

MEMORANDUM

TO: CITY OF NOVI PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP21-06 CITY CENTER OFFICE PLAZA: PRELIMINARY SITE PLAN EXTENSION
DATE: APRIL 10, 2026

This one-year extension is being made on behalf of the applicant City Center Office Plaza, LLC. The applicant received Preliminary Site Plan approval from the Planning Commission for a three-story, 15,300 square foot office building on April 13, 2022. The subject property is currently vacant and approximately 1.25 acres. It is located south of Grand River and north/east of Bond Street, which is in the Town Center One District.

The Planning Commission originally held a public hearing and approved the Preliminary Site Plan and Stormwater Management Plan at the April 13, 2022, meeting. The applicant had a property exchange agreement with City Council which involved plans for the City to complete the Bond Street extension, and replacement of the stormwater management pond with an underground facility. The Bond Street extension was completed in 2023. As part of the property exchange agreement, the approval date of the Preliminary Site Plan was considered the closing date of the property, which was May 16, 2023. On May 19, 2023, the Planning Commission approved, in advance, the first one-year extension, giving an expiration date of May 17, 2026.

The applicant is requesting the second one-year extension of their approvals, until May 17, 2027, as completing the Final Site Plan approval is an important component of their leasing strategy and eventual completion of the project. The Zoning Ordinance allows for three, one-year extensions of Site Plan approvals. Variances from the Zoning Board of Appeals have expired and the applicant has re-submitted for approval.

The applicant has recently submitted their Final Site Plan, which includes some minor modifications of the Preliminary Plan: notably a decrease in height from three stories to two stories, and a decrease in area from 15,300 square feet to 11,768 square feet. At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of is recommended.

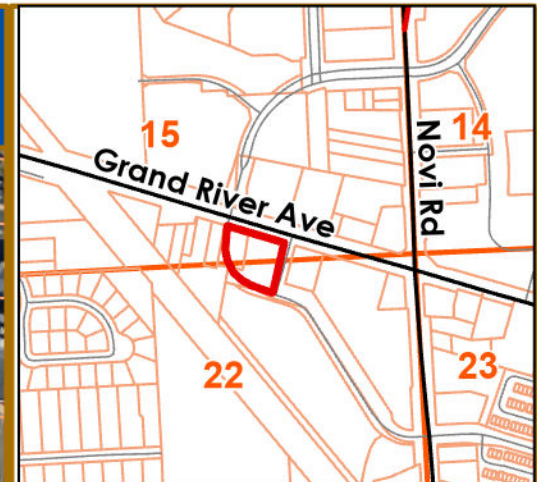
Following list of items that are attached to this memo:

1. Letter of request for extension dated February 9, 2026 from City Center Office Plaza, LLC
2. A copy of the approved Preliminary Site Plan.
3. Minutes from April 22, 2022 Planning Commission meeting.
4. Minutes from the May 19, 2023 Planning Commission meeting.

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP21-0006 CITY CENTER OFFICE PLAZA

LOCATION



 Sections



City of Novi

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



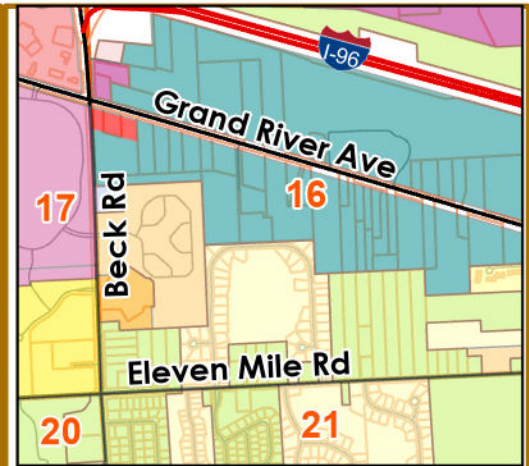
Map Author: Lindsay Bell
Date: 4/7/26
Project: CITY CENTER OFFICE
Version #: 1



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

JSP21-0006 CITY CENTER OFFICE PLAZA

ZONING



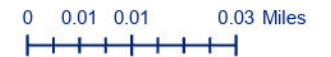
Zoning District

- B-2: Community Business
- B-3: General Business
- CW: City West
- FS: Freeway Service
- OS-1: Office Service
- OSC: Office Service Commercial
- OST: Office Service Technology
- R-1: One-Family Residential
- R-2: One-Family Residential
- R-3: One-Family Residential
- RA: Residential Acreage
- RM-1: Low-Density Multiple-Family
- RM-2: High Density Multiple Family



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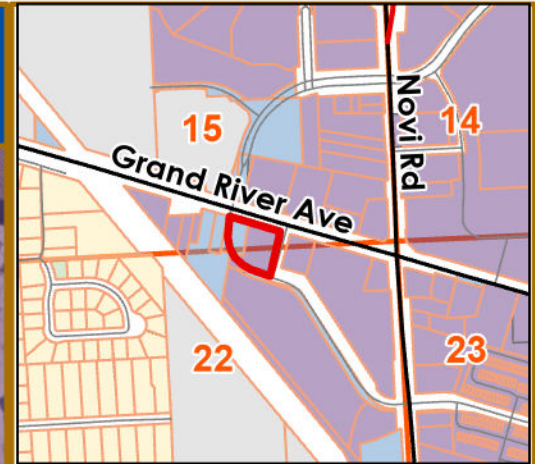
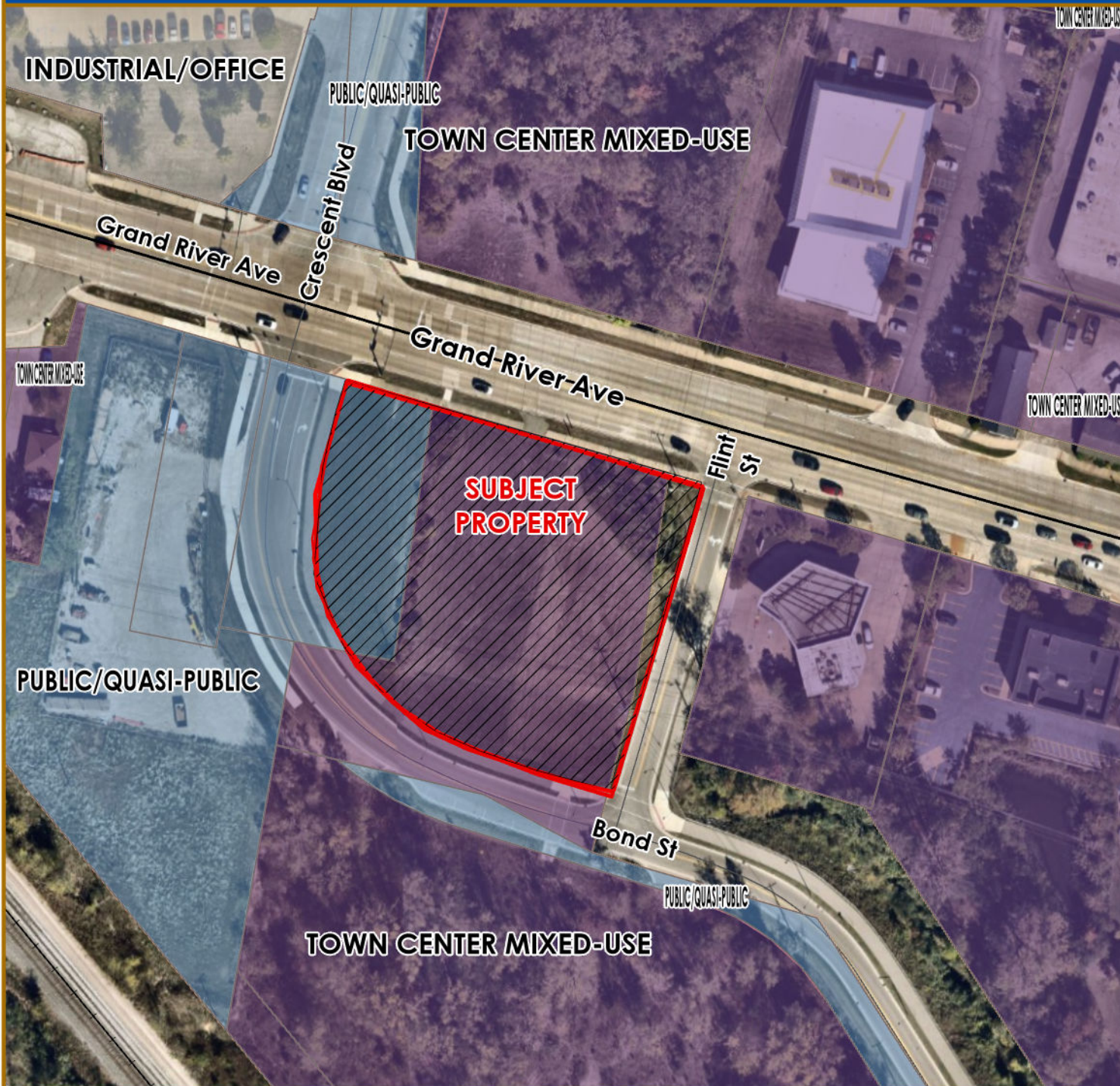


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JSP21-0006 CITY CENTER OFFICE PLAZA

FUTURE LAND USE



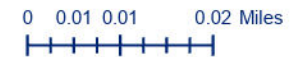
Future Land Use (2025)

- Industrial/Office
- Private Park
- Public/Quasi-Public
- Single Family
- Town Center Mixed-Use



City of Novi

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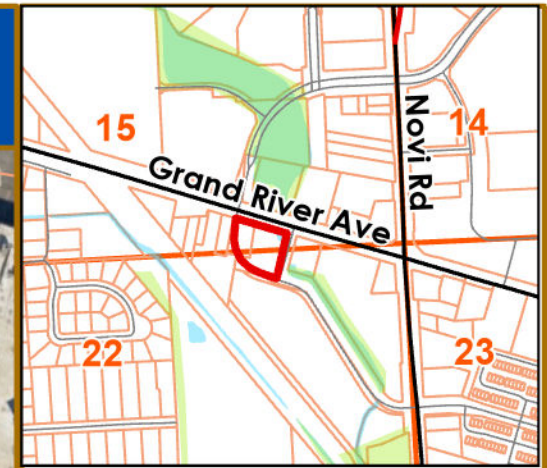
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JSP21-0006 CITY CENTER OFFICE PLAZA

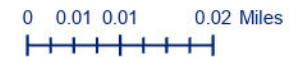
NATURAL FEATURES



-  Woodlands
-  Wetlands



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APPLICANT REQUEST FOR EXTENSION

CITY CENTER OFFICE PLAZA LLC
25875 Novi Road
Suite 180
Novi, MI 48375
Tele: (248) 513-3665 • Tele: (313) 259-6720

February 9, 2026

City of Novi
Planning Commission
45175 W. 10 Mile Rd.
Novi, MI. 48375
RE: City Center Office Plaza Extension, JSP 21-06

Honorable Planning Commission:

We respectfully request a one-year extension, from our Preliminary Site Plan Approval, expiration date of May 17, 2026, regarding the above referenced City Center Office Plaza, LLC located at 43675 Grand Rier, Novi MI 48375.

City Center Office Plaza believes there is good cause to grant this requested extension. The current Preliminary Site Plan has been reviewed, approved, and is in substantial compliance. It is Ownership's position that this requested extension will lead to the completion and submission for Final Site Plan Approval which is being presented to the city this week.

Final Site Plan Approval is an important component to the successful completion of a quality, strategic Leasing Plan. In the current environmental climate, an Approved Site Plan greatly enhances our Leasing Strategy rate of success.

For the above stated reasons, we are respectfully requesting that the City of Novi Planning Commission grant this request for a one- year extension.

Your favorable consideration, would be greatly appreciated.

