



cityofnovi.org

## PARADISE PARK PARTIAL REZONING JZ22-31

### **PARADISE PARK PARTIAL REZONING JZ22-31 WITH REZONING 18.739**

Public hearing at the request of Paradise Park for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to Light Industrial (I-1). The subject site is approximately 4.14 acres of an 8.03 acre site and is located at 45799 Grand River Avenue, which is on the south side of Grand River Avenue and west of Taft Road (Section 16). The applicant has indicated that the proposed rezoning is being requested to make the zoning consistent throughout the entirety of the property.

### **REQUIRED ACTION**

Hold the public hearing and postpone action to allow time for the applicant to install rezoning signage.

REVIEW	RESULT	DATE	COMMENTS
Planning	Postponement recommended	1-31-23	<ul style="list-style-type: none"> <li>• <b>Rezoning sign to be installed and the Planning Division notified as soon as possible.</b></li> <li>• Items to be addressed by the applicant prior to Final approval.</li> </ul>
Engineering		10-20-22	<ul style="list-style-type: none"> <li>• No concerns noted.</li> </ul>
Traffic		1-26-23	<ul style="list-style-type: none"> <li>• <b>Approval of the Rezoning Traffic Study is recommended by Traffic as the applicant has indicated the highest trip land uses for each zoning district.</b></li> <li>• Items to be addressed by the applicant prior to Final approval.</li> </ul>
Fire		10-14-22	<ul style="list-style-type: none"> <li>• No concerns noted.</li> </ul>

**MOTION SHEET**

**Postponement**

In the matter of Paradise Park Partial Rezoning, JZ22-31, with Zoning Map Amendment 18.739 motion to **postpone the consideration to a later date** for the following reason(s):

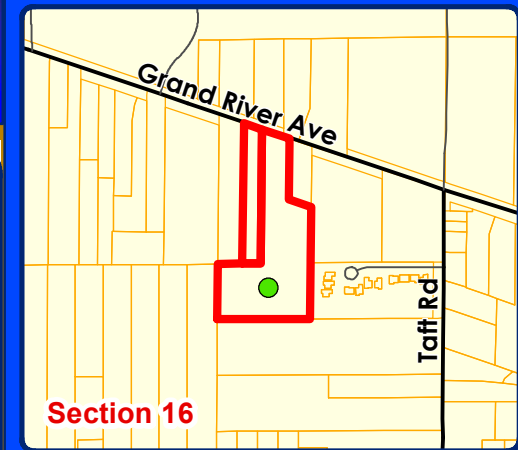
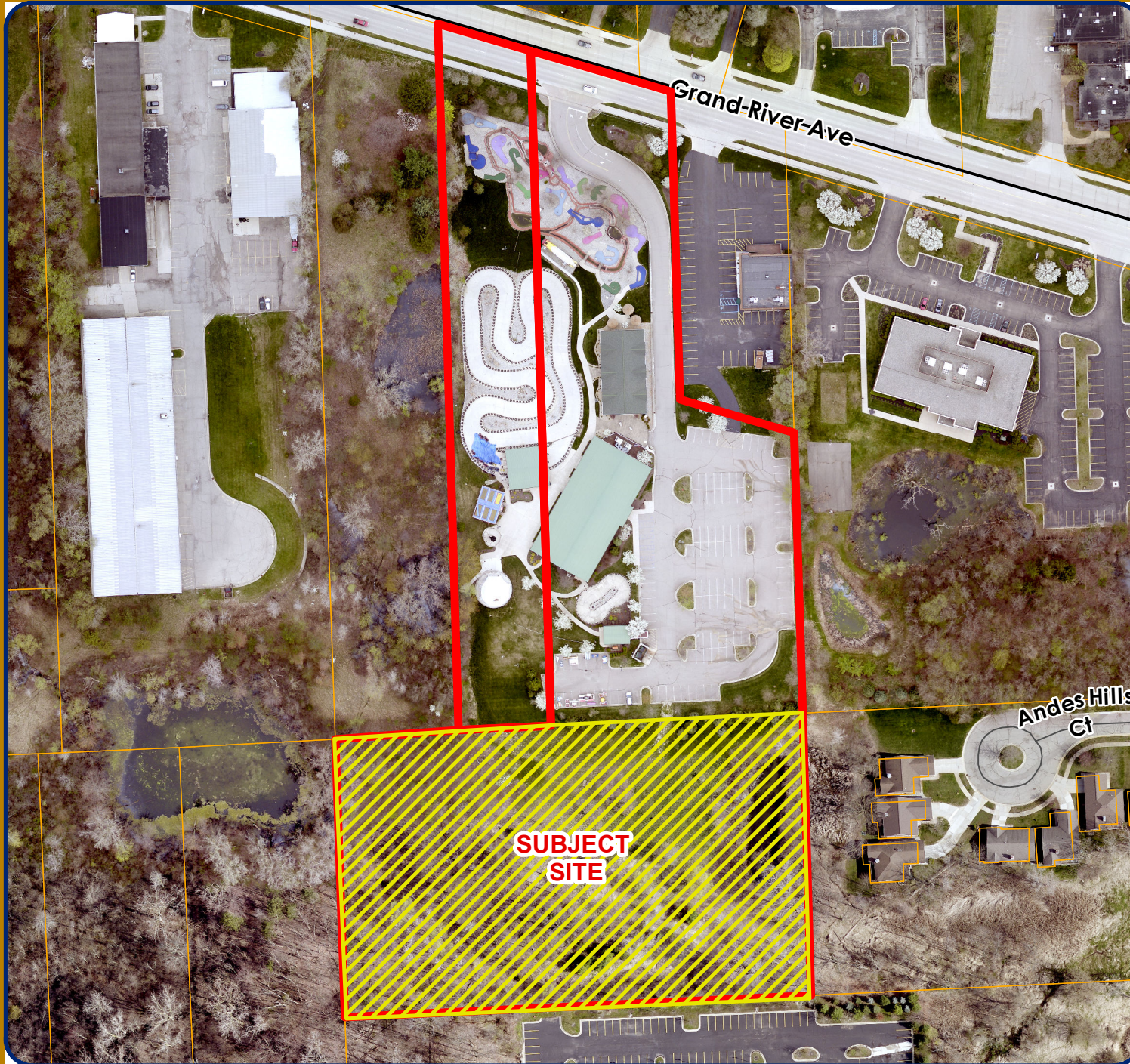
1. *The rezoning sign, as required by City of Novi Site Plan and Development Manual, was not installed and visible a minimum of fifteen days prior to the public hearing.*
2. *(additional reasons here, if any)*

