



TOTAL SPORTS ROLLER HOCKEY SITE PLAN 08-32

TOTAL SPORTS ROLLER HOCKEY, SITE PLAN 08-32

Public Hearing on the request of John Stewart Associates for Special Land Use approval. The subject property is located in Section 16, at 46039 Grand River Avenue, east of Beck Road, in the I-1, Light Industrial District. The subject property is approximately 7.7 acres and the applicant is proposing to occupy an approximately 32,628 square foot tenant space located at the rear of the property.

Required Action

Approve or Deny Special Land Use Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	09/17/08	- Recommended waiver of the required Noise Analysis

Approval- Special Land Use

In the matter of the request of John Stewart Associates for Total Sports Roller Hockey, SP 08-32, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:
 - Whether, relative to other feasible uses of the site, the proposed use **will not** cause any detrimental impact on existing thoroughfares.
 - Whether, relative to other feasible uses of the site, the proposed use **will not** cause any detrimental impact on the capabilities of public services and facilities.
 - Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land.
 - Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
 - Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
 - Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. Planning Commission Waiver of the required Noise Analysis since there are no external changes to the tenant space;
- c. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- d. *(Insert specific considerations here)*

For the following reasons... *(because it is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

Denial- Special Land Use

In the matter of the request John Stewart Associates for Total Sports Roller Hockey, SP 08-32, motion to **deny** the Special Land Use permit, for the following reasons...

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 17, 2008

Planning Review

Total Sports Roller Hockey

SP #08-32

Petitioner

John Stewart (John Stewart Associates)

Review Type

Special Land Use Request and Site Plan Approval

Property Characteristics

- Site Location: 46039 Grand River, east of Beck Road
- Site School District: Novi Community School District
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North: Grand River Ave., OST, EXO ; East and West: I-1; South: RA, OST
- Site Use(s): Vacant Industrial buildings
- Adjoining Uses: North: Grand River Ave., Rock Financial Showplace, Wilkins Parts and Equipment; East: Existing house; West: Vacant; South: Existing single-family homes
- Site Size: 7.7 acres
- Size of Building: Approx. 32,628 sq. ft.
- Plan Date: 09/01/08

Project Summary

The applicant is proposing to occupy an approximately 32,628 square foot space inside an existing industrial building at 46039 Grand River Avenue and restripe the parking lot to accommodate this change in use. The new tenant would be Total Sports Roller Hockey, an indoor roller hockey league facility. An indoor recreation facility, such as a roller hockey facility, is a Special Land Use in the I-1 district when adjacent to residential. The subject property is adjacent to residential on the southern side. Minor exterior changes to the site are proposed including parking lot restriping and minor façade changes.

Recommendation

Provided the applicant receives a waiver of the required Noise Analysis, approval of the **Special Land Use Permit is recommended**. In its recommendation the Planning Commission will need to consider the standards for Special Land Use consideration, as described below as well as the request to waive the required Noise Analysis.

Provided the applicant receives approval of the Special Land Use Permit from the Planning Commission and can add one additional parking space to the supplemental plan, approval of the **Site Plan is recommended**. The applicant should make the appropriate changes to the plan and submit plans for Stamping Set approval after being heard by the Planning Commission regarding the Special Land Use permit. **In addition, no tenants may occupy the two buildings on the north side of**

the site until additional parking is provided. The City will prepare and the applicant will be required to sign an acknowledgement that the two northern buildings cannot be occupied until additional parking is provided.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Since the proposed exterior r changes to the site are relatively minor, they will be approved administratively. The Planning Commission only needs to take action on the Special Land Use Permit and not on the site plan itself.