Respectfully Submitted,

George S Keros

SITE PLAN AND ELEVATIONS



Seal: _____

Title:
Landscape Plan

Project:
**City Center
 Novi, Michigan**

Prepared for:
 Lormax Stern Development Company, LLC
 38500 Northwestern Highway, Suite 200
 Bloomfield Hills, Michigan 48304

Revision: Issued:
 Submission October 18, 2021
 Submission February 18, 2022

Job Number:
 21-070

Drawn By: Checked By:
 jca jca



Sheet No. _____

SITE PLAN FOR:

CITY CENTER OFFICE PLAZA

SECTION 22, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

OWNER :

CITY CENTER OFFICE PLAZA, LLC
200 RENAISSANCE CENTER, SUITE 3145
DETROIT, MICHIGAN 48243
PHONE : 313-257-6720
EMAIL : GTMANAGEMENT@GMAIL.COM

LEGAL DESCRIPTION

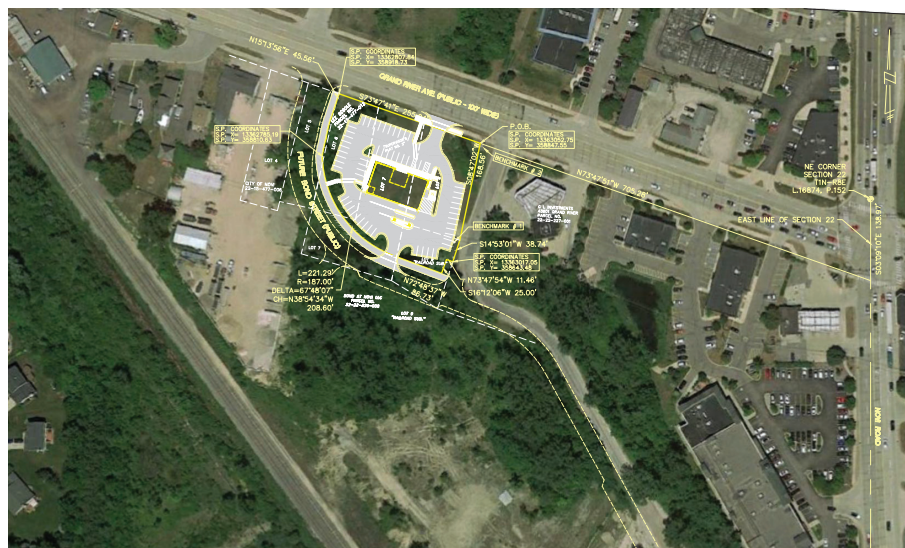
PART OF LOTS 8 AND 7 AND ALL OF LOT 6 OF "SUPERVISOR'S PLAT NO. 37" LIBER 54A OF PLATS, PAGE 84, AND PART OF LOT 9 OF "RAILROAD SUBDIVISION" LIBER 92 OF PLATS, PAGE 16, SECTION 22, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S03°09'10"E 138.97 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N23°47'41"W 703.29 FEET ALONG THE SOUTH LINE OF GRAND RIVER AVENUE (100 FEET WIDE) TO THE NORTHEAST CORNER OF LOT 8 OF "SUPERVISOR'S PLAT NO. 37"; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°47'02"W 168.60 FEET ALONG THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF FLINT STREET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S14°53'01"W 38.74 FEET ALONG THE EAST LINE OF LOT 9 OF "RAILROAD SUBDIVISION" AND THE WEST LINE OF SAID FLINT STREET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BOND STREET: 1) N23°47'41"W 11.46 FEET; 2) S16°12'06"W 25.00 FEET; 3) N12°44'37"W 68.23 FEET; 4) 221.28 FEET ALONG A 187.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N08°54'24"W 208.80 FEET; 5) 30.73 FEET ALONG A 187.50 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N02°23'45"E 30.70 FEET; 6) 34.38 FEET ALONG A 182.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N04°49'13"E 34.33 FEET; AND 7) N15°13'56"E 45.56 FEET TO A POINT ON THE SOUTH LINE OF SAID GRAND RIVER AVENUE; THENCE S73°47'41"E 255.04 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE TO THE POINT OF BEGINNING, CONTAINING 1.252 ACRES OF LAND, MORE OR LESS.

FIRE DEPARTMENT NOTES

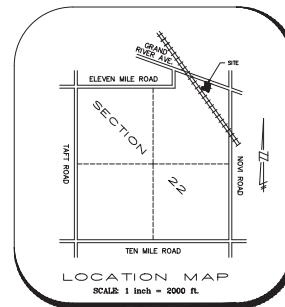
- All fire hydrants and water mains shall be installed and in service prior to above foundation building construction as each phase is built.
- All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
- Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
- Provide 4-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
- Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #85.09.02.

WAIVERS AND VARIANCED REQUESTED:

- ZONING ORDINANCE SECTION 3.1.25.0 - REQUEST ZBA VARIANCE FOR SIDE YARD SETBACK FROM 20 FT. TO 10 FT.
- ZONING ORDINANCE SECTION 2.27.1.0 - REQUEST ZBA VARIANCE FOR FRONT YARD AND SIDE YARD PARKING.
- ZONING ORDINANCE SECTION 3.27.1.1 - REQUEST VARIANCE FOR ABSENCE OF SIDEWALK ON FLINT STREET.
- ZONING ORDINANCE SECTION 3.27.1.D - REQUEST ZBA VARIANCE FOR FRONT YARD PARKING ALONG FLINT AND BOND STREETS.
- ZONING ORDINANCE SECTION 5.4.2 - REQUEST ZBA VARIANCE FOR SIZE OF LOADING AREA FROM 340 S.F. TO 484 S.F. AND LOADING ZONE IN SIDE YARD.
- ZONING ORDINANCE SECTION 4.19.2.F - REQUEST ZBA VARIANCE FOR DUMPSTER LOCATION LESS THAN 10 FT. FROM BUILDING.
- WAIVER REQUIRED FOR DISTANCE BETWEEN PROPOSED DRIVEWAY TO GRAND RIVER AVE. AND FLINT STREET (112' PROPOSED vs 185' REQUIRED FOR 40 MPH)



Scale: 1 inch = 100 ft.



SHEET INDEX:

- ENGINEERING PLANS:**
- COVER SHEET
 - OVERALL SITE PLAN
 - OPEN SPACE AND STORM WATER MANAGEMENT PLAN
 - FIRE TRUCK ROUTE PLAN
 - TOPOGRAPHIC SURVEY
- LANDSCAPE PLANS:**
- L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE DETAILS
- ARCHITECTURAL PLANS:**
- P-2 FLOORS PLAN
 - P-4.1 ELEVATIONS PLAN
 - P-4.1 ELEVATIONS PLAN (COLOR)
 - P-3 PHOTOMETRIC PLAN

BENCHMARKS:

- BM#1 - PK NAIL AT SOUTH FACE OF POWER POLE AS SHOWN.
ELEV.= 908.03 NAVD88
- BM#2 - PK NAIL AT SOUTHEAST FACE OF POWER POLE AS SHOWN.
ELEV.= 906.18 NAVD88

SKL SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331



BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:

ALPINE
ENGINEERING, INC.
CIVIL ENGINEER & LAND SURVEYOR
4800 WEST ROAD
SUITE 100
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

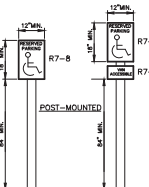
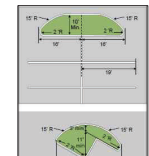
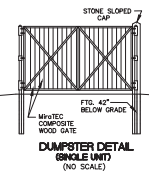
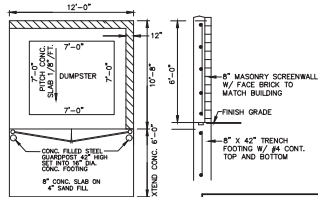


WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48325
PHONE 248.489.9160
PROJECT NO. 5118

LANDSCAPE PLANS PROVIDED BY:

ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

REVISIONS			ENGINEER'S SEAL
NO.	REV	DATE	
1.	PER CITY CONSULTANTS REVIEW	2-6-23	
DATE: 10-21-21			DESIGNED BY: J.A.L. JOB NUMBER: 18-012 CHECKED BY: BR. HANNOY, P.L.R. 1-18018-CY-002
DRAWN BY: J.A.L.			



BARRIER-FREE RESERVED PARKING SIGNS
NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

SIGNING NOTES

- ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 2'.
- ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x14" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 1.6 LB. U-CHANNEL. POST MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x14" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL. POSTS BE DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
- STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HPI) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

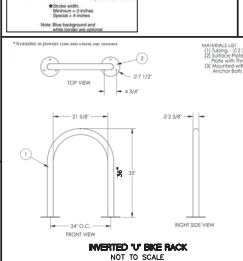
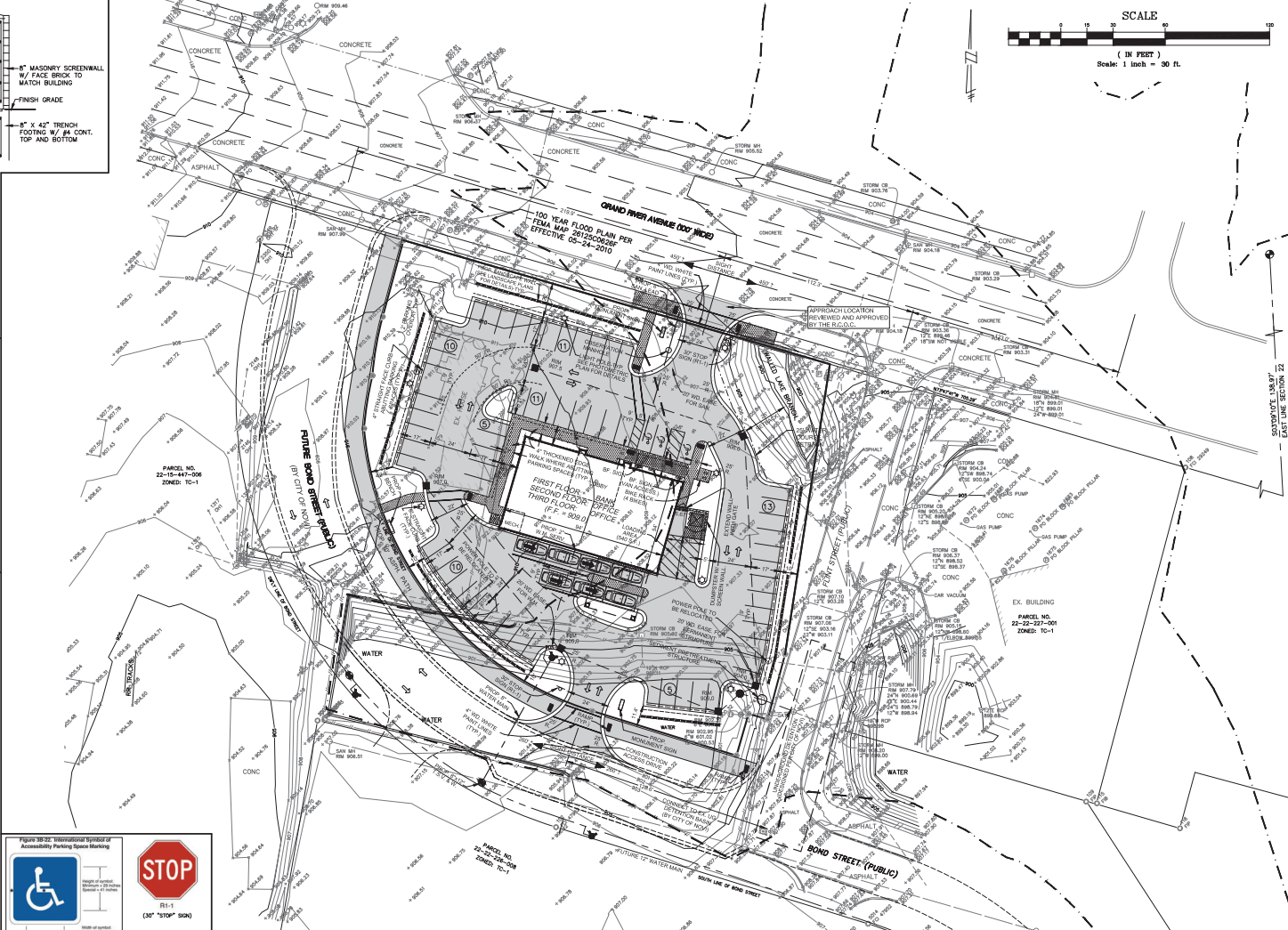
STRIPING NOTES:

- PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP/PARKING MARKINGS HANDPAINTED OR PAINTED WITH BLUE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN LINES STRIPING SHALL BE APPROVED WHITE TRAFFIC PAVEMENT COMPATIBLE WITH RETARDING/CONCRETE SURFACES SUCH AS SUPERPAVEMENTS NO. 62 (PVC TYPE 11-3 OR 11-4) OR AS APPROVED BY THE ENGINEER. PAINTED AREAS SHALL BE COMPLETELY FREE PARKING AREAS. FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH BLUE PAINT FOR STRIPING. THE CURB STRIPING SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
- THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND.
- WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES WRITING EACH OTHER SHALL BE PROVIDED.