**MAPS**  
**Location**  
**Zoning**  
**Future Land Use**  
**Natural Features**

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# JZ22-31 PARADISE PARK - PARTIAL REZONING

## LOCATION



Section 16

### LEGEND

 Subject Property



### City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Christian Carroll  
Date: 12/28/22  
Project: PARADISE PARK PARTIAL REZONING  
Version #: 1



1 inch = 170 feet

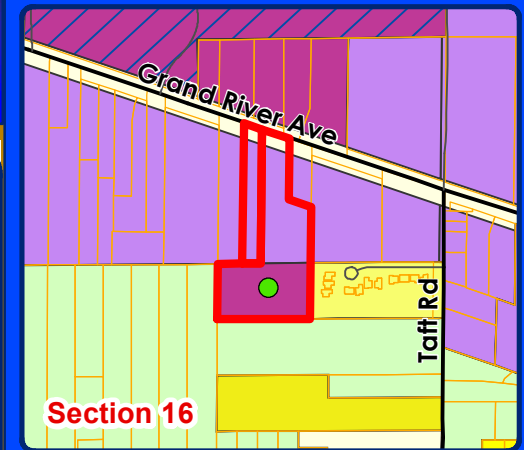
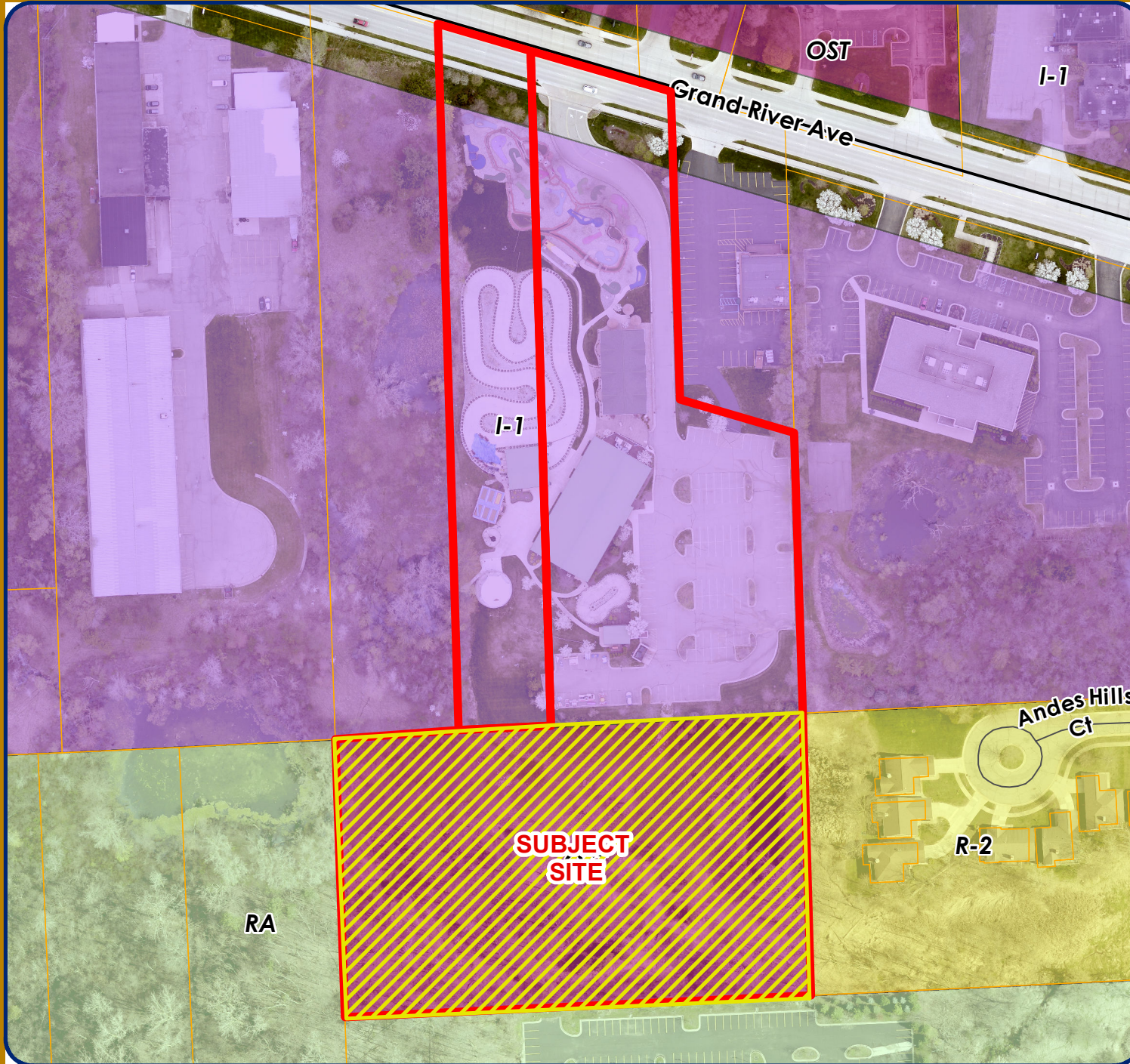


### MAP INTERPRETATION NOTICE

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

# JZ22-31 PARADISE PARK - PARTIAL REZONING

## ZONING



Section 16

### LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- EXO: OST District with EXO Overlay
- I-1: Light Industrial District
- OST: Office Service Technology
- Subject Property



