

Pavilion Shore Park SP 12-14

Pavilion Shore Park SP12-14

Consideration of the request of the City of Novi for Preliminary Site Plan approval. The subject property is located in Section 2, north of Thirteen Mile Road and east of South Lake Drive, in the R-4, One Family Residential District. The subject property is approximately 8.5 acres and the applicant is proposing park improvements including walking paths, landscaping and a shoreline boardwalk.

REQUIRED ACTION

Approval or denial of Preliminary Site Plan and Stormwater Management Plan.

| REVIEW | RESULT | DATE | COMMENTS |
|---------------|----------------------|-------------|--|
| Planning | Approval recommended | 03/12/12 | Items to be addressed on the Final Site Plan submittal. |
| Engineering | Approval recommended | 03/13/12 | Items to be addressed on the Final Site Plan submittal. |
| Traffic | Approval recommended | 03/13/12 | <ul style="list-style-type: none"> • Items to be addressed on the Final Site Plan submittal. • Design modifications recommended for parking lot east of East Lake Drive • On-street parking recommended • Raised crosswalk recommended |
| Landscaping | Approval recommended | 03/13/12 | Items to be addressed on the Final Site Plan submittal. |
| Fire | No comments | | Sent as FYI only |

Motion sheet

Approval – Preliminary Site Plan

In the matter of Pavilion Shore Park, SP12-14, motion to approve the Preliminary Site Plan, subject to:

- a) Compliance with all the conditions and requirements listed in the staff and consultant review letters
- b) Landscape waiver for the berm required along the East Parking Lot frontage;
- c) (additional conditions here if any)

(because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

Approval – Storm Water Management Plan

In the matter of Pavilion Shore Park, SP12-14, motion to **approve** the Storm Water Management Plan, subject to:

- a) Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- b) *(additional conditions here if any)*

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

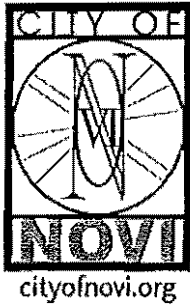
Denial – Preliminary Site Plan

In the matter of Pavilion Shore Park SP12-14, motion to **deny** the Preliminary Site Plan ...because the plan is not in compliance with Article 4, Article 24 and/or Article 25 of the Zoning Ordinance.

Denial – Storm Water Management Plan

In the matter of Pavilion Shore Park, SP12-14, motion to **deny** the Storm Water Management Plan ...because the plan is not in compliance with Chapter 11 of the Code of Ordinances.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 12, 2012

Planning Review

Pavilion Shore Park

SP 12-14

Petitioner

City of Novi

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: 1904 Novi Road (Section 2)
- Site School District: Walled Lake Community School District
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: North: Walled Lake; East: R-4; West: R-4 and B-3, General Business; South: R-4 and B-3
- Site Use(s): Existing vacant land
- Adjoining Uses: North: Walled Lake; East: Single-Family Residential; West: Single-Family Residential
- Site Size: 8.5 acres
- Plan Date: 02-27-12

Project Summary

The applicant is proposing to make park improvements on the vacant City-owned land on the south shore of Walled Lake. Walking paths, landscaping, a shoreline boardwalk and other pedestrian amenities are proposed to be installed throughout the site along with up to 30 parking spaces. A 10 space parking lot is proposed along South Lake Drive. A 20 space parking lot is shown along East Lake Road as a possible feature the City Council can elect to include with access onto East Lake Road.

By law, the City is not obligated to strictly comply with the requirements of its zoning ordinance. The following review discusses compliance with the Ordinance and it comments on the potential impacts of Ordinance deviations. This review is intended to provide guidance to the Planning Commission for its review of the project. The State of Michigan Municipal Planning Act requires Planning Commission approval of all proposed municipal streets, parks, open spaces, buildings or structures. If the Planning Commission denies approval, the City Council, or other board or commission authorized to enable construction, may override the Planning Commission with a 2/3 vote.

Recommendation

Approval of the *Preliminary Site Plan* is recommended. There are minor planning related items the applicant should address at the time of Final Site Plan submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4 (R-1 – R-4, One-Family Residential Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see

the attached charts for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted in gray on the attached chart. Items underlined should be addressed on the Final Site Plan. The applicant should respond to all of the comments below and in the additional staff and consultant review letters prior to the Planning Commission meeting.