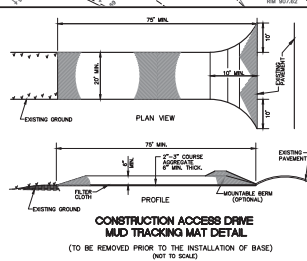
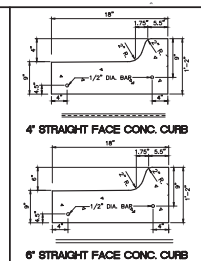
SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY
RS-1	12" x 30" STOP SIGN	2
VA	VA BARRIER FREE SIGN	2
BS	BARRIER FREE SIGN	1

NOTE: ALL TRAFFIC STRIPING SHALL COMPLY WITH CURRENT MUTCD STANDARDS.



SOIL CLASSIFICATIONS
(FROM U.S.S.C. SOIL SURVEY OF OAKLAND COUNTY, MI 1980)
59 - URBAN LAND
The soil classification determined from the Soils Survey of Oakland County, Michigan 1980, published by the United States Department of Agriculture, Soils Conservation Service is 59-Urban Land, (Entire Parcel). Site Plan is graphical representation.



CONSTRUCTION ACCESS DRIVE MUD TRACKING MAT DETAIL
(TO BE REMOVED PRIOR TO THE INSTALLATION OF BASE) (NOT TO SCALE)

Usage: 15,000 SF (gross) - OFFICE
Equip. Single Family Units: 6.1 Units (20.40 Units / 1,000 SF)
6.1 Total Units (REU)

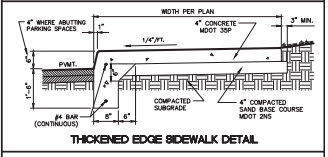
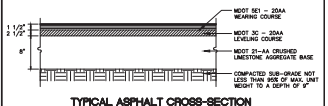
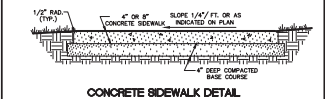
Population: 3.2 people x 6.1 units = 19.6 people
AVERAGE FLOW: 19.6 people x 100 gal/person/day = 1956 gal/day = 0.0004 cfs

PEAK FACTOR: For service area population greater than 100 people (1.2 x (19.6-100) + 100) / 100 = 1.2 x 8.6 + 100 = 100.43

PEAK FLOW: PEAK FACTOR x AVERAGE FLOW = 100.43 x 0.0004 cfs = 0.04017 cfs

(CAPACITY OF A 4" PIPE @ 1.40% IS 0.78 cfs)
THEREFORE # LOAD CAPACITY IS SUFFICIENT

SANITARY BASIS OF DESIGN



LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN W/STREAM GUARD
[Symbol]	[Symbol]	CURB INLET W/SILT SACK
[Symbol]	[Symbol]	END SECTION
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAN
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE DRAINAGE

- PROPOSED IMPROVEMENTS**
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER LOCATED ALONG SOUTH SIDE OF GRAND RIVER AVE.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO FUTURE 12" WATER MAIN LOCATED ALONG SOUTH SIDE OF REDESIGNED BOND STREET BY CITY OF NOVI.
 - STORM WATER SHALL BE CONVEYED BY A STORM SEWER SYSTEM TO AN OFF-SITE EXISTING UNDERGROUND DETENTION BASIN DESIGNED BY CITY OF NOVI. STORAGE AND DISCHARGE SHALL CONFORM TO THE OAKLAND COUNTY DRINK WATERWORKS STANDARDS AND CITY OF NOVI STANDARDS.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
 - ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 - COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.

FLOODPLAIN NOTE:
THE EXISTING EFFECTIVE FLOODPLAIN MAP (FEMA 481250028F, DATED 5/24/2010), IS CURRENTLY BEING REVISED BY THE CITY OF NOVI. THE PROPOSED CITY CENTER OFFICE PLAZA BUILDING WILL BE LOCATED OUTSIDE OF THE REVISED FLOODPLAIN AFTER FEMA'S APPROVAL.

LOADING CALCULATIONS:
LOADING AREA REQUIRED = 94' x 10' = 940 SF.
LOADING AREA PROVIDED = 540 SF.

SITE CALCULATIONS

PARCEL AREA = 125 AC
EXISTING ZONING = TC-1
BUILDING HEIGHT = 47'-8"
LOT COVERAGE: 9.37%

FIRST FLOOR
Bank 4,423 SF. G.B.A. 1,423/150= 9.5 SPACES REQUIRED
OFFICE: 567 SF. NON USABLE AREA, NO PARKING REQUIRED

SECOND AND THIRD FLOORS
OFFICE 4,000 SF. USABLE ARE = 4,000/222= 18 SPACES REQUIRED
PER FLOOR= 36 SPACES REQUIRED

TOTAL SPACES REQUIRED= 29+36=65 SPACES
SEE ARCHITECTURAL PLANS

GENERAL NOTES:

- ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS.
- BUILDING TO BE FULLY SPRINKLED.

CITY CENTER OFFICE PLAZA
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

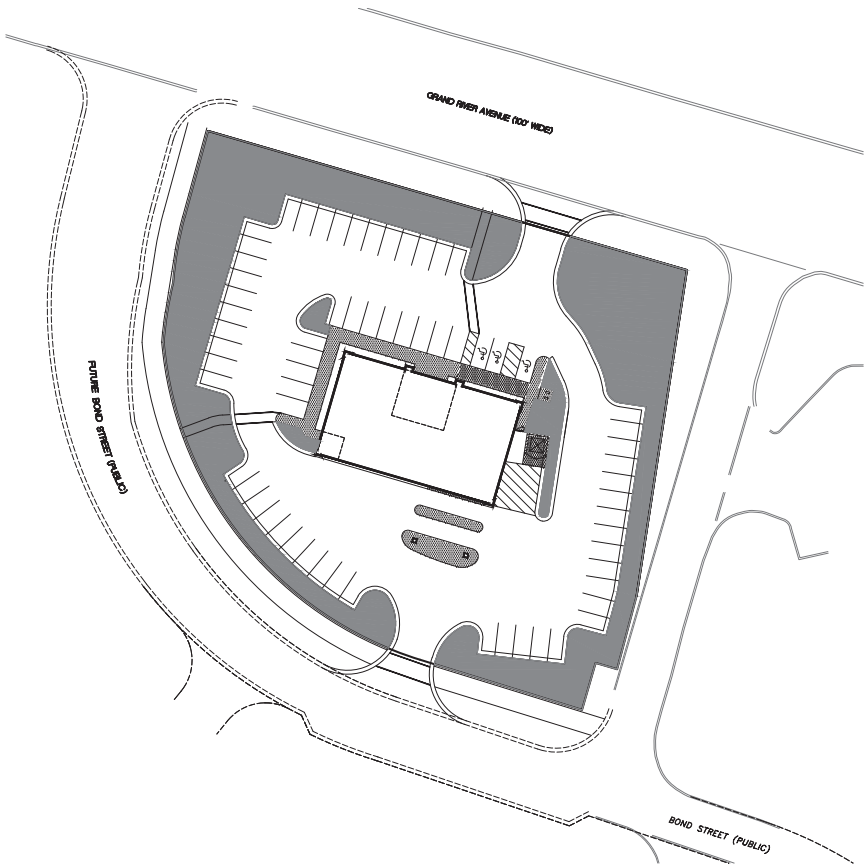
NO.	REV	DATE
1.	FOR CITY CONSULTER REVIEW	3-4-22

DATE: 10-21-21 (DESIGNED BY: A.A.J. JOB NUMBER: 18-012)
CHECKED BY: B.E. DRAWING FILES: 18018-012.dwg

OVERALL SITE PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET 2



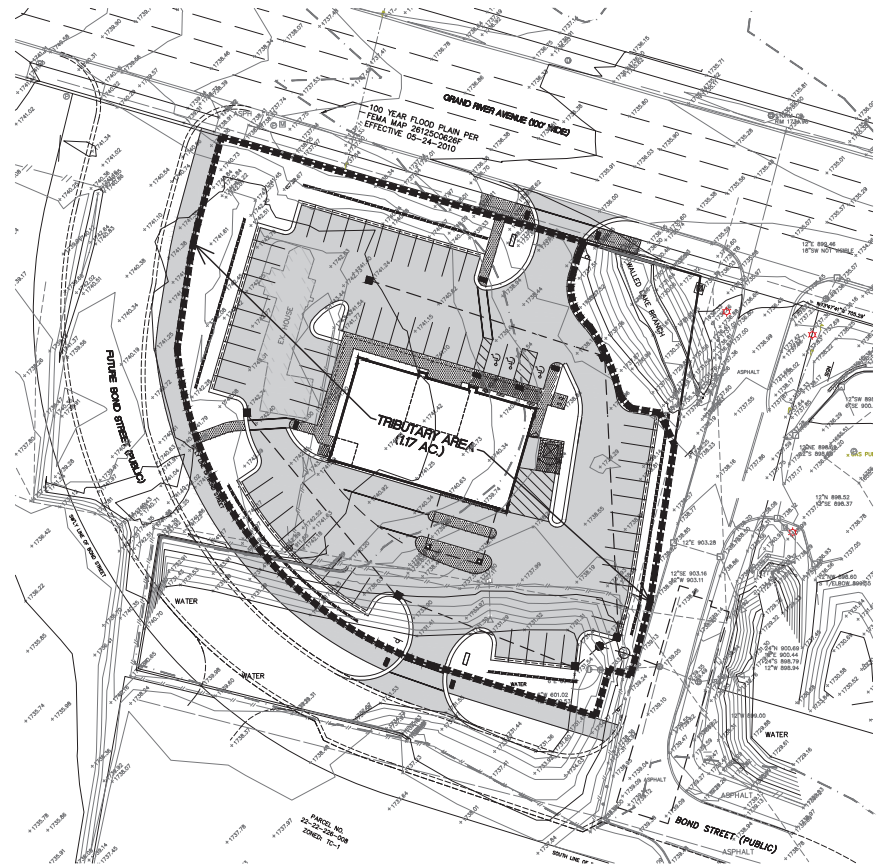
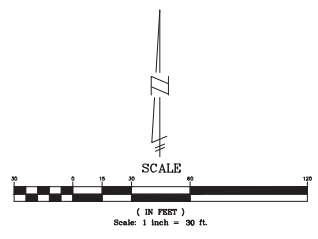
■ = OPEN SPACE

OPEN SPACE CALCULATIONS

PARCEL GROSS AREA : 1.25 AC.

OPEN SPACE REQUIRED = 15% OF GROSS AREA = 0.19 AC.

OPEN SPACE PROVIDED = 0.39 AC. = 30.5% OF GROSS AREA



STORM MANAGEMENT PLAN

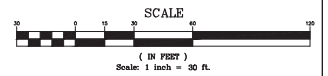
- NOTES**
1. STORM WATER GENERATED ON SITE SHALL BE COLLECTED AND DELIVERED TO EXISTING UNDERGROUND DETENTION BASIN DESIGNED BY CITY OF NOVI AS SHOWN ON THE PLAN.
 2. PROPOSED CATCH BASINS SHALL HAVE A 2' SUMPS.
 3. STORM SEWER PROFILE SHALL BE PROVIDED AT FINAL SITE PLAN.

DETERMINE DETENTION REQUIRED (100-YEAR STORM)

Qall =	0.18 cfs (0.15 cfs/AC.)
AC =	1.17 (AREA TRIBUTARY TO THE DETENTION BASIN)
C =	0.79
Qo =	Qall / (AC. x C) = 0.19
T =	(-25 + SQRT(10312.5Qo)) = 208.05 min.
Vs =	((16500 x T)(T + 25)) / (40 x Qo x T) = 13149.87 C.F./Ac. Imp.
Vt =	Vs x AC. x C = 12154.422 C.F.
TOTAL DETENTION VOLUME REQUIRED =	12,154 C.F.