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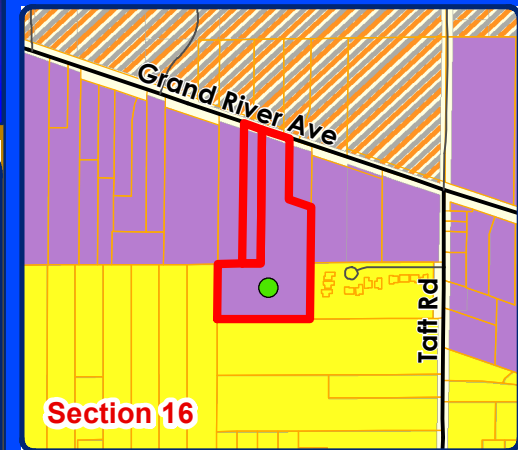
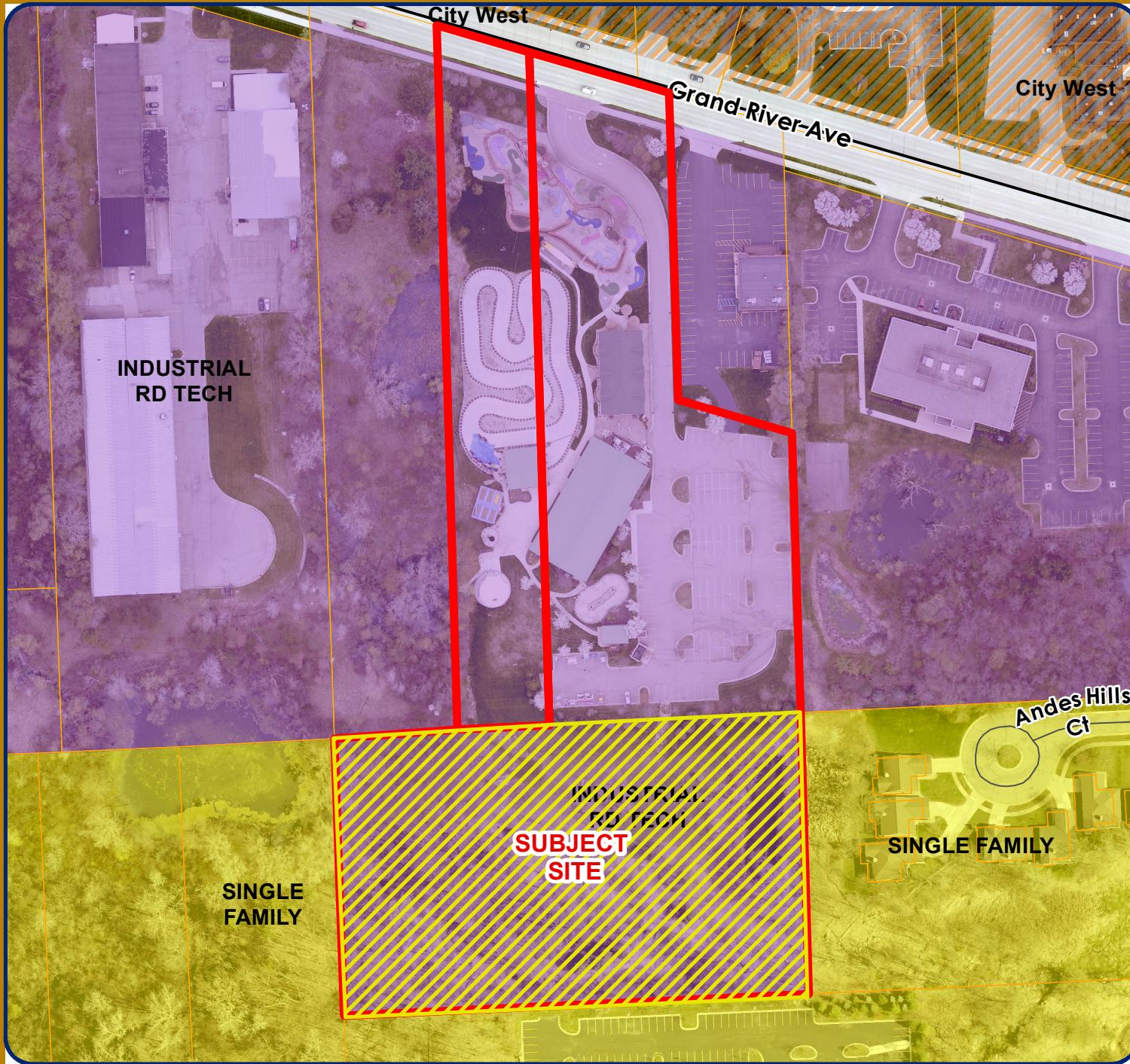


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# JZ22-31 PARADISE PARK - PARTIAL REZONING

## FUTURE LAND USE



**Section 16**

### LEGEND

-  Single Family
-  Industrial Research Development Technology
-  City West
-  Subject Property



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Novi, MI 48375  
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1 inch = 170 feet