1. **Noise Analysis:** Recently, the Zoning Ordinance was revised to separate the Special Land Use noise analysis requirements into three categories with regard to the submission of a noise analysis. Some Special Land Uses no longer require the submission of noise documentation, some require the submission of a Noise Impact Statement and a third group requires the submission of a Noise Analysis. **The Planning Commission may waive any of these requirements if the applicant demonstrates a hardship or if the Special Land Use will clearly fall within the noise standards.**

An indoor recreation use in the I-1 District requires the submission of a Noise Analysis when adjacent to residential zoning. **In this case, the Community Development Department recommends that the applicant seek and the Planning Commission grant a waiver of the Noise Analysis requirement.** The proposed use will not add any noise-generating rooftop equipment to the existing building and no other measurable noise is expected as a result of this Special Land Use Permit. The proposed use is a substantial distance from the existing residences. **The applicant has indicated in a letter dated September 11, 2008 that they are requesting a waiver of the Noise Analysis.**

2. **Parking Spaces:** One parking space is required per every two occupants at an indoor roller skating facility. Per the approval and recommendation of the Building Official, an occupancy of 200 people is being used for purposes of calculating the parking. Therefore, 100 parking spaces are required. The original plan submitted for review showed only 66 spaces. The applicant then submitted a supplemental plan showing 99 spaces via email on September 17th, 2008. **The applicant should add one additional space to the plan for the Stamping Set submittal and modify the striping plan to accommodate the concerns of the Fire Marshal.** Please be advised that all parking space dimensions will need to be verified at the time of Stamping Set submittal and any deficiencies may require replacement sheets to be submitted. All parking shown on the approved site plan will need to be constructed by the time Total Sports Roller Hockey occupies their tenant space and occupancy of the northern two buildings will not be permitted until additional parking can be created.
3. **Barrier Free Parking Spaces:** One barrier free space out of 6 must be van accessible. This requires an 8 foot wide access aisle adjacent to the space. Presently, only a 5 foot wide access aisle is shown. **The applicant should increase the width of the access aisle to 8 feet at one proposed barrier free space.**

Special Land Use Considerations

In the I-1 District, an indoor recreation use falls under the Special Land Use requirements (Section 402.4.b) when adjacent to residential zoning. The submission of a Noise Analysis is required for a

proposed indoor recreation center adjacent to residential zoning in the I-1 District. Please see the preceding paragraphs for additional information.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

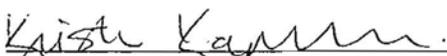
Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this review letter is requested **prior to the matter being reviewed by the Planning Commission.**

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 **6 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval. Please contact either Kristen Kapelanski at (248) 347-0586 or Angie Pawlowski at (248) 735-5631 prior to the submittal of the stamping sets.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, Planner

FIRE REVIEW



September 18, 2008

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: Total Sports Roller Hockey, 46039 Grand River Ave.

SP#: 08-32, Final Site Plan

Project Description:

Renovation and change of use of a 32,628 S.F. building that is currently vacant.

Comments:

1. The proposed parking addition on the south part of the parking lot near the loading dock will obstruct an existing fire hydrant. Parking cannot block a hydrant
2. The east side of the curbed drive from the north fire hydrant to the south end of the parking lot including the bulb turn-around shall be designated as a "No Parking – Fire Lane" in accordance with Chapter 15 of the Ordinance.

Recommendation:

The above plan is **Recommended for Approval** with the above items being corrected on the next plan submittal.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

APPLICANT RESPONSE LETTER

john stewart

A R C H I T E C T S

1645 N. MILFORD RD.
MILFORD, MICH. 48381
PH. (248) 685-0978
FAX. (248) 684-0017

October 1, 2008

Ms. Kristen Kapelanski
Planner, City of Novi
45175 W. Ten Mile
Novi, Michigan 48375

RE: Total Sports Roller Hockey
SP 08-32

Dear Ms. Kapelanski:

In response to the review letters from the Fire Marshall and Planning, I submit the following letter and revised drawings:

1. Fire Marshall *All parking has been remove from in front of the south fire hydrant, and the areas of no parking and delineation of fire lanes have been shown on the revised plan*

2. Planning *The two northern buildings cannot be occupied until the required addition parking is provided.*
Five additional parking spaces have been shown on the revised plan.
Parking space dimensions have been shown on the drawings.
A van accessible parking area with an 8 foot aisle adjacent to the space has been shown on the drawing.