C - Factor Determination
Tributary Area = 1.17

Impervious Areas	
Sidewalks, Roads and Building	0.88 Ac. at C = 0.95
PerVIOUS Areas	
Lawn Areas =	0.31 Ac. at C = 0.35
[C Avg. = 0.79]	



CITY CENTER OFFICE PLAZA
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

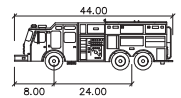
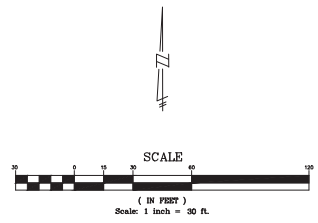
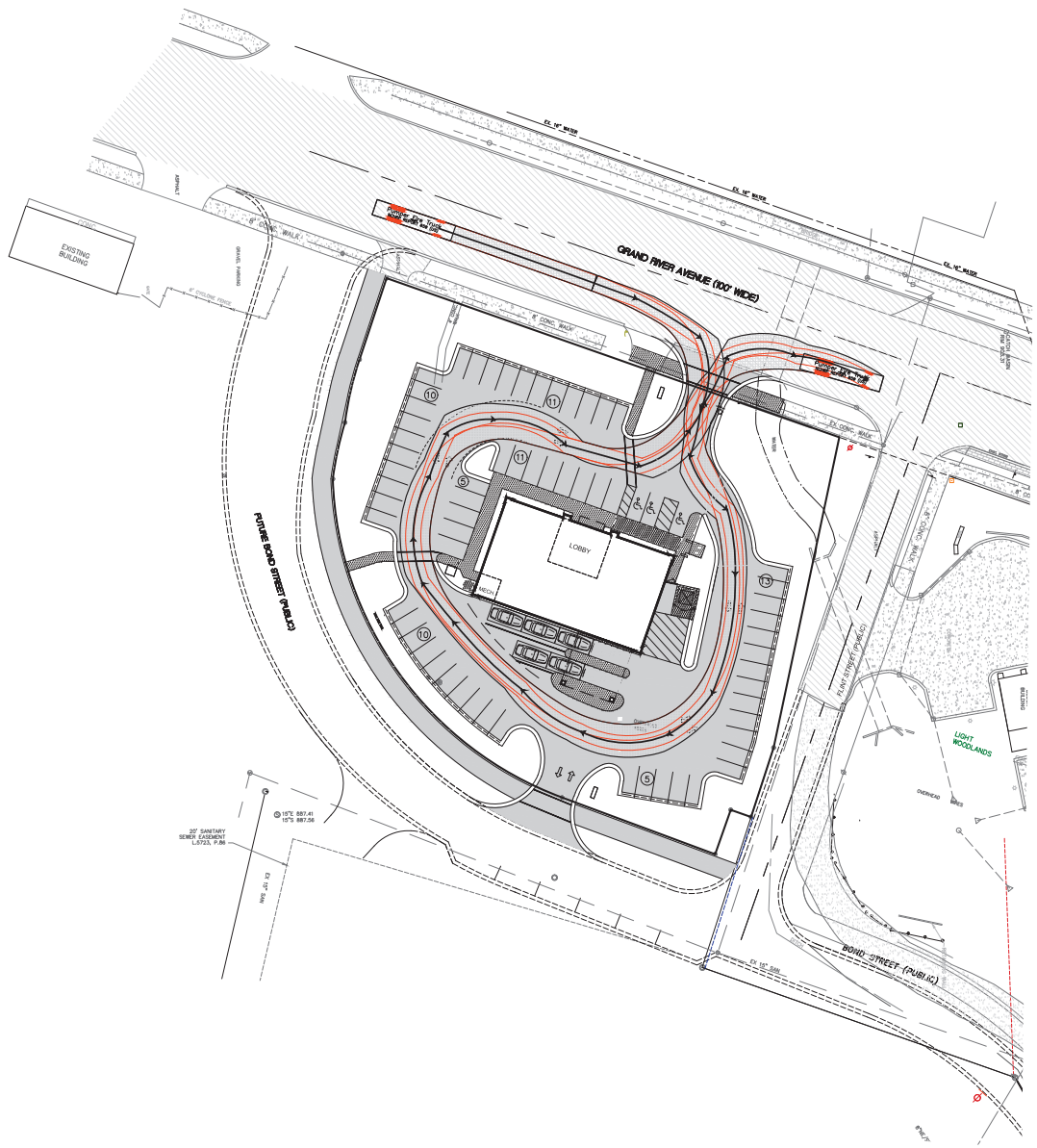
NO.	ITEM	DATE
1	PER CITY CONSULTANTS REVIEW	2-4-22

DATE: 10-21-21 | DESIGNED BY: A.A. | JOB NUMBER: 19-015
CHECKED BY: B.E. | DRAWING FILES: 19018-08.dwg

OPEN SPACE & STORM WATER MANAGEMENT PLAN

SKL SEIBER KEAST LEHNER
ENGINEERING I SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET 3



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

CITY CENTER OFFICE PLAZA
 SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	PER CITY CONSULTANTS REVIEW	2-4-22

DATE: 10-21-21 | DESIGNED BY: J.A. | JOB NUMBER: 19-018
 CHECKED BY: B.E. | DRAWING FILE: 19-018-AT.dwg

FIRE TRUCK ROUTE PLAN

	SEIBER KEAST LEHNER ENGINEERING SURVEYING 39205 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 PHONE: 248.308.3331	SHEET 4
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LEGEND

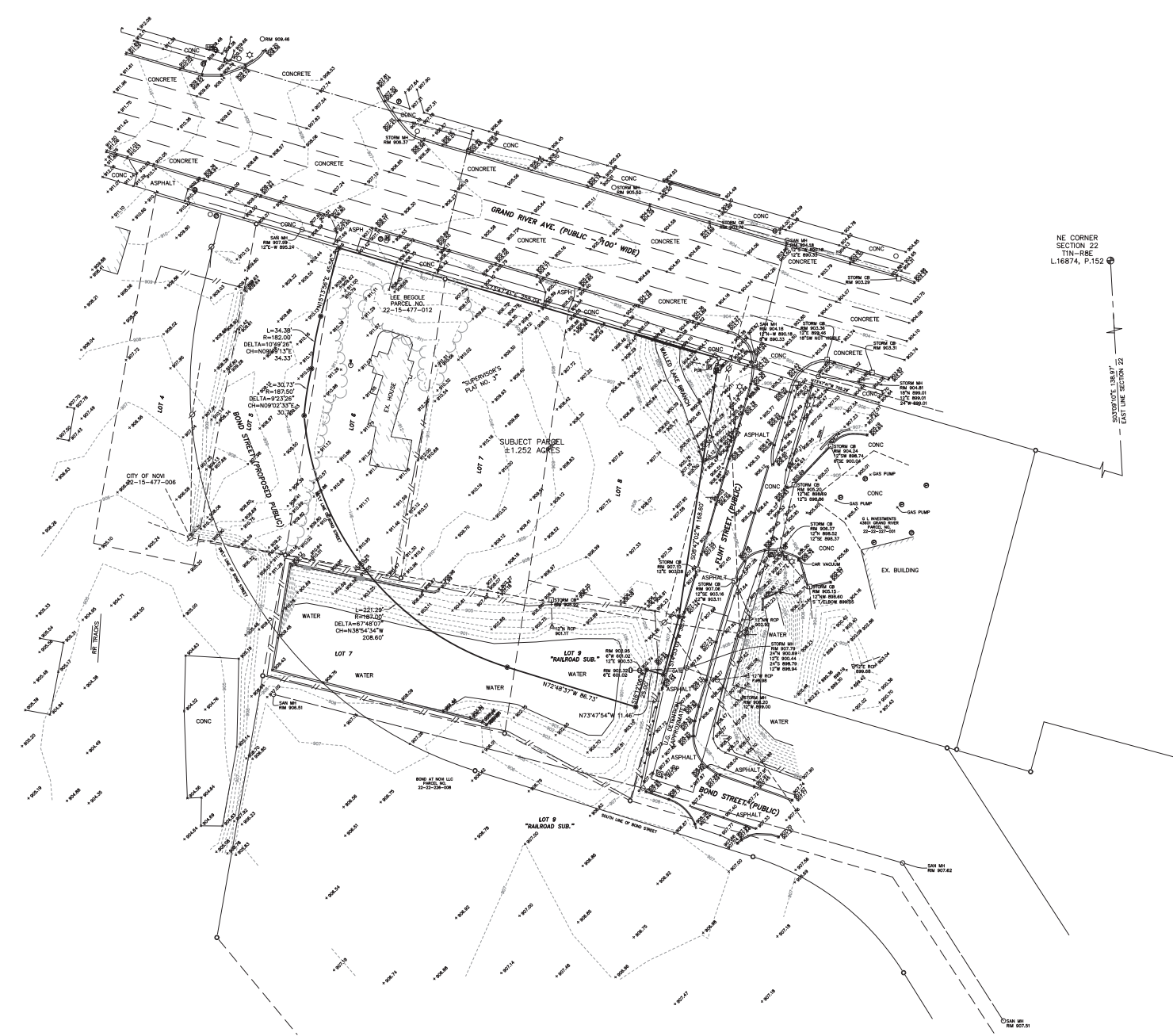
- EX. CATCH BASIN
- EX. MANHOLE
- ▷ EX. END SECTION
- ⊕ EX. OVERFLOW STRUCTURE
- EX. DOWNSPOUT/ROOF DRAIN
- ⊙ EX. CLEANOUT
- ⊕ EX. HYDRANT
- ⊕ EX. WATER SHUTOFF
- ⊕ EX. FIRE DEPT. CONNECTION
- ⊕ EX. WATER WELL
- ⊕ EX. LIGHTPOLE
- ⊕ EX. UTILITY POLE
- ⊕ EX. CITY ANCHOR
- ⊕ EX. TRAFFIC SIGNAL
- ⊕ EX. GAS SHUTOFF
- ⊕ EX. GAS VENT
- ⊕ EX. HANGHOLE
- ⊕ EX. PEDESTAL
- ⊕ EX. TRANSFORMER
- ⊕ EX. GENERATOR
- ⊕ EX. GAS METER
- ⊕ EX. ELECTRIC METER
- ⊕ EX. UTILITY MARKER
- ⊕ EX. AIR CONDITIONER
- ⊕ EX. RAILROAD SIGNAL
- ⊕ EX. SIGN
- ⊕ EX. POST/BOLLARD
- ⊕ EX. FLAPOP
- ⊕ EX. MAILBOX
- ⊕ EX. PARKING METER
- ⊕ EX. SATELLITE DISH
- ⊕ EX. SOIL BORING
- ⊕ EX. MONITOR WELL
- ⊕ FOUND IRON
- SET IRON
- EX. BOULDER
- ⊕ TREE STUMP
- EX. TREE
- EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE

DESCRIPTION:
 PART OF LOTS 6 AND 7 AND ALL OF LOT 8 OF SUPERVISOR'S PLAT NO. 37, LIBER 54A OF PLATS, PAGE 84, AND PART OF LOT 1 OF RAILROAD SUBDIVISION, LIBER 82 OF PLATS, PAGE 16, SECTION 22, T1N-R6E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00°09'17"E 158.97 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N73°47'41"W 700.29 FEET ALONG THE SOUTH LINE OF GRAND RIVER AVENUE (100 FEET WIDE) TO THE NORTHEAST CORNER OF LOT 8 OF SUPERVISOR'S PLAT NO. 37; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S08°47'02"W 168.60 FEET ALONG THE EAST LINE OF SAID LOT 8; AND THE WEST LINE OF FLINT STREET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S14°50'10"W 98.74 FEET ALONG THE EAST LINE OF LOT 9 OF RAILROAD SUBDIVISION; AND THE WEST LINE OF SAID FLINT STREET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTHERLY 1/4-CORNER-OF-WAY LINE OF BOND STREET: 1) N73°47'54"W 11.46 FEET, 2) S18°12'06"W 20.00 FEET, 3) N12°49'07"W 86.73 FEET, 4) S21°29' FEET ALONG A 167.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N38°54'34"W 208.60 FEET, 5) S01°37' FEET ALONG A 187.50 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N09°02'E 30.70 FEET, 6) S4°38' FEET ALONG A 182.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N09°11'E 34.23 FEET, AND 7) N15°13'56"E 43.56 FEET TO A POINT ON THE SOUTH LINE OF SAID GRAND RIVER AVENUE; THENCE S73°47'41"E 255.04 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE TO THE POINT OF BEGINNING, CONTAINING 1.252 ACRES OF LAND, MORE OR LESS.