1. Parking Space Dimensions: A 4" curb should be indicated where 17' parking spaces are proposed.
2. Number of Parking Spaces: The City's Zoning Ordinance does not include a parking standard for city parks. The American Planning Association's "Parking Standards" lists examples of parking standards for a variety of uses, including passive city parks. For passive recreation, per the examples noted in the text above, the Pavilion Shore Park would require between 17 and 37 parking spaces. Therefore, the 30 parking spaces proposed for the Pavilion Shore Park seem to fall within established parking standards for passive city parks.
3. Barrier Free Requirements: The barrier free space in the East Lake Road parking lot should be made van accessible. One barrier free sign is required for each space. No signs are shown. The applicant should show the barrier free sign locations on the Final Site Plan.
4. Refuse Collection: There does not appear to be a dumpster or other kind of refuse collection system proposed for the park. The applicant should consider installing trash receptacles throughout the park to accommodate visitors.
5. Site Lighting: The applicant should provide a photometric plan for the proposed lighting.
6. Traffic Review: The traffic review includes a number of comments addressing the general layout of the parking lots, pedestrian crosswalks, signage, etc. Planning staff supports all of these recommendations and changes to the plan in response to these comments should be incorporated in the Final Site Plan submittal.

Response

A response from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested prior to the matter being reviewed by the Planning Commission. Additionally, a response from the applicant is requested to be submitted with the next set of plans submitted highlighting the changes made to the plans addressing each of the comments listed above.

Pre-Construction Meeting

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 [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

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, AICP, Planner
Attachments: Planning Review Chart

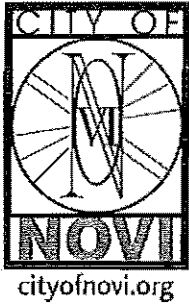
Planning Review Summary Chart
 Pavilion Shore Park
 Preliminary Site Plan Review
 SP# 12-14

| Item | Required | Proposed | Meets Requirements? | Comments |
|--------------------------------------|--|---|---------------------|--|
| Master Plan | Public Facility/Single-Family Residential | No change | Yes | |
| Zoning | R-4, One-Family Residential | No change | Yes | |
| Permitted Uses | See section Article 4 of the Zoning Ordinance | Public Use | Yes | |
| Building Height (Sec. 2400) | 35 feet (2.5 stories) | No buildings proposed | N/A | |
| Building Setbacks (Sec. 2400) | | | | |
| Front (North) | 75 feet or the height of the main building, whichever is greater | No buildings proposed | N/A | |
| Interior Side (East) | | | | |
| Exterior Side (West) | | | | |
| Rear (South) | | | | |
| Number of Parking Spaces (Sec. 2505) | The Zoning Ordinance doesn't address parking for City parks. See planning review letter for additional discussion of this item. | 10 parking spaces provided on South Lake Drive 20 parking spaces provided on East Lake Road (provided funding is approved) | Yes | An option for on-street parking is also being considered in the traffic review letter. |
| Parking Space Dimensions (Sec. 2506) | Spaces should be 9 feet wide by 19 feet deep with a 22 foot wide aisle; when adj. to landscaping or when a 4" curb is indicated, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area | Spaces 17' x 9' with 24' wide aisles | No | Plans should indicate 4" curb where 17' spaces are proposed |
| Barrier Free Spaces | 2 barrier free spaces required (1 van | 3 barrier free spaces (2 van | No | The barrier free space in the East |

| Item | Required | Proposed | Meets Requirements? | Comments |
|--|---|---|---------------------|--|
| (Barrier Free Code) | accessible required for each lot) | accessible) provided | | Lake Road parking lot should be made van accessible. |
| Barrier Free Space Dimensions (Barrier Free Code) | 8 feet wide with a 5 foot wide access aisle for standard b.f. 8 feet wide with an 8 foot wide access aisle for van accessible | Barrier free spaces sized appropriately | Yes | |
| Barrier Free Signs (Barrier Free Design Graphics Manual) | One barrier free sign is required per space | No signs shown | No | One sign should be shown for each barrier free space. |
| Loading Spaces (Sec. 2507) | All loading shall be in the rear yard or interior side yard if double fronted lot. | No loading space provided. | N/A | |
| Loading Space Screening (Sec. 2302A.1) | View of loading and waiting areas must be shielded from rights of way and adjacent properties. | No loading space provided. | N/A | |
| Accessory Structure Setback-Dumpster (Sec. 2503) | Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard. | No dumpster provided. | Yes | Applicant should clearly indicate how refuse will be disposed of and consider adding garbage cans to accommodate visitors to the site. |
| Dumpster (Chap. 21, Sec. 21-145) | Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin. | No dumpster provided. | N/A | |

| Item | Required | Proposed | Meets Requirements? | Comments |
|-----------------------|---|--------------------------------|---------------------|--|
| Lighting (Sec. 251.1) | Photometric plan required at the time of Preliminary Site Plan due to site being adjacent to residentially zoned property | Photometric plan not provided. | Yes? | Applicant should provide a photometric plan for the proposed lighting. |

