	N/A	750	Yes

2. The number of trips does exceed the City’s threshold of more than 750 trips per day or 100 peak-direction trips per either the AM or PM peak hour. The applicant has provided a traffic impact study performed by Fleis and VendenBrink dated April 27, 2017. The traffic impact study was developed using the ITE Trip Generation Manual, 9th edition and has been approved under a separate letter. It should be noted that the estimated number of daily trips have increased a significant amount when estimated using the 10th edition of the ITE Trip Generation Manual as opposed to the 9th edition. The increase in daily trips alone is not expected to impact the results of the original TIS beyond acceptable levels. There was a negligible difference between peak-hour trips from the first estimation to the new estimation.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The applicant has proposed two access points to the development from Cabaret Drive.
 - a. The applicant should consider the following revisions for the north driveway:
 - i. Decrease the entering and exiting turning radii to 20 feet. However, the applicant may apply for an administrative variance for the use of 30 feet if deemed necessary for site operational purposes.
 - b. The applicant should consider the following revisions for the south driveway:
 - i. Increase the driveway width to 30 feet. However, the applicant may apply for an administrative variance for the use of 29.5 feet.
 - ii. Decrease the entering and exiting turning radii to 20 feet. However, the applicant may apply for an administrative variance for the use of 25 feet if deemed necessary for site operational purposes.
2. As indicated in the previous traffic impact study, the north site driveway requires an entering right turn taper. The applicant has extended the existing through lane, which previously ended north of the north site driveway, to serve as a full right turn lane.
 - a. The entering right turn lane is in compliance with City standards.
 - b. The applicant has provided an R3-20R sign in advance of the right turn lane to indicate that the lane is ending.
 - c. The applicant is proposing the appropriate pavement markings for the right turn lane.
3. The applicant has indicated adequate sight distance for both driveways.
4. The north proposed driveway does not meet City opposite-side driveway spacing standards with the existing Emagine theater driveway. The applicant was granted a waiver for the driveway spacing on August 23, 2017.
5. The Hilton Garden Inn, which is located to the north of the proposed development, installed a stub at the time of construction for purposes of future access management. However, the connection is not feasible due to a large grade differential.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow

- a. The applicant has provided 1,607 square feet of loading area for the office building and 3,040 square feet of loading for the assembly building. The loading areas exceed the minimum area required by the City Zoning Ordinance.
- b. The proposed dumpster locations may potentially block the aisle on the west side of the building during trash pick-up periods. The applicant should consider relocation of the proposed dumpster locations.
- c. The applicant has proposed traffic control to the four-leg intersection within the site by means of a two-way stop for the north and south approaches.
- d. The applicant should increase the width on the north side of the proposed landscape island near the south entrance of the office building to 24 feet.

2. Parking Facilities

- a. The City Zoning Ordinance requires one parking space for every 222 square feet of leasable floor area of office use, one space for every 700 square feet of usable floor area of lab use, and one space for every 700 square feet of assembly use OR five spaces plus one space for every employee in the largest shift OR five spaces plus one space for every 1,700 square feet of usable floor area (whichever is greater). The applicant has approximated that 80% of the total floor area can be considered as usable. Therefore, the total required parking spaces for the development is 394 parking spaces, as indicated in the plans.
- b. The applicant has proposed 484 total parking spaces which exceeds the required amount of parking spaces by 90 spaces (23%).
- c. Parking spaces are generally in compliance with City standards. The applicant has proposed both 17 and 19 foot parking spaces. The details on sheet C-10.1 indicate the proper curb heights for each parking space length. It should be noted that a few notes throughout the plan set indicate a "maximum" of 4" curbs at 17' parking spaces. Future plan sets should remove the use of the word "maximum".
- d. The applicant is required to provide a minimum of eight accessible parking spaces according to ADA Standards for Accessible Design. The applicant has provided a total of 12 accessible parking spaces, five of which are van accessible.
- e. Accessible parking spaces are in compliance with ADA Standards for Accessible Design.
- f. The applicant has proposed four accessible parking spaces with wheel stops due to the parking spaces being located adjacent to a sidewalk that is flush with the asphalt pavement. The proposed wheel stops should be revised to a total length of 6 feet to maintain adequate aisle ways between parking spaces. There are general inconsistencies between the plan sheet and the detail sheet regarding the wheel stops. Please update accordingly and indicate a six foot wheel stop as opposed to an eight foot wheel stop on the drawing itself.
- g. The applicant has proposed electronic vehicle charging stations at parking spaces on the south side of the site the applicant should revise the locations of the charging stations such that the charging station is located two feet behind the back of curb to allow for a two foot overhang of a vehicle given the 17 foot long space. There is a note indicating such but plans should be updated to reflect the noted location.
- h. The applicant has indicated through dimensions and notes that most end islands are generally in compliance with City standards. The applicant has proposed a few irregular shaped-end islands on the north side of the office building. The applicant should consider revising the end island to match one of the two end island designs shown in Section 5.3.12 of the City's Zoning Ordinance. The concern with the proposed shape is the turning radii into and out of the aisles.
- i. The applicant has a note indicating two foot vehicle overhang at a 19 foot parking space on the west side of the site. The comment should be removed.
- j. Parking aisle widths are in compliance with City standards.
- k. The applicant is required to provide a total of 25 bicycle parking spaces. The applicant has provided a total of 36 bicycle parking spaces.
 - i. The applicant should consider relocating some of the bicycle parking spaces to serve multiple entrances.
 - ii. The applicant should provide a bicycle parking schematic detailing the shape and size of the bicycle parking racks.