NOTE:
 BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
 SITE PLANNING
 INDUSTRIAL & MULTI-UNIT
 CONSTRUCTION LAYOUT

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PANEL SPITS
 CONSTRUCTION LAYOUT

RESIDENTIAL
 SUBDIVISIONS
 MULTI-FAMILY
 CONSTRUCTION LAYOUT

ALPINE
 CIVIL ENGINEERS & LAND SURVEYORS

4892 WEST ROAD
 NOVI, MICHIGAN 48377
 (248) 906-3701 (800) 447-4444
 WWW.ALPINE-INC.COM

811
 Know what's below
 Call before you dig.

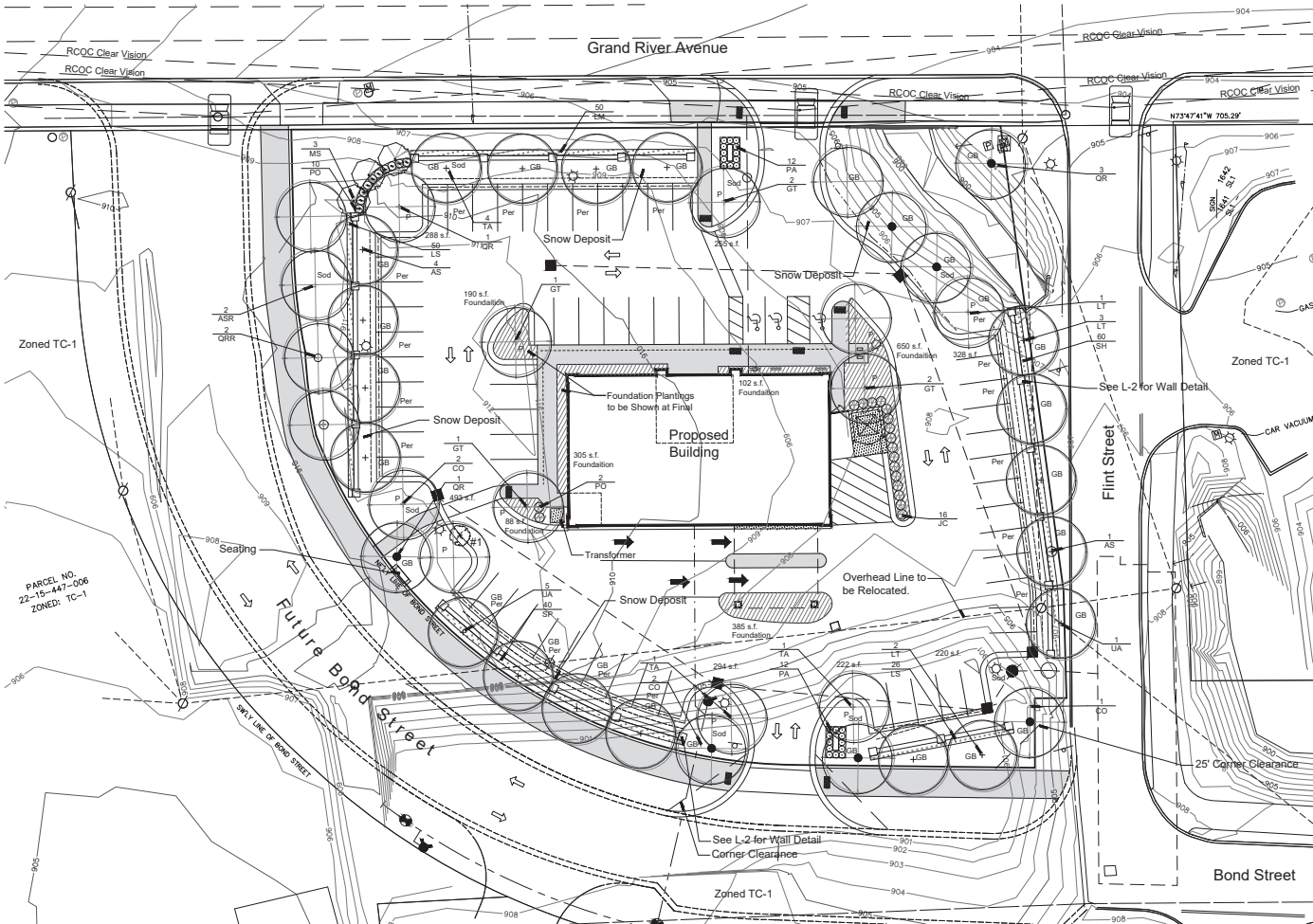
G&T MANAGEMENT COMPANY
TOPOGRAPHIC SURVEY
 CLIENT: CITY CENTER OFFICE PLAZA
 TOWNSHIP: IN
 CITY OF: NOVI
 COUNTY: OAKLAND
 MICHIGAN
 SECTION: 22
 RANGE: BE

REVISED

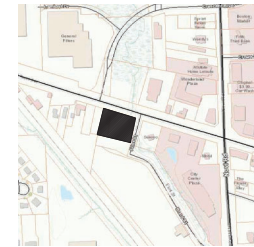
DATE: 9-16-21
 DRAWN BY: JRV
 CHECKED BY: JKH/KH

SCALE: HORIZONTAL = 1" = 50 FT.
 VERTICAL = 1" = 10 FT.

FBK: 1/1
 CHF/MJ: 1/1
 SCALE: HORIZONTAL = 1" = 50 FT.
 VERTICAL = 1" = 10 FT.
 21-127

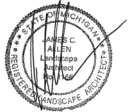


Location Map

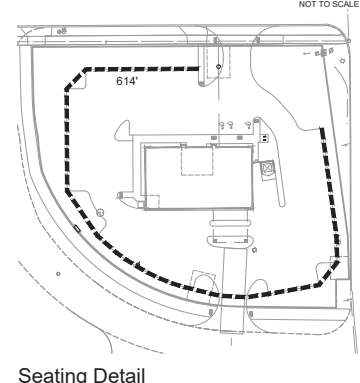


NOT TO SCALE
North

Seal:



Perimeter Parking Measurement



NOT TO SCALE

Title:
Landscape Plan

Project:
City Center
Novi, Michigan

Prepared for:
Lormax Stern Development Company, LLC
38500 Northwestern Highway, Suite 200
Bloomfield Hills, Michigan 48304

Revision: Issued:
Submission October 18, 2021
February 18, 2022

Seating Detail



Dufur Bench 493

Landscape Requirements

Existing Zoning	TC-1	Foundation Landscaping	298 LF
Greenbelt	Street Frontage Adjacent to Pkg. 453'	Landscape Required	2,384 s.f. (298' x 8')
Trees Required	18 Trees (453' / 25')	Landscape Provided	1,720 s.f.
Trees Provided	18 Trees	Woodland Replacement	
Ornamental Trees Required	30 Trees (453' / 15')	Trees Required	4 Trees
Ornamental Trees Provided	0 Trees	Trees Provided	4 Trees
Street Frontage not Adjacent to Pkg. 293'	50'	Requested Waivers:	
Less Drive Openings	243'	1. Sec 5.5.3.B.ii Greenbelt Width	
Trees Required	8 Trees (243' / 30')	2. Sec 5.5.3.D Requiring 2,384 s.f. of Foundation Landscaping:	
Trees Provided	8 Trees	LDM 1.e from 1 through 5, Transformer/Utility Box Screening	
Ornamental Trees Required	12 Trees (243' / 20')		
Ornamental Trees Provided	0 Trees	Notes:	
Parking Lot Landscaping	27,962 s.f.	1. No Phragmites or Japanese Knotweed Exist On-Site.	
Vehicular Use Area	2,097 s.f. (27,962 s.f. x 7.5%)	2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.	
WVA up to 50,000 s.f.	2,097 s.f.	3. Trees Shall not be Planted within 4' of Property Lines.	
Landscape Area Required	2,100 s.f.		
Landscape Island Provided	10.5 Trees (2,097 s.f. / 200)		
Trees Required	11 Trees		
Trees Provided	11 Trees		
Parking Lot Perimeter Length	614 LF		
Trees Required	17.5 Trees (614' / 35')		
Trees Provided	18 Trees		

Tree List

Tan	Size	Common Name	Botanical Name	Status
1	36"	Black Walnut	Juglans nigra	Remove
Total Trees 1 Tree				
Regulated Trees Removed 1 Tree				
Replacement Required				
Trees 8" - 11" 0 trees x 1= 0 Trees				
Trees 11" - 20" 0 trees x 2= 0 Trees				
Trees 20" - 30" 0 trees x 3= 0 Trees				
Trees 30" + 1 trees x 4= 4 Trees				
Multi-Stemmed Trees (1 Tree) 0 Trees				
Replacement Required 4 Trees				

Plant List

Item #	Qty	Botanical Name	Common Name	Caliper	Spacing	Root	Height	Price	Total	Species	Genus	Name	Total
Parking Lot and Perimeter Trees													
ASR	1	Acer saccharum 'Green Mountain'	Sugar Maple	3.0"	as shown	B&B	\$ 4,000.00	\$ 2,000.00	12%	12%	1	1	1
CO	5	Calla occidentalis	Northern Hackberry	3.0"	as shown	B&B	\$ 4,000.00	\$ 2,000.00	12%	12%	1	1	1
CT	6	Claytonia racemosa var. imbricata	Thornless Honeylocust	3.0"	as shown	B&B	\$ 4,000.00	\$ 2,400.00	14%	14%	1	1	1
LT	6	Liquidambar styraciflua	Tulip Tree	3.0"	as shown	B&B	\$ 4,000.00	\$ 2,400.00	14%	14%	1	1	1
MS	3	Morus nigra 'Spring Green'	Spring Green Elm	2.5"	as shown	B&B	\$ 4,000.00	\$ 1,200.00	7%	7%	1	1	1
OR	5	Quercus rubra	Red Oak	3.0"	as shown	B&B	\$ 4,000.00	\$ 2,000.00	12%	12%	1	1	1
TA	6	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B	\$ 4,000.00	\$ 2,400.00	14%	14%	1	1	1
UA	6	Ulmus 'Pioneer'	Pioneer Elm	3.0"	as shown	B&B	\$ 4,000.00	\$ 2,400.00	14%	14%	1	1	1
42 Total Parking Lot, Perimeter Trees													
Woodland Replacement													
ASR	2	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	\$ 4,000.00	\$ 800.00					
ORR	2	Quercus rubra	Red Oak	2.5"	as shown	B&B	\$ 4,000.00	\$ 800.00					
General Plantings													
SP	18	Juncus sp. 'Yardewell'	Katzen Jumper - Iron to hedge	as shown	B&B	5'	\$ 70.00	\$ 1,260.00					1
ULI	50	Liriodendron 'Big Blue'	Big Blue Liriodendron	as shown	cont	#2	\$ 15.00	\$ 750.00					1
ULI	18	Liriodendron 'Landscape'	Shade Liriodendron	as shown	cont	#2	\$ 15.00	\$ 1,140.00					1
PA	24	Pennisetum a. 'Hammond'	Claret Fountain Grass	as shown	cont	#2	\$ 15.00	\$ 360.00					1
PD	12	Physalis peruviana 'Copperbell'	Copperbell Bellflower	as shown	cont	#2	\$ 50.00	\$ 600.00					1
SP	80	Sporobolus holmboisii	Prairie Crossgrass	as shown	cont	#2	\$ 11.00	\$ 880.00					1
SP	40	Spiraea x. 'Sumatran Magic Carpet'	Magic Carpet Spirea	as shown	cont	24"	\$ 50.00	\$ 2,000.00					1
Irrigation													
35	4"	Shredded Hardwood Bark Mulch	Mulch	as shown	cont		\$ 1,225.00	\$ 1,225.00	% Nutrie	8%			15
95	500	5"		as shown	cont		\$ 1,800.00	\$ 1,800.00					1
									Total				\$ 9,495.00