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

March 13, 2012

Engineering Review

Pavilion Shore Park

SP12-14

Petitioner

Brian Coburn, City of Novi

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N of 13 Mile Rd & W. of East Lake Dr
- Site Size: 8.5 acres
- Plan Date: February 29, 2012

Project Summary

- Construction of segments of park pathways consisting of concrete, bituminous pavement and boardwalk, stone retaining walls, landscaping, and associated park facilities.
- Water service is not shown to be supplied to the site.
- Sanitary sewer service is not shown to be provided to the site.
- Storm water collection is shown by a single system with unrestricted discharge into Walled Lake.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.

Storm Sewer

3. Provide a plan sheet detailing any modifications/construction of storm sewer facilities within the project scope
4. Provide a storm sewer design table and profile for any storm sewer proposed.
5. Include a cross-section and additional detail for the proposed rain gardens.

Storm Water Management Plan

6. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
7. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.

Paving & Grading

8. Provide a grading plan sheet of the disturbed area detailing site drainage.
9. Provide a cross-section of the pavement for the proposed parking areas.
10. Detectable warning plates are required at all barrier free ramps. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the MDOT standard detail (R-28-F) for detectable surfaces. Label specific ramp locations on the plans where the detectible warning surface is to be installed. Specify the product proposed and provide a detail for the detectable warning surface. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department.
11. Provide a cross-section of the proposed pathway including the required 2% cross-slope.

The following must be provided at the time of final Site Plan resubmittal:

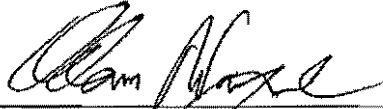
12. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

The following must be addressed prior to construction:

13. 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).
14. 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.

15. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
16. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.

Please contact Adam Wayne at (248) 735-5648 with any questions.



Adam Wayne

cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.

TRAFFIC REVIEW

March 13, 2012

Brian T. Coburn, P.E.
Engineering Manager, City of Novi
26300 Lee BeGole Drive
Novi, MI 48375



SUBJECT: Pavilion Shore Park, Traffic Review of Preliminary Layout Plan

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendations and supporting comments.

Recommendations

We are recommending design modifications to the proposed 20-space parking lot east of East Lake Drive, along with the creation of a 10-vehicle on-street parking bay and contiguous drop-off space along the west side of the street. In a related effort, we identified and are recommending a raised crosswalk connecting the new parking lot to the main part of the park, along with appropriate signing and pavement markings along East Lake Drive from 13 Mile Road to a point about 100 ft east of the bend in the street near the lakeshore.

Project Description

What is the engineering consultant proposing?

1. The City's engineering consultant on this project, Hamilton Anderson Associates, has developed a conceptual layout plan that includes a 20-space off-street parking lot east of East Lake Drive, a 10-space off-street parking lot north of South Lake Drive, and a network of walks bordering and crossing the park. The easterly parking lot would include the extension of Chapman Drive west to a connection with East Lake Drive (although the plan does not label or completely illustrate that concept).

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

2. No, not on South Lake Drive. The two access drives for the parking lot on that street would be about 83 ft apart (back-of-curb to back-of-curb), or less than the 105 ft minimum ordinarily required for a 25-mph roadway. **A Planning Commission waiver of the City's Design and Construction Standards (Sec 11-216(d)(1)d) is required.**

Vehicular Access Improvements

Will there be any improvements to the abutting road at the proposed driveways?

3. No, and none is warranted.

Driveway Design and Control

Are the driveways acceptably designed and signed?