Memo

AECOM

A handwritten signature in blue ink that reads "Sterling Frazier". The signature is written in a cursive style with a long horizontal stroke at the end.

Sterling Frazier, PE
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink that reads "Maureen Peters". The signature is written in a cursive style with a long horizontal stroke at the end.

Maureen N. Peters, PE
Senior Traffic/ITS Engineer

FAÇADE REVIEW



May 17, 2017

Façade Review Status Summary:
Approved, Full Compliance

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE - Façade Review**
A123 Systems, PSP17-0067
 Façade Region: 2, Zoning District: OST

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Faudie Architects, dated 4/28/17. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

Office / Lab Bldg. (Façade Region 2)	South (Front)	West	North	East	Ordinance Maximum (Minimum)
Spandrel Glass	30%	23%	27%	15%	50%
Flat Metal Panels (Roof Screens)	10%	8%	6%	5%	50%
Aluminum Composite Material (ACM)	40%	22%	25%	30%	50%

Pack Assembly Bldg. (Façade Region 2)	South (Front)	West	North	East	Ordinance Maximum (Minimum)
Spandrel Glass	5%	0%	0%	1%	50%
Flat Metal Panels (Roof Screens)	40%	50%	50%	50%	50%
Split Faced CMU	45%	50%	50%	49%	50%

As shown above, all proposed materials are in full compliance with the Façade Ordinance. It is noted that the drawings have conflicting notes regarding the Concrete Masonry Units (CMU); Split Faced CMU vs. Painted Smooth Faced CMU. Painted Smooth Faced CMU is not allowed by the Façade ordinance in any Façade Region. This review is based on the use of Split Faced CMU. The applicant should clarify that Split Faced CMU will in fact be used and not the Painted Smooth Faced CMU.

Recommendation - The building exhibits well balanced proportions and composition of materials. The colored rendering provided appears to indicate carefully coordinated earth-toned colors. A sample board was not provided at the time of this review. The sample board should be provided not less than 5 days prior to the Planning Commission meeting to more fully illustrate the proposed colors and textures of materials. The dumpster enclosure is indicated to be brick to match the building. The design is in full compliance with the Façade Ordinance and will harmonize well with other buildings in the surrounding area. Approval is recommended for the reasons stated above.

Notes to the Applicant:

1. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".
<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



February 13, 2018

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

RE: A123 (F.K.A Fountain Office Buildings)

PSP# 18-0017

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

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David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

Project Description:

Build two structures off of Fountain Walk Ave and Cabaret. Building one is Office building 78,069 sq. ft. and build two is Lab 32,350 S.Q.F.T.

Comments:

- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.

Recommendation:

Meet Fire Department Standards

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



March 8, 2018
PEA Project No: 2016-312

Ms. Barb McBeth, Planner
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**RE: A123 Systems, Preliminary/Final Site Plan Review Comments dated March 5, 2018
City of Novi Review – JSP 17-21**

Dear Ms. McBeth:

In response to the comments received from various City departments during the revised Preliminary/Final Site Plan process for Site Plan approval, we offer the following responses:

Planning Review Comments

1. Noted
2. Noted
3. The photometric plan will be updated to reflect the updated layout for the stamping set submittal.
4. Noted
5. The plans will be modified to construct the path along 12 Mile Road will be constructed as part of Phase 1.
6. Calculations and tables will be modified to reflect the Phasing for the stamping set submittal.
7. It is understood that the site plan for Phase 1 is short 27 parking spaces per ordinance requirements. The amount of spaces shown on the current plan is sufficient for A123 requirements. Considering that there are more than enough space available in the proposed Phase 2 parking area, we would like to consider that the additional spaces be considered land banked within Phase 2. A portion of the Phase 2 parking area can be converted to additional green space and will be coordinated with City staff when the project progresses to Phase 2.
8. All 36 bicycle parking spaces are shown as part of Phase 1 consistent with the previously approved plan. 2 sets of bicycle racks are shown near the employee entrance of the building. As 2 separate sets of bicycle racks are provided for the employee entrance, we feel that we meet the requirement. It is hard to believe that visitors would be riding a bicycle to the site, therefore no bicycle parking spaces are contemplated near the visitor entrance to the building.

Engineering Review Comments

General

1. Standard Details will be provided for the Stamping Set submittal, as requested.
2. The plans will be modified for the stamping set submittal.
3. Traffic control plans are provided (Sheet C-10.5)

4. Noted

Water Main

5. Noted

Sanitary Sewer

6. Noted

Storm Sewer

7. Noted

Paving & Grading

8. Both driveways are 30 feet wide. The southern driveway is dimensioned 29.5 feet wide as the northern side of the driveway has an integral curb and walk. The face of walk must match the face of curb, with no back of curb to dimension to the drive is labeled 29.5 instead of 30 feet.
9. Noted

Soil Erosion and Sediment Control

10. Noted

Off-Site Easements

11. No Off-Site Easements are anticipated
12. Comments 12 through 39 are noted.

Landscape Review Comments

Cabaret Road

1. Comment Noted
2. Comment Noted
3. Plan reflects old ordinance rules, not new ordinance. Applicant may choose to work with City staff to apply new ordinance standards to the proposed Landscape plan for administrative approval per conversation with City Staff.
4. Comment Noted

Street Tree Requirements

1. Plan reflects old ordinance rules, not new ordinance.

Parking Lot Landscaping

1. Comment Noted
2. Comment Noted
3. Parking lot trees are within bounds of parking lot.

4. Plan reflects old ordinance rules, not new ordinance. Applicant may choose to work with City staff to apply new ordinance standards to the proposed Landscape plan for administrative approval per conversation with City Staff.
5. Comment Noted
6. Salt tolerant shrubs will be added in NE end cap, as noted.

Parking Lot Perimeter Canopy Trees

1. Comment Noted
2. Comment Noted.

Building Foundation Landscape

1. Comment Noted

Storm Basin Landscape

1. Comment Noted
2. Note will be added to plan.

Transformer/Utility and Fire Hydrant Plantings

1. Comment Noted

Other Requirements

1. Comment Noted

Wetlands Review Comments

1. Comment noted.
2. Comment noted.
3. Acreage of wetlands are shown on T-1.0. The 25 wetland buffer is shown on C-6.1 to C-6.3, C-5.1 to C-5.2, T-1.0 and L-1.0. Wetland buffer A and D impact square footage are shown on L-1.0 and noted on C-6.1 to C-6.3 and C-5.1.1 to C-5.2.
4. On sheet T-1.0 it is noted in the “Wetland/Woodland Notes” on the side of the plan sheet, that debris/trash will be removed and hauled properly away.
5. A 20’ wide wetland conservation easement off the NE property line, flags D-1 to D-7, is shown on L-1.0 for potential wetland conservation. No easements are contemplated around the other wetlands on site, since they could potentially be impacted by future development. This includes the area of flags A-1 to A-4.

Woodland Review

1. Comment noted
2. Comment noted.
3. Comment noted
4. The plan clearly indicates which trees are replacement trees. Replacement trees have unique symbol on the plan and the plant lists indicates which trees are replacement trees.
5. Comment noted. See comment #4 above.

6. Comment noted.
7. Comment noted.
8. Comment noted.
9. Comment noted.
10. Comment noted. A note will be added to the plans.
11. Comment noted.