Job Number:
21-070

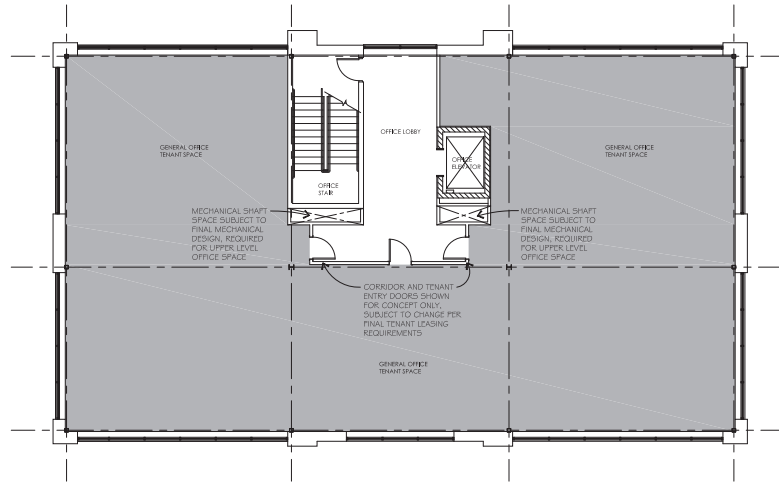
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Checked By: jca



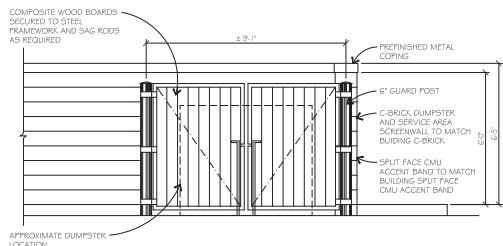
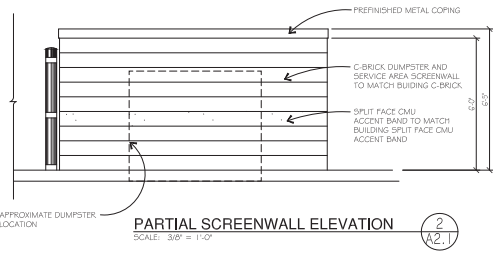
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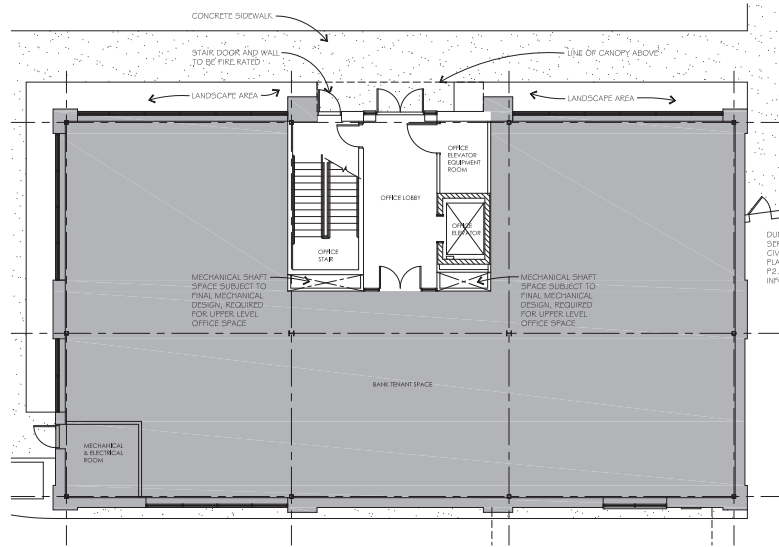


SECOND AND THIRD FLOOR PLANS
SCALE: 1/8" = 1'-0"



GATE ELEVATION
SCALE: 3/8" = 1'-0"

NOTE - SCREENWALL AND GATE DETAILS ARE SHOWN FOR CONCEPT ONLY. SUBJECT FINAL DESIGN AND ENGINEERING.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARKING CALCULATIONS:

FIRST FLOOR:
BANK: 4,423 S.F. G.D.A. = 4,423 / 150 = 29 SPACES REQUIRED
OFFICE: 677 S.F. NON USABLE AREA, NO PARKING REQUIRED

SECOND AND THIRD FLOORS:
OFFICE: 4,000 S.F. USABLE AREA = 4,000 / 222 = 18 SPACES REQUIRED PER FLOOR = 36 SPACES REQUIRED

TOTAL SPACES REQUIRED = 29 + 36 = 65 SPACES

NOTE: SHADED AREA INDICATES AREA REQUIRING PARKING

- GENERAL NOTES:**
- ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS.
 - BUILDING TO BE FULLY SPRINKLED.
 - SITE SIGNS SHOWN FOR CONCEPT ONLY. TO BE SUBMITTED SEPARATELY AT A LATER DATE FROM SITE PLAN SUBMITTAL.
 - BUILDING SIGNAGE WILL BE SUBMITTED SEPARATELY AT A LATER DATE FROM SITE PLAN SUBMITTAL.
 - TRANSFORMER PROVIDED BY UTILITY COMPANY BASED ON BUILDING ENGINEERING REQUIREMENTS. HEIGHT OF TRANSFORMER MAY BE UNDER 4', BUT CAN NOT BE DETERMINED EXACTLY AT THIS PRELIMINARY STAGE.
 - SEE CIVIL ENGINEERING PLANS PREPARED BY SEIBER, KEAST ENGINEERING, L.L.C. FOR ADDITIONAL INFORMATION.



CITY CENTER OFFICE PLAZA

NOVI, MICHIGAN

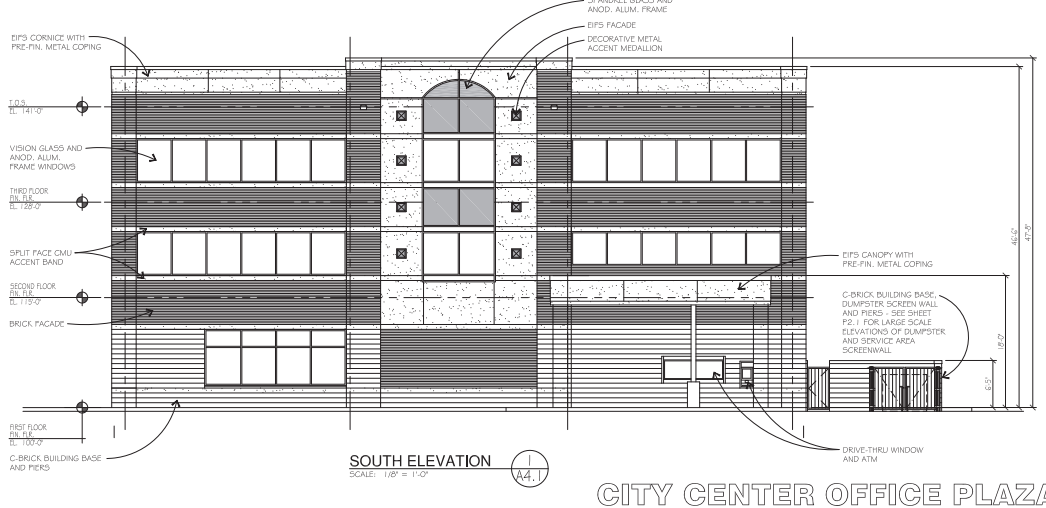
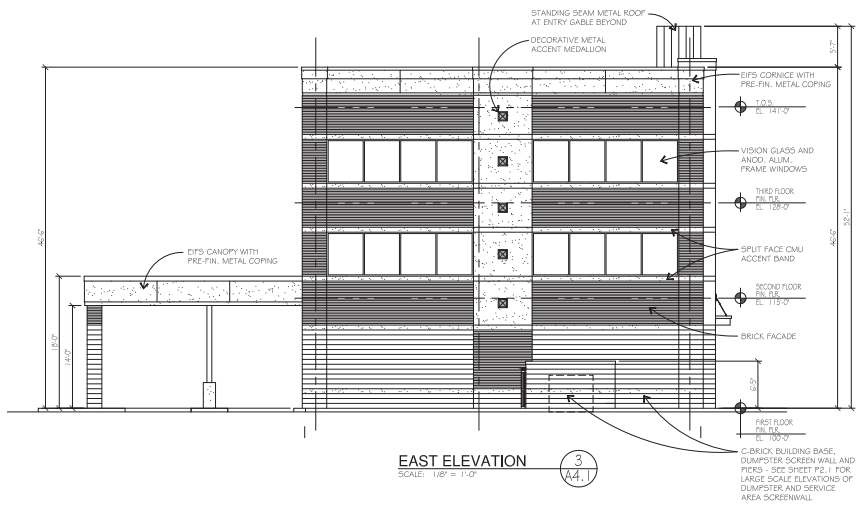
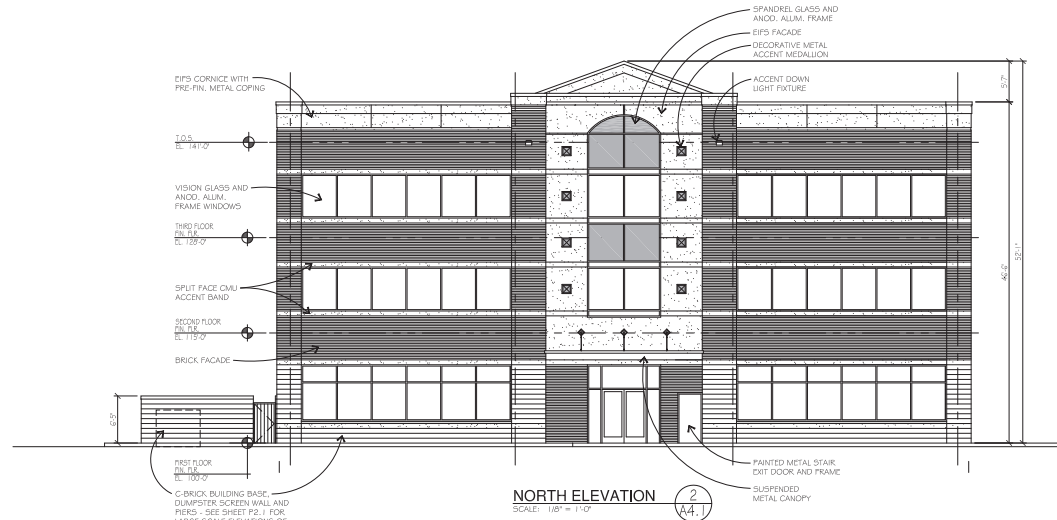
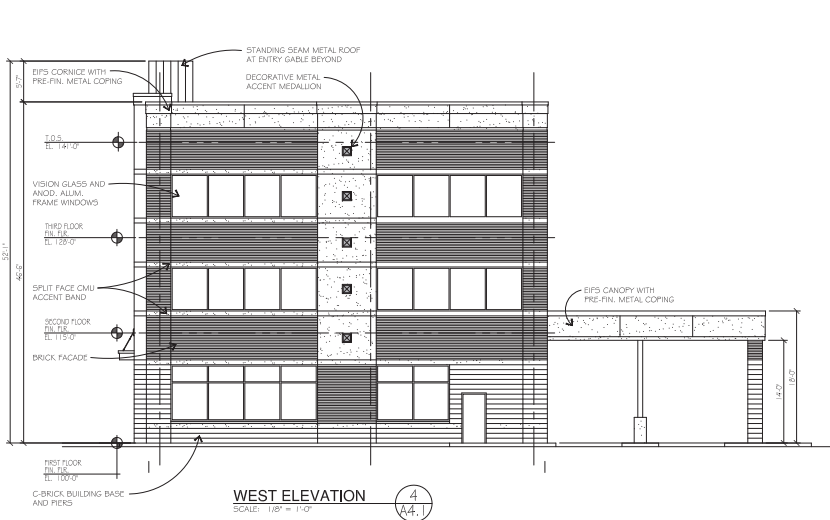
OWNER/DEVELOPER:
G & T MANAGEMENT
200 RENAISSANCE CENTER, SUITE 3145
DETROIT, MICHIGAN 48243
PHONE : 313-259-6720
EMAIL : GTMANAGEMENT@GMAIL.COM