4. The four driveways appear to be drawn about 22.5 ft wide. **All four drives should be designed 25 ft wide, back-to-back, so as to provide a 24-ft-wide driving surface (assuming vertical curbs).**
5. Most of the curb return radii at the parking lot access drives appear to be drawn at about 15 ft. **Given the size of the east parking lot – and the potential need for somewhat larger vehicles (such as a small fire truck) to enter and circulate through the lot – all four of the driveway curb radii at this lot should be 20 ft in size. The four return radii at the west parking lot, however, can remain 15 ft.**
6. No corner radius is shown where the parking aisle of the east lot would meet Chapman Drive (extended). **A 15-ft radius would be adequate here.**
7. We recognize that the plan under review is very preliminary in nature. No later than the final construction drawings, however, **a 24-inch STOP (R1-1) sign should be proposed on the exiting side of each of the four parking lot access drives.**

Pedestrian Access

What should be done to improve pedestrian access to and from the park?

8. As can be seen in Figure 1 (attached), the crosswalk on 13 Mile Road at East Lake Drive is on the east side of the intersection. This requires residents living south of 13 Mile to cross two streets in order to reach or return from the park. To mitigate this situation and better comply with the latest "Complete Streets" practices, **another north-south crosswalk should be provided on the west side of the intersection (although not shown in the aerial, the sidewalk along the south side of 13 Mile is now continuous).**
9. The implied pedestrian crossing between the east parking lot and the path within the main part of the park will be located only a short distance around the bend for westbound street traffic. This fact, along with the "mid-block" nature of the location, will require special treatment so as to provide a reasonable level of safety. **We are recommending that the City give serious consideration to providing a raised crosswalk at this location. Per standards developed elsewhere in the 1990s, the pavement would ramp up over a distance of about 7 ft to a height of about 3 inches. The "platform" would be 10 ft wide (measured parallel to the curbs), with an 8-ft-wide striped crosswalk centered on that platform. Related pavement markings and signs are recommended later in this letter.**
10. The west parking lot appears to have 17-ft-long parking spaces abutting a 7-ft-wide sidewalk. To permit that length of parking space, maximum vehicle overhang of the sidewalk must be assumed, requiring that the walk rise no higher than 4 inches above the parking surface. When such overhang occurs, the available walking surface may be only about 5 ft wide. **Given the importance of this particular walk, we recommend that it widen to at least 9 ft where it abuts the parking lot.**

Parking and Circulation

Can vehicles safely and conveniently maneuver through the site? Should any additional parking be considered, and where?

11. The driveway design adjustments identified above, in conjunction with provision of the City-standard 24-ft-wide two-way parking aisle, will provide for adequate circulation.
12. We have a serious concern regarding the potential use of the east parking lot by vehicles pulling boat trailers. The Endwell boat launch is only a short distance to the east, and it has no safely available parking of its own (see our earlier study report on this matter, dated 6-10-11). Absent appropriate signage and frequent police enforcement activity, trailers could be left in this lot, either blocking an entire parking bay or impeding two-way traffic in the parking aisle. **We recommend that the City consider adding 10 ft of additional pavement along the lot's east side and formally marking and signing parallel parking by vehicle-boat combinations. There is space for three, 65-ft-long spaces of this type** (as illustrated in the last two attached figures).
13. The proposed barrier-free parking space at the north end of the east lot is shown equipped with what appears to be an access aisle only 5 ft wide. **To comply with ADA, this space must be van-accessible and, accordingly, equipped with an 8-ft-wide access aisle. Also, later plans should propose MMUTCD-compliant signing for this parking space: a RESERVED PARKING (R7-8) sign with a VAN ACCESSIBLE (R7-8a) sign below (with a minimum of 6'-3" underneath).**
14. **To accommodate potential drop-off activity on the west side of East Lake Drive, we are recommending a 40-ft-long bay – accompanied by 23-ft-long entry/exit tapers – just south of the above-discussed crosswalk.** This bay – unoccupied most of the time – would have the secondary benefit of enhancing the sight distance between northbound drivers and pedestrians about to step off the west curb.
15. Along the west side of East Lake Drive south of the above drop-off bay, there would be space for at least ten on-street parallel parking spaces. **We recommend that the City consider extending the drop-off bay – in the manner illustrated in Figures 9 and 10 – to provide such parking.** This concept would provide additional space, especially well-suited for short-term parking, at a location not requiring pedestrians to cross the street. Such on-street parking would also tend to “calm” traffic; that is, help maintain appropriately low speeds. (This street section now serves about 1,650 vehicles per day.)
16. We were asked to consider whether or not angled or perpendicular on-street parking would be appropriate along this section of East Lake, both to provide parking along the street's west side and to calm traffic. There are long-standing safety concerns with such parking, however, especially regarding the traditional type where departing vehicles have to “blindly” back out into the travel lane(s). Alternatively, numerous communities in recent years have installed back-in/head-out angled parking, which typically has several key safety advantages. We can not recommend that concept here, however, primarily due to our above-stated concern over possible boat trailer parking. In this particular location, the concept may be overly helpful to people wanting to leave a trailer, and unhitching/re-hitching a trailer on the street would be overly disruptive to safe traffic flow.