Traffic Review Comments

External Site Access and Operations

1. Noted
- 2a. Noted
- 2b. Noted
- 2c. Noted
3. Noted
4. Noted
5. Noted

Internal Site Operations

- 1a. Noted
- 1b. At this time, the dumpster locations are to remain where designed.
- 1c. Noted
- 2a. Noted
- 2b. Noted
- 2c. Noted
- 2d. Noted
- 2e. Noted
- 2f. Noted
- 2g. Noted
- 2h. Noted
- 2i. Noted
- 2j. Noted
- 2k. The applicant has chosen to leave the bicycle parking as currently designed. The make and model of the bike rack has been provided for reference. (Sheet C-10.2) A detail showing compliance with City requirements will be added to the drawings for the stamping submittal set.
- 2l. Noted
- 2m. Noted
- 2n. Noted
- 3a. Noted
- 3b. Noted
- 3c. The applicant has chosen not to add the additional walk.
- 4a. No parking sign locations have not been modified since the previous approval. The applicant will defer to the fire marshal if modifications are necessary. The proposed sign will be reviewed and modified if required for the stamping set submittal.
- 4b. Noted
- 4c. The drive to the porte cochere is meant to drop off visitors, not to split traffic. No modifications are proposed.
- 4d. Noted

- 4e. Noted
- 4f. Noted
- 4g. Noted
- 4h. Noted
- 4i. Noted
- 4j. Noted

Fire Department

- 1. Noted

Sincerely,

PEA, Inc.



Steven A. Sorensen, PE
Director of Engineering - Troy

PREVIOUS PLANNING COMMISSION MINUTES

6-14-2017

8-23-2017

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

June 14, 2017

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, June 14, 2017

BOARD MEMBERS

Mark Pehrson, Chairperson

Robert Giacometti

John Avdoulos

Tony Anthony

Ted Zuchlewski

ALSO PRESENT: Sri Komaragiri, City Planner,

Barbara McBeth, City Planner, Kirsten Mellem, City Planner.

Rick Meader, Landscape Architect, Thomas Schultz, City Attorney,

Darcie Reichiten, Engineer.

Certified Shorthand Reporter: Jennifer L. Wall

1 MS. KOMARAGIRI: Motion passes
2 five to zero.

3 CHAIRPERSON PEHRSON: Thank you.

4 Next on the agenda is A123 System (aka
5 Fountain Office Park) JSP17-21. Public
6 hearing at the request of Etkin, LLC, for the
7 approval of preliminary site plan, woodland
8 permit, storm water management plan. The
9 subject parcel is located in Section 15 west
10 of Cabaret Drive, south of Twelve Mile Road
11 and is zoned OST, planned office service
12 technology. The applicant is proposing to
13 develop the 31.25 acre parcel for two
14 buildings, one office, one lab space of
15 128,936 square feet and the other, an
16 assembly building of 53,469 square feet,
17 including associated site improvements.
18 Kirsten, again.

19 MS. MELLEEM: So the subject
20 property is located southwest of Twelve Mile
21 and Cabaret Drive, just west of Fountain Walk
22 in Section 15. The applicant is proposing to
23 develop the 31.25 acre parcel into two

1 buildings totaling over 180,000 square feet.
2 The subject property is currently owned OST,
3 office service technology. The properties to
4 the west are zoned OST, office service
5 technology, and over the railroad tracks are
6 zoned RA, one family residential. The
7 properties to the east are zoned OST, and RC,
8 regional, commercial, to the south is a
9 parcel zoned OST and owned by ITC, and the
10 I-96 corridor, south of that.

11 The future land use map
12 indicates industrial research development and
13 technology for the subject property.

14 The properties to the west and
15 east are the same as the subject parcel and
16 also indicated as regional commercial.

17 The site does contain wetlands
18 and woodlands on the northern portion of the
19 parcel near Twelve Mile Road.

20 The proposed project is focused
21 near the I-96 corridor at the southern end of
22 the parcel. Two buildings are proposed, one
23 office lab of 128,936 square feet and one

1 assembly of 53,469 square feet. The site
2 amenities include 498 parking spaces, 12 are
3 barrier free and 40 provide charging stations
4 for plug-in electric vehicles. Basketball
5 courts for employes, outdoor and rooftop
6 patios and also an entryway fountain fronting
7 on I-96, and bike racks throughout the site.

8 Originally the traffic impact
9 study was not recommended by the consultants,
10 but after several discussions and additional
11 information provided by the applicant, the
12 traffic consultant is recommending approval
13 of the traffic impact study. The applicant
14 is seeking one waiver from Planning
15 Commission and one variance from City
16 Council. The waiver from Planning Commission
17 is for not providing covered outdoor bicycle
18 parking spaces, which is supported by staff.
19 The variance from city council from the DCS
20 for not providing a sidewalk along Twelve
21 Mile, which is not supported by staff.