Sincerely;



John Stewart
Architect

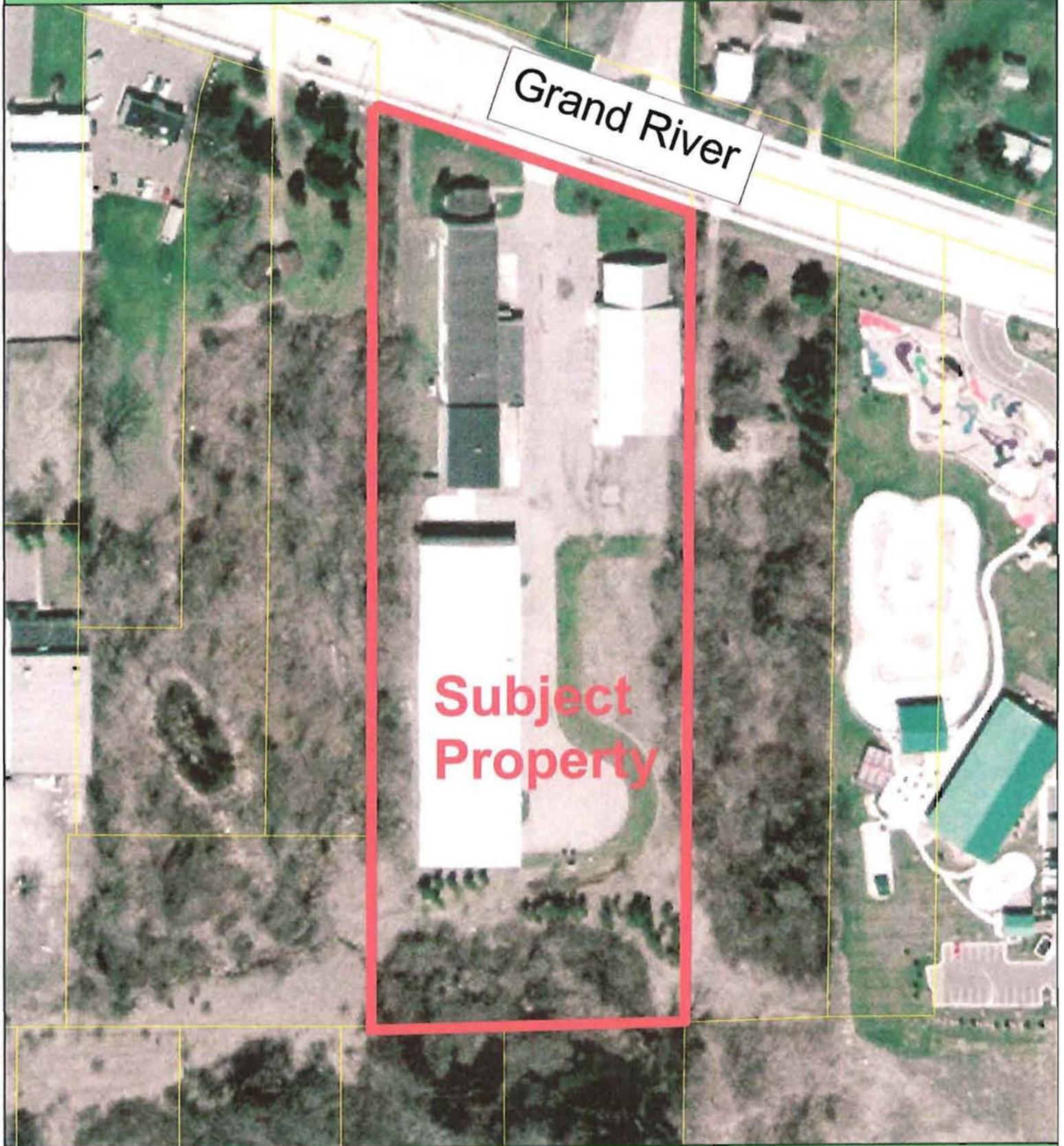
MAPS

**Location/Air Photo
Zoning
Future Land Use**

TOTAL SPORTS ROLLER HOCKEY

SP 08-32

Location



Grand River

Subject
Property

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 134 FEET

MAP PRINT DATE: date

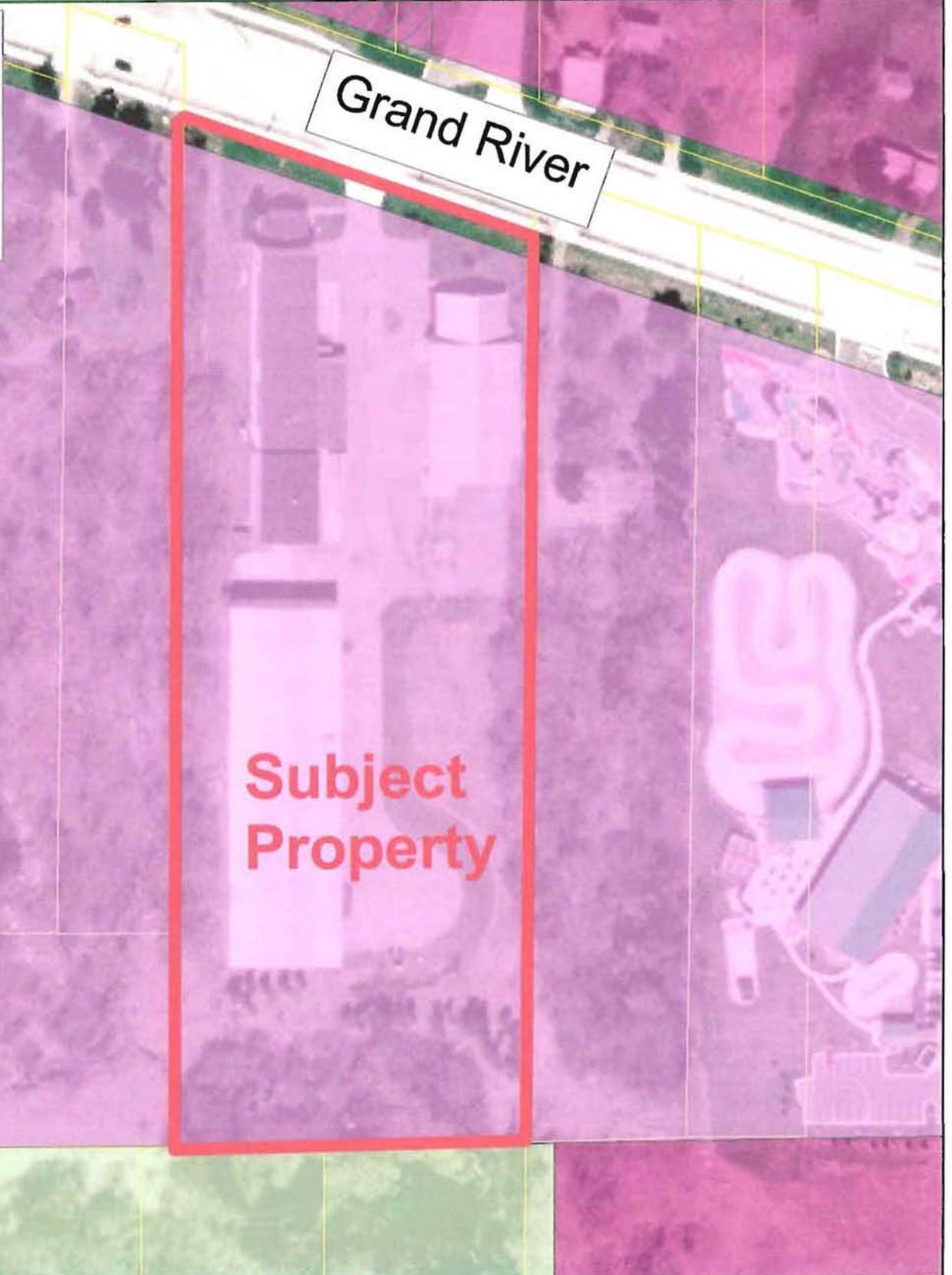
MAP INTERPRETATION NOTICE

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.

TOTAL SPORTS ROLLER HOCKEY
SP 08-32
Zoning

Legend

-  RA
-  EXO
-  I-1
-  OST



**Subject
Property**

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Kristen Kapelinski, Planner



1 INCH = 134 FEET

MAP PRINT DATE: date

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.

TOTAL SPORTS ROLLER HOCKEY

SP 08-32

Future Land Use

Legend

-  SINGLE FAMILY
-  OFFICE
-  LIGHT INDUSTRIAL



Grand River

Subject Property

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Krislon Kapelanaki, Planner



0 50 100 200 300

FEET

1 INCH = 134 FEET

MAP PRINT DATE: date

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.

SITE PLAN