Additional Recommendations

What traffic control changes and additions would enhance traffic safety along East Lake Drive?

17. As illustrated in Figure 2, there are now STOP signs for both travel directions on the immediate approaches to the 90-degree bend in the street. These signs do not appear to meet any of the official warrants for STOP sign installation, and presumably were installed to reduce speeds at the bend (especially for traffic headed toward the lake) and afford crossing pedestrians and bicyclists a greater degree of safety.
18. With the recommended addition of a raised crosswalk about 100 ft south of this bend, the speed maintenance issue – at least for northbound traffic – would be addressed without the existing STOP signs. As illustrated in Figure 10, we are recommending that:
 - a. **Each of the two existing STOP signs be replaced with the new combined Bicycle/Pedestrian warning sign (W11-15) offered in the 2011 Edition of the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). We specifically recommend that the new signs be the optional fluorescent yellow-green.**
 - b. **The existing westbound Stop Ahead sign, 120 ft east of the existing STOP sign, be replaced by a Turn Warning (right-angle arrow) sign with an imbedded advisory speed of 10 mph; that is, a W1-1a (10).**
 - c. **An 18" x 18" STOP sign be placed on the eastbound bike path on its approach to East Lake Drive. By law, there is not supposed to be any westbound bike traffic on the other end of this crosswalk – since it connects to an eastbound-only bike lane – so no corresponding STOP sign is required on the east side of the street.**
19. Relative to the raised crosswalk between the east parking lot and the main part of the park, we are recommending that:
 - a. **A SPEED HUMP (W17-1) sign be placed for each direction of travel, 75 ft in advance of the hump's near ramp, with each accompanied by a 10-mph advisory speed plate; that is, a W13-1(10).**
 - b. **A Stop for Pedestrian within Crosswalk (R1-6a) sign be placed for each direction of travel, just before the crosswalk.**
 - c. **The crosswalk itself could be adequately marked with two 6-inch-wide white lines 8 ft apart; however, the City may want to add emphasis by instead marking the crosswalk with 2-ft-wide zebra bars spaced 4 ft on-center.**
 - d. **The driving ramps to the raised crosswalk should be marked according to the standard illustrated in Figure 3B-30, Option A, appearing in the 2011 MMUTCD (excerpted on our attached Figure 10).**
20. There is no speed limit sign for northbound East Lake Drive upon turning into it from 13 Mile Road. **A 25-mph limit sign [R2-1(25)] should be installed in the location shown in Figure 10.**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering



Figure 1. East Lake Drive Near 13 Mile Road



Figure 2. Birdseye View of Bend in East Lake Drive and Existing Traffic Signs



Figure 3. Looking Generally North at Bend in East Lake Drive



Figure 4. Bend in East Lake Drive, Viewed from Pavilion Shore Park



Figure 5. Bend in East Lake Drive, Looking Toward Pavilion Shore Park



Figure 6. Looking Generally West at Bend in East Lake Drive

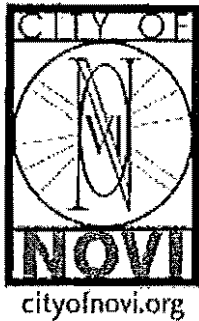


Figure 7. Crosswalk on 13 Mile Road at East Lake Drive



Figure 8. Signing for Crosswalk on 13 Mile Road at East Lake Drive

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

March 13, 2012

Preliminary Landscape Review

Pavilion Shore Park SP#12-14

Review Type

Preliminary Site Plan

Property Characteristics

Site Location: 1904 Novi Road (Section 2)
Site School District: Walled Lake Community School District
Site Zoning: R-4, One-Family Residential
Adjoining Zoning: North: Walled Lake; East: R-4; West: R-4 and B-3, General Business;
South: R-4 and B-3
Site Use(s): Existing vacant land
Adjoining Uses: North: Walled Lake; East: Single-Family Residential; West: Single-Family Residential
Site Size: 8.5 acres
Plan Date: 02-27-12

Project Summary

The applicant is proposing to make park improvements on the vacant City-owned land on the south shore of Walled Lake. Walking paths, landscaping, a shoreline boardwalk and other pedestrian amenities are proposed to be installed throughout the site along with up to 30 parking spaces. A 10 space parking lot is proposed along South Lake Drive. A 20 space parking lot is shown along East Lake Road as a possible feature the City Council can elect to include.