22 The first waiver is for outdoor
23 covered bicycle parking spaces, which the

1 applicant is asking a waiver and proposed
2 space inside that would be allowed for bike
3 storage. Staff supports this waiver, and has
4 in the past.

5 The second variance is for not
6 providing a sidewalk along Twelve Mile Road.
7 Staff does not support this variance. The
8 applicant should connect the sidewalk along
9 Twelve Mile Road as prescribed in our
10 non-motorized master plan.

11 The reviewers are all
12 recommending approval, some with conditions
13 to be met with the next submittal. The
14 Planning Commission is asked tonight to hold
15 the required public hearing for consideration
16 of the preliminary site plan, woodland permit
17 and storm water management plan. The
18 applicant, staff and consultants are here to
19 answer any questions you may have regarding
20 the proposed project.

21 CHAIRPERSON PEHRSON: Thank you,
22 Kirsten. The applicant wish to address the
23 Planning Commission at this time?

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MR. GUARDINI: Good evening.

Josh Guardini with Etkin, 21000 Northwestern Highway, Southfield, Michigan.

Kirsten summed up exactly what we're hoping to get approved here tonight, so I am ready to answer any questions from the Commission or the public.

CHAIRPERSON PEHRSON: Thank you.

This is a public hearing. If there is anyone in the audience that wishes to address the Planning Commission on this particular matter, please step forward.

Seeing no one in the audience. Any letters? No correspondence. We will close the public hearing portion, turn it over to the Planning Commission for your consideration. Member Anthony.

MR. ANTHONY: Thank you. I will start again. So this is to the developer. So I see there is a request for no sidewalk along Twelve Mile Road. You can see we put a big effort into making our community walkable and to have those amenities in there and the

1 neighboring property that is developed has a
2 sidewalk, so it would be a gap within our
3 sidewalk system, program that we are putting
4 in.

5 So we will end up putting --
6 from my standpoint, there will be a
7 requirement for having that sidewalk put in.
8 Is that something you guys can work with,
9 with putting the sidewalk in?

10 MR. GUARDINI: Yeah, I think we
11 can. Originally when we took a look at the
12 comment, we looked at our neighboring
13 property to the east, and there is no
14 sidewalk there, along with the fact that we
15 are not developing anything on the north part
16 of the parcel at this time. That was really
17 the reason for our response. But certainly
18 we don't want to slow down the project. We
19 do have time constraints, and therefore, we
20 would be willing to work with staff to try to
21 figure out a way to do something out along
22 Twelve Mile that would meet you guy's
23 approval.

1 MR. ANTHONY: I like seeing A123
2 come into our city. I look forward to that.
3 The rest of the development worked fine to
4 me.

5 CHAIRPERSON PEHRSON: Anyone
6 else? Make a motion?

7 MR. ANTHONY: Yes, I will. In
8 the matter of A123 systems, JSP17-21, motion
9 to approve the preliminary site plan based on
10 and subject to the following.

11 A, planning waiver from Section
12 5.16 for not providing covered bicycle
13 parking spaces for 25 percent of the required
14 bicycle parking spaces which is hereby
15 granted. The applicant to provide a sidewalk
16 on the Twelve Mile Road. C, the findings of
17 compliance with ordinance standards in the
18 staff and consultant review letters, and the
19 conditions and the items listed in those
20 letters being addressed on the final site
21 plan. This motion is made because the plan
22 is otherwise in compliance with Article 3,
23 Article 4, and Article 5 of the Zoning

1 Ordinance and all other applicant provisions
2 of the ordinance.

3 MR. AVDOULOS: Second.

4 CHAIRPERSON PEHRSON: We have a
5 motion by Member Anthony, second by Member
6 Avdoulos. Any other comments? Kirsten,
7 please.

8 MS. MELLEEM: Member Giacobetti?

9 MR. GIACOPETTI: Yes.

10 MS. MELLEEM: Chair Pehrson?

11 CHAIRPERSON PEHRSON: Yes.

12 MS. MELLEEM: Member Zuchlewski?

13 MR. ZUCHLEWSKI: Yes.

14 MS. MELLEEM: Member Anthony?

15 MR. ANTHONY: Yes.

16 MS. MELLEEM: Member Avdoulos?

17 MR. AVDOULOS: Yes.

18 MS. MELLEEM: Motion passes five
19 to zero.

20 MEMBER ANTHONY: In the
21 matter of A123 systems, JSP17-21, motion to
22 approve the woodland permit based on and
23 subject to the following. The findings of

1 compliance with ordinance standards in the
2 staff and consultant review letters, and the
3 conditions and items listed in those letters
4 being addressed on the final site plan. This
5 motion is made because the plan is otherwise
6 in compliance with Chapter 37 of the code of
7 ordinances and all other applicable
8 provisions of the ordinance.