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48275
PHONE : 248-489-2100
PROJECT NO. 5116

ISSUED:
PRE-APPLICATION
SUBMITTAL SHEET
PRELIM. S.P.S.
10-1-21
REVISED PRELIM.
S.P.S. 2-18-22

PRELIMINARY
NOT FOR CONSTRUCTION



WEST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30% MIN.	982 S.F.	47.6%
C-BRICK	25%	299 S.F.	14.5%
EIFS FACADE	25%	526 S.F.	25.4%
METAL TRIM AND CANOPY	15%	56 S.F.	2.7%
SPANDREL GLASS	50%	0 S.F.	0.0%
SPLIT FACE CMU	10.0%	202 S.F.	9.8%
TOTAL		2,065 S.F.	100.0%

EAST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30% MIN.	982 S.F.	43.0%
C-BRICK	25%	519 S.F.	22.7%
EIFS FACADE	25%	526 S.F.	23.0%
METAL TRIM AND CANOPY	15%	56 S.F.	2.5%
SPANDREL GLASS	50%	0 S.F.	0.0%
SPLIT FACE CMU	10.0%	202 S.F.	8.8%
TOTAL		2,285 S.F.	100.0%

SOUTH ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30% MIN.	1,560 S.F.	44.6%
C-BRICK	25%	624 S.F.	17.3%
EIFS FACADE	25%	616 S.F.	17.4%
METAL TRIM AND CANOPY	15%	46 S.F.	1.4%
SPANDREL GLASS	50%	144 S.F.	4.1%
SPLIT FACE CMU	10.0%	324 S.F.	9.2%
TOTAL		3,498 S.F.	100.0%

NORTH ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30% MIN.	1,505 S.F.	46.1%
C-BRICK	25%	428 S.F.	13.1%
EIFS FACADE	25%	800 S.F.	24.5%
METAL TRIM AND CANOPY	15%	76 S.F.	2.3%
SPANDREL GLASS	50%	144 S.F.	4.4%
SPLIT FACE CMU	10.0%	312 S.F.	9.6%
TOTAL		3,265 S.F.	100.0%

- GENERAL NOTES:**
1. ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS.
 2. BUILDING TO BE FULLY SPRINKLED.
 3. SITE SIGNS SHOWN FOR CONCEPT ONLY. TO BE SUBMITTED SEPARATELY AT A LATER DATE FROM SITE PLAN SUBMITTAL.
 4. BUILDING SIGNAGE WILL BE SUBMITTED SEPARATELY AT A LATER DATE FROM SITE PLAN SUBMITTAL.
 5. TRANSFORMER PROVIDED BY UTILITY COMPANY BASED ON BUILDING ENGINEERING REQUIREMENTS. HEIGHT OF TRANSFORMER MAY BE UNDER 4', BUT CAN NOT BE DETERMINED EXACTLY AT THIS PRELIMINARY STAGE.
 6. SEE CIVIL ENGINEERING PLANS PREPARED BY SEBER, KEAST ENGINEERING, L.L.C. FOR ADDITIONAL INFORMATION.

NOTE: TOTAL FACADE = 2,765 S.F. - VISION GLASS AND DOOR AREA OF 700 S.F. = 2,065 S.F.

NOTE: TOTAL FACADE = 2,765 S.F. - VISION GLASS AND DOOR AREA OF 480 S.F. = 2,285 S.F.

NOTE: TOTAL FACADE = 4,438 S.F. - VISION GLASS AND DOOR AREA OF 940 S.F. = 3,498 S.F.

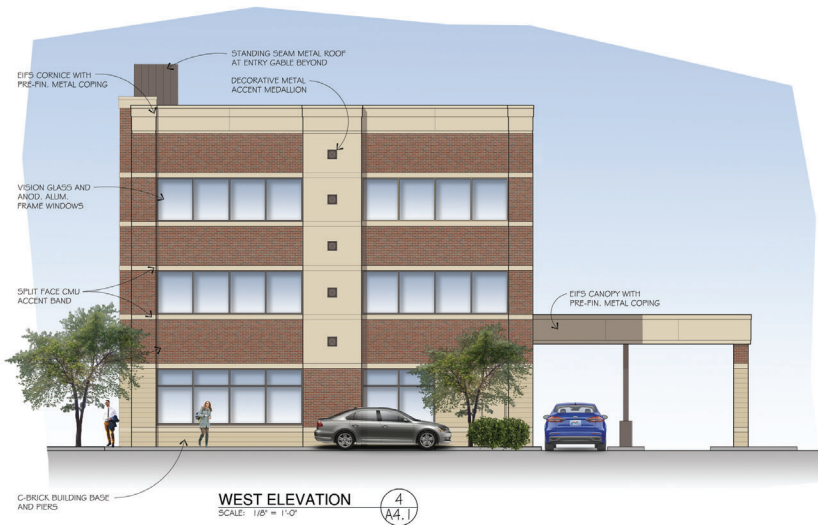
CITY CENTER OFFICE PLAZA

NOVI, MICHIGAN
 OWNER/DEVELOPER:
G & T MANAGEMENT
 200 RENAISSANCE CENTER, SUITE 3145
 DETROIT, MICHIGAN 48243
 PHONE : 313-259-6720
 EMAIL : GTMANAGEMENT@GMAIL.COM



WAH YEE ASSOCIATES
 ARCHITECTS & PLANNERS
 42400 GRAND RIVER AVENUE, SUITE 200
 NOVI, MICHIGAN 48243
 PHONE: 248-489-7100
 PROJECT NO. 5118

ISSUED FOR CONSTRUCTION
 PRELIMINARY SUBMITTAL 24-21
 PRELIM. S.F.S. 10-2-21
 REVISED PRELIM. S.F.S. 2-18-22
PRELIMINARY
 NOT FOR CONSTRUCTION
 P4.1



WEST ELEVATION
SCALE: 1/8" = 1'-0"
4
A4.1



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
2
A4.1



EAST ELEVATION
SCALE: 1/8" = 1'-0"
3
A4.1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
1
A4.1

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WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48245
PHONE 248.489.9160
PROJECT NO. 5118

ISSUED:
PRE-APPLICATION
SUBMITTAL 2-9-21
PRELIM. S.P.S.
10-13-21
REVISED PRELIM.
S.P.S. 2-10-22

PRELIMINARY
NOT FOR CONSTRUCTION

A4.1

PLANNING COMMISSION MINUTES – EXCERPT
April 13, 2022

Seeing that nobody wished to speak at the public hearing, Chair Pehrson acknowledged the correspondence received from the public on this item: Suat Kaya, 30184 Sterling Drive, objects; Ezio Walter Masciulli, 29839 Martell Court, objects; Noah Krugel, 30196 Sterling Drive, objects.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for consideration.

Member Becker said when we designate areas as residential through the Master Plan or by ordinance that have trees on them, the trees must come down if the property is going to be developed. Everyone residing in that area probably had to cut trees down as well. I like that the owner is going to try to keep as many trees as possible, and for the ones that he cannot keep, he will pay into the tree fund as anyone else would be required to do. Hopefully we will then be able to replace them. I think this is a very normal and appropriate request.

Motion made by Member Becker and seconded by Member Dismondy.

Motion to approve Woodland Use Permit, PBR21-0676, for the removal of twenty-four regulated woodland trees within an area mapped as City Regulated Woodland on Lot 10 of the West Park Place Condominiums for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Environmental Consultant's review letter.

ROLL CALL VOTE TO APPROVE THE WOODLAND USE PERMIT FOR PBR21-0676 29930 BRUSH PARK COURT MOVED BY MEMBER BECKER AND SECONDED BY MEMBER DISMONDY.

Motion to approve the Woodland Use Permit for PBR21-0676 29930 Brush Park Court. Motion carried 4-0.

1. CITY CENTER OFFICE PLAZA JSP21-06

Consideration of the request of City Center Office Plaza, LLC for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property contains 1.25 acres and is in Section 15, on the west side of Flint Street, south of Grand River Avenue. The applicant is proposing a three-story office building with a bank on the first floor and general office on the upper floors (15,300 square feet total). The site plan includes a two-lane drive-through for the bank use on the south side of the building.

Senior Planner Bell said the subject property is in Section 15 on the south side of Grand River Avenue, west of Flint Street and north and east of the planned Bond Street extension. The site is approximately 1.25 acres. One of the parcels is the location of the former Lee BeGole house, which is currently owned by the City. The applicant and the City intend to swap portions of properties in order to accomplish the Bond Street extension which will intersect with Grand River opposite Crescent Boulevard. To the southeast of the property is the site of The Bond project, which is a 260-unit apartment development that is anticipated to begin construction later this year. The parcel, along with those to the east, south and west, are zoned TC-1 Town Center - 1. Properties to the north across Grand River are zoned Town Center. The surrounding areas are largely developed with commercial uses with a vacant property directly across the street, and more industrial-type uses to the west. The Future land use map indicates Town Center Commercial for this and surrounding parcels, including north of Grand River. There are no regulated woodland or wetland areas present on the site. The Walled Lake Branch of the Middle Rouge River occupies the northeast corner of the site. The plan may have some impact on the 25-foot natural feature setback, which may require an Authorization for encroachment. That can be granted administratively in the Final Site Plan stage if required. The applicant is proposing

to construct 3-story building totaling 15,300 square feet. A bank use would occupy the first floor with two drive-through service lanes on the south side of the building, and the 2 upper floors would have office uses. The site would have driveway access to Grand River Avenue and the future Bond Street. The applicant has proposed 65 parking spaces. Storm water would be collected by an underground detention system installed by the City when they re-constructed Bond Street.

Senior Planner Bell continued to say the applicant requests a waiver for the location of the loading zone in the exterior side yard, which is permitted to be granted by the Planning Commission because the property will have road frontage on all 4 sides. A rear yard or interior side yard location is not possible. A same-side driveway spacing waiver is requested for the north entry drive. The applicant has indicated the Road Commission for Oakland County has reviewed and approved the plans for changes along Grand River Avenue. Landscape waivers are also requested for deficiency in greenbelt width, greenbelt canopy tree, frontage landscaping on the south side of the building, and lack of a landscape island. These waivers are supported by staff, mostly due to the presence of road frontage on all sides and the small site size. One additional landscape waiver for parking lot screening is not supported by staff unless hedges are added between the wall sections to better screen the full parking lot. The suggested motion asks the Planning Commission to choose in Item E whether to support the waiver without hedges as requested by the applicant – option 1 – or with the addition of hedges as suggested by staff – option 2. The applicant is also requesting several variances from the Zoning Board of Appeals, including for a deficiency of 5 parking spaces, which was mostly based on a previous parking count. They are now showing in their current calculations that they need 65 spots, and they have 65 spots. Variances are also requested for the smaller size of the loading zone, parking in the exterior side yards along Flint and Bond Streets, and parking setbacks on the east, west and south sides. The applicant will also require a Design & Construction variance to be approved by City Council for the lack of sidewalk on the Flint Street frontage.

Senior Planner Bell concluded by saying if the necessary waivers and variances are approved, all reviewers recommend approval. The Planning Commission is asked tonight to consider the request and approve or deny the Preliminary Site Plan and the storm water management plan. Representing the project are applicant Karl Zarbo and engineer Jason Emerine, who can tell you more about the project and answer your questions. Staff and our consultants are also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Karl Zarbo, construction manager for this project, said with me tonight is Patricia Keros, Principal at GT Management. We also have Jason Emerine with tonight, who is our civil engineer. We believe the building elevations and materials are in good taste and meet all the standards you look for. The 65 parking spaces will be provided, and we believe that meets the intent of your ordinance. For projects like this, we typically look at parking calculations as a function of GLOA as opposed to footprints. What that basically means is that there is significant square footage devoted to the functionality of the building, and it does not have much occupancy if any at all. Therefore, we did not want to calculate parking on unoccupied area. ADA parking and landscaping are shown on the plans. There has also been conversation on the trash enclosure. We do not anticipate any large truck deliveries. That coupled with the constraints on lot size, the loading area is a bit smaller than what the ordinance requires. We have attempted to create this with four front yards, which presents challenges to functionality. The configuration of this site created some unusual challenges. We believe that the variances and waivers are the result of the joint effort to make this project work. Without these, it becomes very restrictive on this property.