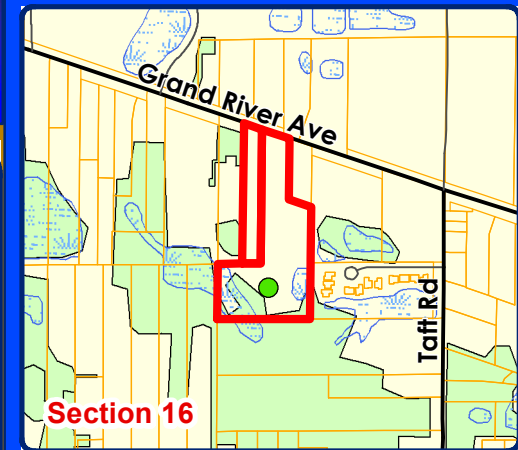
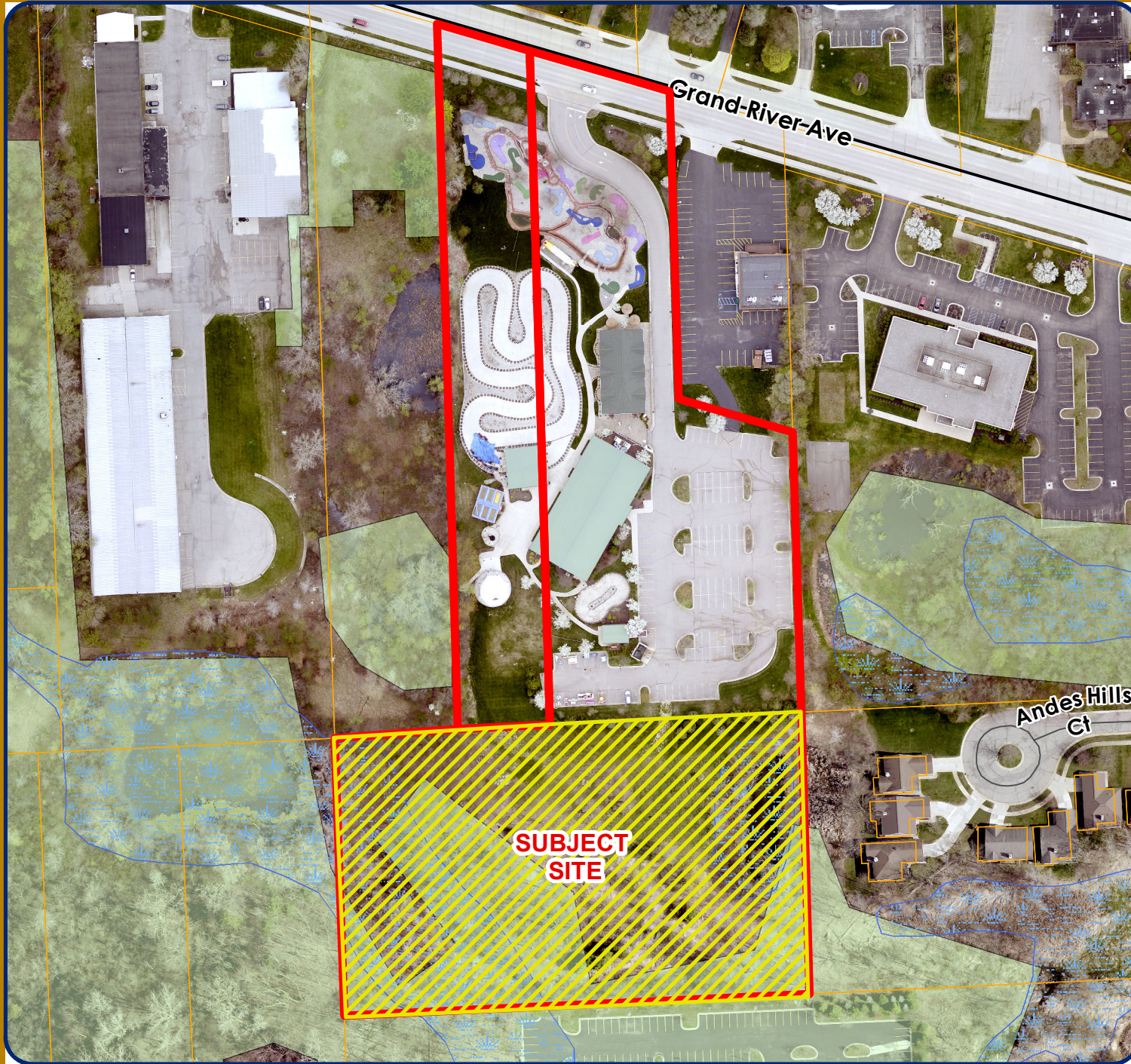


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# JZ22-31 PARADISE PARK - PARTIAL REZONING

## NATURAL FEATURES



**LEGEND**


- WETLANDS
- WOODLANDS
- Subject Property



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0 37.5 75 150 225 Feet  
1 inch = 170 feet



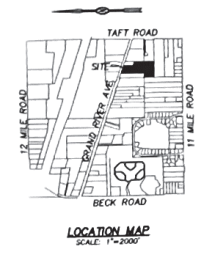
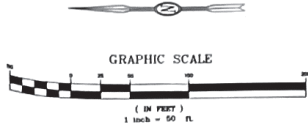
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**SITE SURVEY**