9 MR. AVDOULOS: Second.

10 CHAIRPERSON PEHRSON: We have a
11 motion by Member Anthony, second by Member
12 Avdoulos. Any other comments? Kirsten.

13 MS. MELLEEM: Chair Pehrson?

14 CHAIRPERSON PEHRSON: Yes.

15 MS. MELLEEM: Member Zuchlewski?

16 MR. ZUCHLEWSKI: Yes.

17 MS. MELLEEM: Member Giacobetti?

18 MR. GIACOPETTI: Yes.

19 MS. MELLEEM: Member Anthony?

20 MR. ANTHONY: Yes.

21 MS. MELLEEM: Member Avdoulos?

22 MR. AVDOULOS: Yes.

23 MS. MELLEEM: Motion passes five

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to zero.

MEMBER ANTHONY: In the matter of A123 Systems, JSP17-21, motion to approve the storm water management plan based on and subject to the findings in compliance with ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the final site plan.

This motion is made because the plan is otherwise in compliance with Chapter 11 of Code of Ordinances and all other applicable provisions of the ordinance.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: We have a motion by Member Anthony, second by Member Avdoulos. Any other comments? Kirsten.

MS. MELLEEM: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. MELLEEM: Member Giacobetti?

MR. GIACOPETTI: Yes.

MS. MELLEEM: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

1 MS. MELLEEM: Member Anthony?

2 MR. ANTHONY: Yes.

3 MS. MELLEEM: Member Avdoulos?

4 MR. AVDOULOS: Yes.

5 MS. MELLEEM: Motion passes five

6 to zero.

7 CHAIRPERSON PEHRSON: All set.

8 Thank you. Next on the agenda, matters for

9 consideration, item number one, Griffin

10 Funeral Home, JSP17-13.

11 It's a consideration at the
12 request of Novi Funeral Home, LLC for special
13 land use permit, preliminary site plan and
14 storm water management plan approval. The
15 subject property is located in Section 20 at
16 the southwest corner of Eleven Mile Road and
17 Beck and zoned RA residential acreage. The
18 applicant is proposing to construct a 13,000
19 square foot building, 98 parking spaces, 23
20 land bank parking spaces and associated site
21 improvements for use as a funeral home.

22 Special land use is required as a

23 non-residential use in a residential zoned

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

August 23, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, August 23, 2017.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Greco

Robert Giacobetti

John Avdoulos

Michael Lynch

Ted Zuchlewski

ALSO PRESENT:

Barbara, McBeth, City Planner

Thomas Schultz, City Attorney

Kirsten Mellem, Planner

Sri Komaragari, Planner

Rick Meader, Landscape Architect

Darcy Rechten, Engineering

Certified Shorthand Reporter, Diane Szach

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Committee reports?

City Planner report, Ms. McBeth.

MS. MCBETH: Thank you. Good evening. Nothing to report.

CHAIRPERSON PEHRSON: Thank you.

We come to our first item which is the consent agenda, and I'll just read it. It's A123, also known as Fountain Office Park, JSP17-21. It's a consideration at the request of Etkin, L.L.C. for the approval of a traffic waiver for same-side, opposite side driveway spacing. The subject parcel is located in Section 15, west of Cabaret Drive and south of Twelve Mile Road, and is zoned OST, Planned Office Service Technology. The applicant is proposing to develop the 31.25 acre parcel for two buildings, one office/lab space of 128,936 square feet, and the other for an assembly building at 53,469 square feet including associated site improvements.

MR. GIACOPETTI: I'll make a motion to approve the consent agenda.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: There's a motion by Giacometti, second by Member Lynch.

Any other comments?

Sri, can you call the roll, please.

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MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Giacobetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Motion passes 6 to

0.

CHAIRPERSON PEHRSON: Thank you.

Next is Matters for Consideration.

Item Number 1 is Lake Shore Park Building JSP17-43.

It's the consideration of NSA Architects, Engineering, Planners for the approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 3 west of Old Novi Road and south of South Lake Drive and is zoned R-4, One-Family Residential. The applicant is proposing an update to Lake Shore Park in the City of Novi including a community center, parking lot, pavilion, and a bike