Mr. Zarbo continue to say I would like to spend just a moment on the Bond Street agreement. It has been reviewed, negotiated, and agreed to by the City of Novi, and I'm not sure there is a single city department that did not touch that agreement. A great deal of hard work went into this by the City. The agreement addresses the responsibilities for such things as the phase 1 and 2 construction of the ring road, sidewalks, and grading easements. There is a conveyance parcel and a triangle conveyance parcel that went back and forth between the developer and the City of Novi. The Bond Street agreement also addresses a current proposed site plan, curb cuts, and stormwater detention responsibilities.

Mr. Zarbo went on to say I would like to take a moment to introduce you to the team because we think it brings strength and gives a background on our approach. The City Center Office Plaza will be owned and operated by GT Management, which is the Keros Family. They have a long history with the City of Novi as a quality developer. They have successfully operated restaurant and commercial properties for many years. They are active owners in this community, which I would think the City would find beneficial. The architect, Wah Yee, was selected because we believe they have a good relationship with the city and the developer. I believe our civil engineer, Jason Emerine, who is sitting with us tonight, has worked on 2 or 3 of the other projects on the agenda tonight. I have been in the construction business for about 40 years with a lot of background in the Novi area. We believe one of our strengths is that we bring a very experienced team that the city is familiar working with.

Mr. Zarbo concluded by saying you have an economic impact statement, but it is important to restate that this project will create good paying construction jobs for a period of about 12 to 18 months. However, those time frames for getting material in today's environment is hard to plan for, but the jobs will be there for a long period of time either way. There will also be a variety of permanent positions once the building is completed. We anticipate an investment of well-north of 4 million dollars, so we think it will be a significant component to your community. I would now like to introduce Jason who would like to say a few words, and we are happy to answer any questions that you might have.

Jason Emerine, Civil Engineer with Seiber Keast Lehner, said there isn't much to add, but I will be here to answer any questions. I just would like to let you know that we do have a wealth of experience in the community. My former business partners, Cliff Seiber and Pat Keast, used to be the City of Novi engineers during the 1980s. We are the engineers on every project you all have talked about tonight. In a few weeks, I will be standing before you to talk about a Main Street development which is directly across the street. We have done so many projects in Novi that I cannot count them all. Again, I am here to answer any question you might have.

Member Becker asked, when looking at the proposed site plan, is there an existing sidewalk on the east side of Flint Street?

Senior Planner Bell confirmed that there is.

Member Becker said the fact that we aren't considering having them put in a sidewalk on the west side is due to the fact there is an existing one on the east side – I like that. Another item I wanted to address was the staff recommendation for planting hedges in between section of the screening wall around the parking lot. To me, the gaps between the two-and-a-half-foot wall are pretty small, and some of them involve sidewalks. I personally think adding hedges would be an unnecessary requirement. The last item I wanted to check on was the variance for same side driveway spacing. I see Bond Street, I see Flint Street, and I see the applicant's proposed driveway into the development. The way I read this; it is a same side driveway requirement to have 185 feet of spacing between the driveways. I think of a street as being something other than a driveway. However, I just want to be sure for the consistent application of our ordinance: should we consider a street to be a driveway?

Senior Planner Bell said the code actually uses the term 'drive-approach,' so it is any entrance and exit.

Member Dismondy asked when is Bond Street supposed to be completed?

Senior Planner Bell said I am not very familiar with the agreement they have with the city, but the site plan approval stage comes first and then the land swapping and construction timing will be implemented.

Member Dismondy then asked is there a tenant identified for the bank user?

Mr. Zarbo said we have not identified a user yet. It is obvious by the design of the building that we have a targeted uses and users. One of the things we've learned is to put the horse before the cart; we wanted to see what the comfort level was with the city and developer before we attempted to market something. The next step, assuming this proceeds, will be to focus on uses and then specifically the users.

Member Dismondy asked would we have a parking issue if it became entirely office use without a bank?

Mr. Zarbo said no, and there is an interesting trend in parking today. The concept of every square foot being occupied by someone versus working from home and/or part time seen more today is very different. The way people typically use their car has changed dramatically over the past couple years, and that is probably why some downward pressure on parking has occurred in other areas. I think that we have tried to work this as hard as we can, and I think that users should be aware of the parking limits. It would have to work on the site as you see it because there isn't much more room for flexibility on parking.

Member Dismondy asked where on the site are the hedges located as part of the variance that we have been discussing?

Senior Planner Bell said it looks like they may have some plantings in the northwest corner. One the west side there is a knee-wall in one location with the sidewalk coming through. Then there is one area located in the corner of the site and another area along the street near the trees.

Member Roney said thank you for the number of projects you have done here over the years, and I think this development will be great for the City of Novi. Member Becker addressed my one question about the sidewalk on Flint Street, but I wanted to address the hedges one last time: what is your reason for not putting in the hedges?

Mr. Zarbo said typically, we would be required to meet all your ordinances on the front yard. What we've attempted to do is have 4 front yards, but we are concerned for possible tenants that not only do we have a good-looking building and landscaping, but we also have some quality view corridors. We see differences in tree spacing across the county, but it was important for us to gain some view corridors because we think it is a good-looking building.

Chair Pehrson said I appreciate what both the applicant and the staff have done to make this project possible. This is a project where there are more waivers than there are comments in the staff review letter, which typically is an issue for the Planning Commission as a general principle. Given the shape, size, and scope of this property, you know what you are working against, so I don't think that any of these variances or waivers are out of the ordinary. However, I would be partial to option 2 of letter E in the motion sheet relative to inclusion of hedges on the site.

Motion made by Member Roney and seconded by Member Dismondy.

In the matter of City Center Office Plaza, JSP21-06, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. A waiver from Section 11-216.d.1.d of the Code of Ordinances to allow same side driveway spacing of 112 feet on Grand River Avenue where 185 feet is required, because of the small lot size and RCOC has approved the placement, which is hereby granted.
- b. A waiver from Sections 3.27.1.H and 5.4.2 to allow the loading area in the exterior side yard where rear or interior side yard placement is required, as the property will have road frontage on all four sides and screening on three sides of the area is proposed, which is hereby granted.
- c. A landscape waiver from Section 5.5.3.B to permit a reduction of the required greenbelt width along Bond and Flint Streets (10 feet proposed, 20 feet required), which is hereby granted.
- d. A landscape waiver from Section 5.5.3.B to permit a reduction of 1 canopy tree along Flint Street, as the river occupies a good portion of the greenbelt area, which is hereby granted.
- e. A landscape waiver from Section 5.5.3.B and Section 3.27.1.D to reduce the parking lot screening required, if the applicant plants hedges between the wall sections as suggested in the Landscape Review to more effectively screen the parking lot, which is hereby granted.
- f. A landscape waiver from Section 5.5.3.C for lack of landscaped island on the southwest side of the building, as the proposed sidewalk prevents enough room for a tree, which is hereby granted.
- g. A landscape waiver from Section 5.5.3.D for lack of frontage landscaping on the south side of the building, as the drive-through would conflict with planting areas, which is hereby granted.
- h. ZBA approval of the applicant's requested variances from Ordinance standards as follows:
 1. from Section 3.1.25.D to permit a parking setback reduction on the east, west and south sides (10 to 12.4 feet requested, 20 feet required);
 2. from Section 3.27.1.D to allow parking in the exterior side yard of nonresidential collector road (Flint and Bond Streets);
 3. from Section 5.2.12 to allow a reduction in the number of parking spaces required (65 spaces proposed, 70 spaces required);
 4. from Section 5.4.2 to allow the size of the loading area to be reduced (540 square feet proposed, 940 square feet required);
- i. City Council approval of a variance from Design and Construction Standards, Section 11-265, for absence of a sidewalk along the Flint Street frontage on the west side of the site.
- j. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan.

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP21-06 CITY CENTER OFFICE PLAZA MOVED BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY.

Motion to approve the Preliminary Site Plan for JSP21-06 City Center Office Plaza. Motion carried 4-0.

Motion made by Member Roney and seconded by Member Dismondy

In the matter of City Center Office Plaza, JSP21-06, motion to approve the Stormwater

Management Plan subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan.

ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP21-06 CITY CENTER OFFICE PLAZA MOVED BY MEMBER RONEY AND SECONDED BY MEMBER DISMONDY.

Motion to approve the Stormwater Management Plan for JSP21-06 City Center Office Plaza. *Motion carried 4-0.*

2. APPROVAL OF THE MARCH 23, 2022 PLANNING COMMISSION MINUTES

Motion made by Member Becker and seconded by Member Roney.

ROLL CALL VOTE TO APPROVE THE MARCH 23, 2022 PLANNING COMMISSION MINUTES MADE BY MEMBER BECKER AND SECONDED BY MEMBER RONEY.

Motion to approve the March 23, 2022 Planning Commission Meeting Minutes. *Motion carried 4-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were not any consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were not any supplemental issues or training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the final public participation.

ADJOURNMENT

Motion to adjourn made by Member Roney.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER RONEY.

Motion to adjourn the April 13, 2022 Planning Commission Meeting. Motion carried 4-0.

The meeting adjourned at 8:09 PM.

PLANNING COMMISSION MINUTES – EXCERPT
May 19, 2023



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
May 24, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma
Absent Excused: Member Becker
Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Christian Carroll, Planner

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the agenda.

ROLL CALL VOTE ON MOTION TO APPROVE THE MAY 24, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 6-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were not any committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. JSP21-06 CITY CENTER OFFICE PLAZA

Approval of the request for the first one-year extension of the Preliminary Site Plan approval for the City Center Office Plaza. The subject property is located west of Flint Street, south of Grand River Avenue (Section 15) on approximately 1.25 acres. The applicant is proposing a three-story office building with a bank on the first floor and general office on the upper floors, with a total square footage of 15,300 square feet.

Motion made by Member Lynch and seconded by Member Avdoulos to approve the one-year extension of JSP21-06 City Center Office Plaza Preliminary Site Plan.

ROLL CALL VOTE ON MOTION TO APPROVE THE ONE-YEAR EXTENSION FOR JSP21-06 CITY CENTER OFFICE PLAZA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 6-0.

PUBLIC HEARINGS

1. RESIDENTIAL TEXT AMENDMENT 18.302

Public Hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.302 to update the standards for public schools, nonconforming uses of land, and other minor modifications.

City Planner Barb McBeth relayed that Staff first introduced this city-initiated text amendment to the Commission on April 19th, when the matter was discussed briefly. The Planning Commission made a motion to set the public hearing for this matter, which has been scheduled for tonight's meeting.

The proposed ordinance modifications are to the Single-Family Residential districts, specifically related to the standards for public and private elementary, intermediate or secondary school uses, and to clarify the standards and remove inconsistencies that have been noted.

Also proposed tonight are modifications to Section 7.1 Nonconformities to provide standards related to existing school uses. The impetus for the suggested ordinance amendments is in connection with the school and park property exchange that is currently in discussion, and with the expectation that the Novi Community Schools likely intends, at some point in the future, to use a portion of the exchanged property for school uses.

The text changes to Section 4.3 of the ordinance provide two clean-ups or clarifications to the use standards for schools and is referenced in the RA District, and the R-1 through R-4 Districts.

First, Section 4.3.1 is proposed to be updated to reflect more accurately that in the RA, Residential Acreage District, elementary schools are considered a Principal Permitted Use. The second clean-up is to Section 4.3.2 to note that most of the other school uses are considered a Special Land Use, except for elementary schools in the RA District which are considered a Principal Permitted Use.

Another change relates to Section 7.1 Nonconformities and adds a new section that will allow certain public schools to expand or extend school uses on the remainder of their parcels as a Principal Permitted Use, and not as a Special Land Use. Additional considerations in this new section state that the existing building on the property owned by the public school had previously been approved under the Michigan Revised School Code, and that the school building or use is located in any one of our single-family residential zoning districts (RA, or the R1 through R4 Districts). The specific language is highlighted in red on page 3 of the document provided in the packet.

The Planning Commission is asked tonight to hold the public hearing and make a recommendation to the City Council on the proposed ordinance amendment.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, and confirming there was no correspondence, Chair Pehrson closed the audience participation and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed this cleans up and adds clarity as there was concern from the public about certain uses on the property and this clarifies that. Member Lynch is in support.
Member Dismondy is in support.

Member Verma had no comment.