

CITY of NOVI CITY COUNCIL

Agenda Item K November 14, 2011

SUBJECT: Approval of Traffic Control Orders 11-32 through 11-34 to prohibit on-street parking on both sides of Cartier Drive, Hudson Drive, and Nadlan Court within Beck North Phase II.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division

CITY MANAGER APPROVAL

BACKGROUND INFORMATION:

Amson Dembs owns a majority of the land within the Beck North Phase II development, located west of West Park Drive and north of West Road. A representative of Amson Dembs contacted staff with concerns about large trucks parking on the public streets for extended periods of time (overnight and longer). The attached photo illustrates the existing condition on one of the streets, Cartier Drive. On several visits by Police and Engineering staff over the past several weeks, the presence of parked vehicles was noted.

Engineering and Police agree that there is not an ordinance in place that fully addresses the parking concerns on a public street in a non-residential development. For this reason, Engineering has prepared and recommends approval of traffic control orders to establish no parking zones on all public streets within Beck North Phase II, as follows:

TCO	Description
11-32	No parking on north and south sides of Cartier Drive
11-33	No parking on east and west sides of Hudson Drive from Cartier Drive to 850 feet south
11-34	No parking on north and south sides of Nadlan Court

This recommendation has been shared with Amson Dembs and they are supportive. The signs will be installed following approval of the traffic control orders.

RECOMMENDED ACTION: Approval of Traffic Control Orders 11-32 through 11-34 to prohibit onstreet parking on both sides of Cartier Drive, Hudson Drive, and Nadlan Court within Beck North Phase II.

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Mayor Gatt				
Council Member Casey				
Council Member Fischer				
Council Member Margolis			H	

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Council Member Mutch				
Council Member Staudt				
Council Member Wrobel				

MEMORANDUM



TO: ROB HAYES, P.E.; DIRECTOR OF PUBLIC SERVICES

FROM: BRIAN COBURN, P.E.; ENGINEERING MANAGER BIC

SUBJECT: BECK NORTH CORPORATE PARK PH 2 PARKING CONCERNS

DATE: NOVEMBER 4, 2011

Amson Dembs Development, the owner of a majority of the property within Beck North Corporate Park Phase II (BNCP II), requested that we review the necessity for the prohibition of on-street parking within the development. The majority of the land within BNCP II remains vacant, which has made the development attractive for short and long term parking of large trucks, especially on the dead end section of Cartier, east of Hudson. The request was prompted by the impending completion of the Kistler Instrument building at the southeast corner of Hudson Drive and Cartier Drive. It is our understanding that Kistler is concerned that the current practice of on-street parking along Cartier Drive will interfere with its business operations.

The public streets within BNCP II were constructed 36-foot wide collector roads and are proposed to be striped as a three-lane roadway (with a two-way center left turn lane) at the time of build out. There is very little traffic on Nadlan Court and Cartier Drive (east of Hudson) since the parcels on these streets have not yet been developed. The lack of pavement striping along with the minimal existing traffic likely makes on-street parking seem attractive. Multiple visits were made to the site during the review and on-street parking of large trucks on one or both sides of Cartier Drive was observed (see photo attached). The Police Department has determined that the parked vehicles are not owned by or serving any businesses located within BNCP II.

The approved site plan for BNCP II did not anticipate the need for on-street parking for the development of the individual sites within BNCP II. Therefore, on-site parking is not necessary to facilitate development. Additionally, the three-lane width of the road requires that the curb lane be free of parked vehicles to facilitate traffic flow in the through lanes. The parking of vehicles, especially large trucks presents safety concerns as traffic increases because of the lack of sight distance caused by the vehicles and the necessity for motorists to drive in the opposing lane to pass the parked vehicles.

The property owners and the Police Department have requested the installation of no parking signs on Cartier Drive to eliminate the issue. In order to prevent the relocation of the problem to Nadlan Court or to Hudson Drive, the parking prohibition should include all streets within BNCP II. We reviewed the implications of eliminating on-street parking throughout the development and find no issues. Therefore, Engineering recommends approval of traffic control orders to prohibit parking on both sides of all streets within BNCP II and the installation of "No Parking" signs within the development to facilitate enforcement. Once the signs are installed and enforcement has commenced, we will visit the site to ensure that BNCP I (located south of this site) does not exhibit an increase in on-street parking as a result of this action.

Cartier Drive, east of Hudson Drive looking west



CITY OF NOVI TRAFFIC CONTROL ORDER

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B=12						
		Brian Coburn, P.E	Traffic Engineer			
Dated: <u>10/31/2011</u>						
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Ву:

Maryanne Cornelius, Clerk

CITY OF NOVI TRAFFIC CONTROL ORDER

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SOUTH		Brian Coburn, P.E	Traffic Engineer
		Dated: <u>10/31/2011</u>	-
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		Ву:	

Maryanne Cornelius, Clerk

CITY OF NOVI TRAFFIC CONTROL ORDER

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NO PARKING	G ON NORTH AND SOUTH SIDES OF	NADLAN COURT	,			
	Brian Coburn, P.E Traffic Engineer					
		Dated: <u>10/31/2011</u>				
APPROVED BY CITY COUNCIL TRAFFIC CONTROL ORDER NUMBER 11-34 HAVING BEEN PRESENTED TO THE COUNCIL OF THE CITY OF NOVI, MICHIGAN FOR STUDY AND APPROVAL, IS HEREBY APPROVED AND IT IS HEREBY ORDERED AND DIRECTED THAT THIS ORDER BE FILED IN THE OFFICE OF THE CITY CLERK AND A COPY THEREOF IN THE OFFICE OF THE CHIEF OF POLICE OF SAID CITY.						
BEING FILED	R ORDERED AND DIRECTED THAT WITH THE CLERK AND UPON EREC CE OF AFORESAID,					
NO PARKING ON NORTH AND SOUTH SIDES OF NADLAN COURT						
	T THE REGULAR MEETING OF CIL ON <u>11/14/2011</u> .	Ву:	, Mayor			



MAP INTERPRETATION NOTICE





City of Novi

Engineering Division

Department of Public Services
26300 Delwal Drive
Novi, MI 48375
cltyofnovl.org

Feet				
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