Specific ordinance requirements do not exist for the development of park land. The plans as submitted have been prepared through a collaboration between City Staff and hired consultants. The comments below are suggestions based upon the general intent of the landscape ordinance.

Recommendation

Approval of the Preliminary Site Plan for Pavilion Shore Park SP#12-14 is recommended. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant has met requirements.

2. Perimeter Parking Lot Canopy Trees are typically required at one per 35 LF. By virtue of the proposed trees and trees to remain, the Applicant has met the requirement.
3. West Parking Lot: The Applicant has proposed 4' tall unspecified plantings to act as a visual screen for parked cars. The ordinance requires a landscaped berm to screen parked vehicles from view. **A 3' tall berm along with adequate landscape should be placed at each parking lot between the pavement and the roadway.** Please also provide information regarding the existing landscape berm on the south side of the roadway adjacent to the parking area. The goal would be to adequately buffer residences along Charlotte Drive.
4. East Parking Lot: The Applicant has sited the lot to take advantage of existing vegetation to screen the parked vehicles. In addition, a 5' tall evergreen hedge will be installed to augment the visual screen. **If it can be shown that the existing vegetation is thick and healthy enough to form a visual screen, the Applicant may wish to seek a Planning Commission waiver for the normally required landscape berm.** Alternately, a 3' tall berm along with adequate landscape should be placed at each parking lot between the pavement and the roadway. Please also provide information as to the level and quality of the existing landscape to the east of this proposed lot. The goal would be to adequately buffer adjacent residences.
5. Please show all clear vision clearance areas of 25' at points of vehicular and pedestrian access points.

Trees to be Removed

1. Please provide an account of all trees proposed for removal, their caliper and condition. No Regulated Woodlands appear to be affected by the proposed improvements. Any tree 36" caliper and larger would automatically be regulated. Place priority on all healthy trees to be preserved. Include a tree protection fence detail in the plan set.

Shoreline Treatments

1. Multiple shoreline protection and amenity treatments are proposed. Staff appreciates the mixed use of cair logs, dry-laid stone walls and stone terraces in alternating patterns. These mixed treatments will add to the protection of natural features and the visual excitement of the site, while allowing for interactive enjoyment of users.
2. Proposed piers will allow users of all ages and abilities to enjoy the lakeshore.
3. The large banks of native planting areas will be both visual features and habitat areas that further enhance the shoreline.

Amenity Details

1. Details and specifications for proposed site amenities should be provided at the time of Final Site Plan submittal. Details will be required on the following:
 - Benches
 - Bike racks
 - Signage should
 - Railings

- Historical marker
- Specialty pavement / paver
- Pier / boardwalk
- Any other amenities that may be proposed.

Plant List (LDM)

1. Please provide a Plant List meeting the requirements of the Ordinance and Landscape Design Manual.

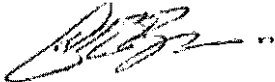
Planting Details & Notations (LDM)

1. Please provide Planting Details and Notations meeting the requirements of the Ordinance and Landscape Design Manual.

Irrigation (Sec. 2509 3.f.(6)(b))

1. All landscape areas are required to be irrigated.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Welland review comments.



Reviewed by: David R. Beschke, RLA

SITE PLAN

MAPS
Location
Zoning
Future Land Use
Natural Features


Pavillon Shore Park SP12-14

Location



Map Author: Kristen Kapelanski
Date: March 19, 2012
Project: Pavilion Shore Park SP12-14
Version #: 1.0

Map Legend

 Subject Property



City of Novi

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

MAP 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 112 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

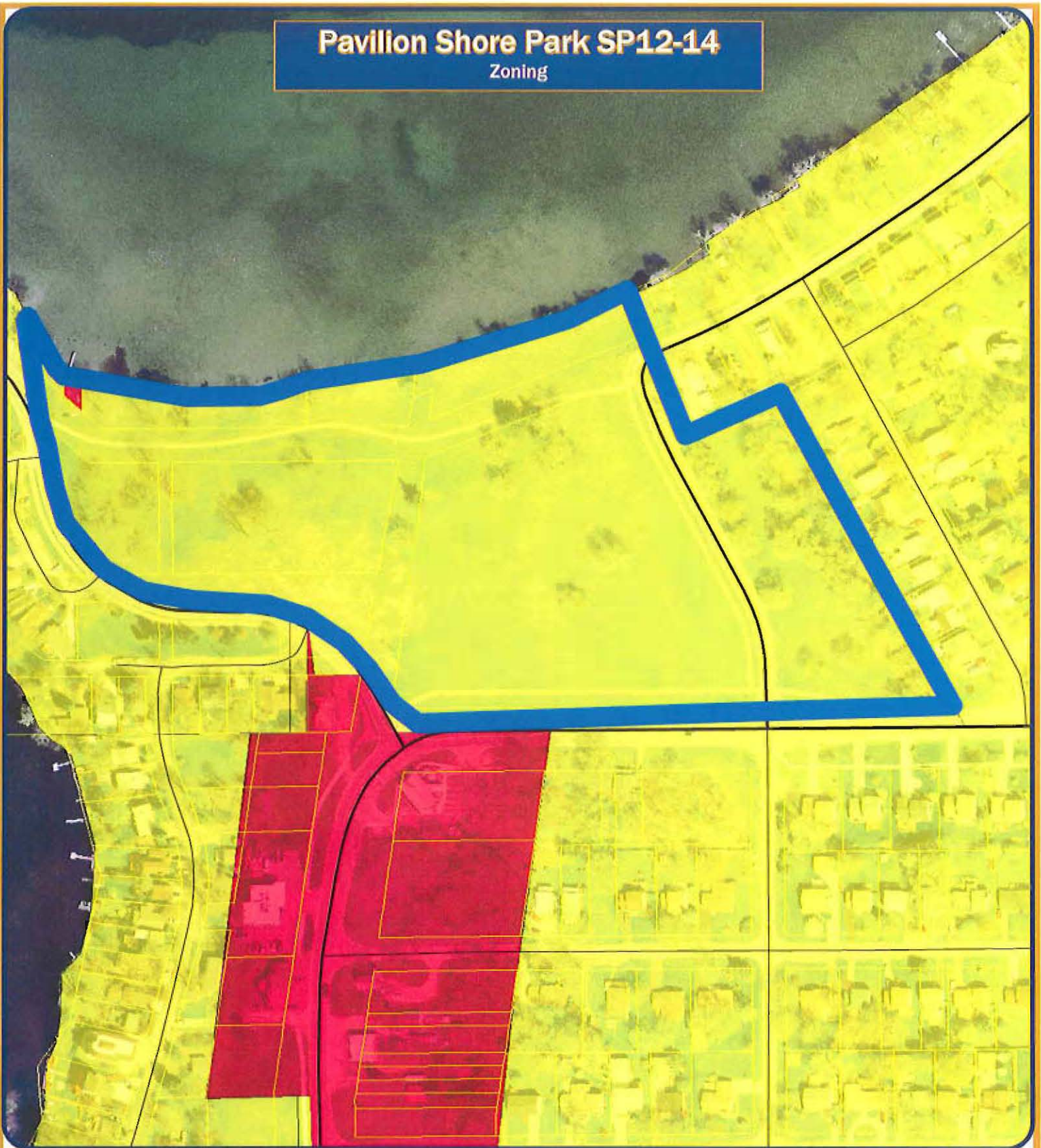
Feet

0 40 80 160 240 320

1 inch = 193 feet

Pavillon Shore Park SP12-14

Zoning



Map Author: Kristen Kapelanski
Date: March 19, 2012
Project: Pavilion Shore Park SP12-14
Version #: 1.0

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Map Legend

-  Subject Property
-  R-4: One-Family Residential District
-  B-3: General Business District



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1 inch = 193 feet

Pavillion Shore Park SP12-14

Future Land Use







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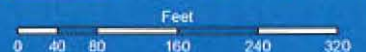
Map Legend

-  Subject Property
-  Single Family
-  Local Commercial
-  Public Park



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1 inch = 193 feet

Pavillon Shore Park SP12-14

Natural Features





Map Author: Kristen Kapelanski
 Date: March 19, 2012
 Project: Pavilion Shore Park SP12-14
 Version #: 1.0

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Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



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1 inch = 193 feet