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

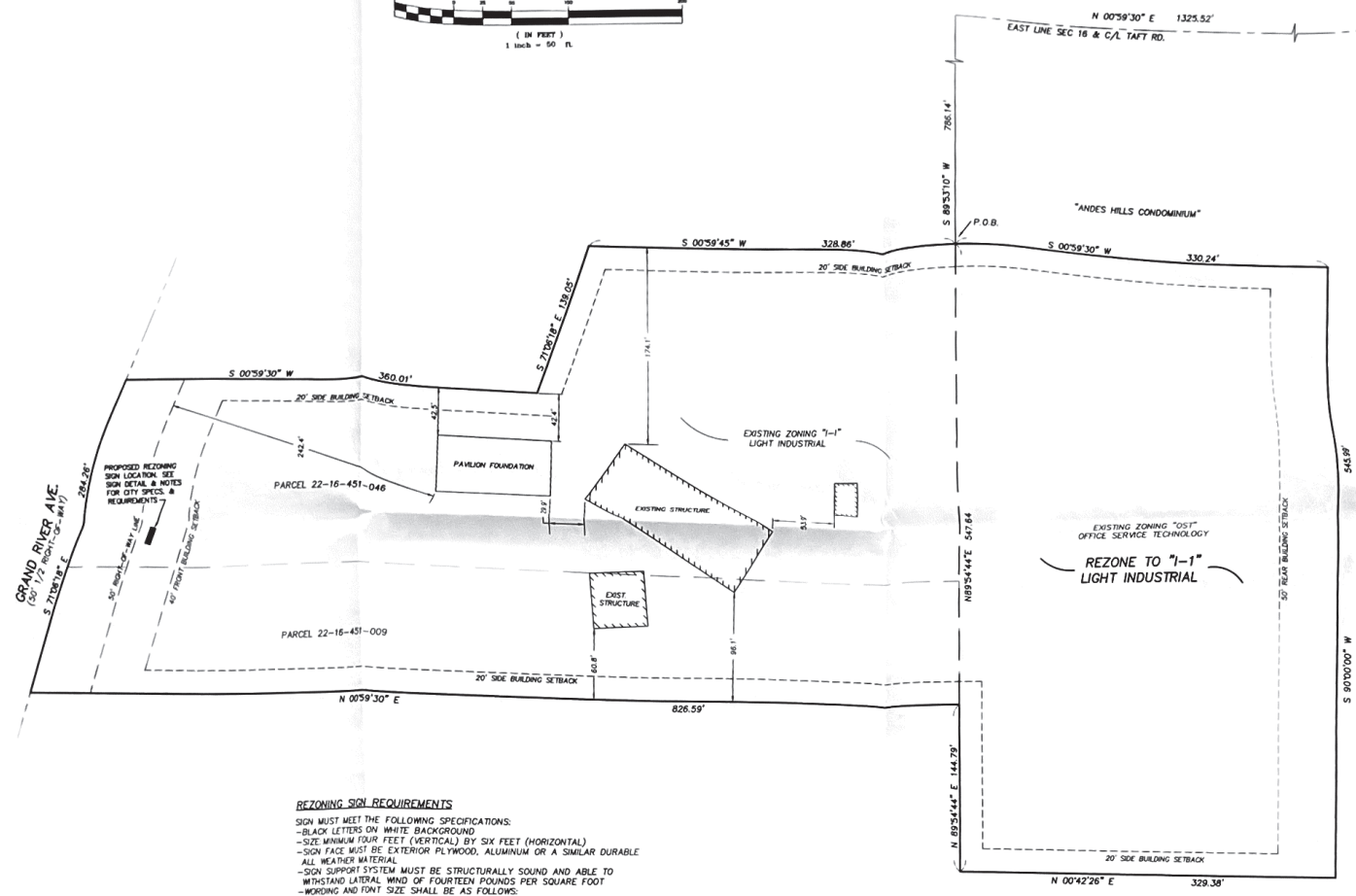




RECEIVED  
DEC 28 2022  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

**PARADISE PARK**  
**LEGAL DESCRIPTION 22-16-451-046 & 22-16-451-009 COMBINED**  
A part of the Southeast 1/4 of Section 16, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as commencing at Southeast Corner of said Section 16, thence North 00°30'30" East, 1325.52 feet, along the East line of said Section 16 and the centerline of Taft Road, to the Northeast corner of "Andes Hills Condominium", thence South 89°52'10" West, 786.14 feet, along the North line of said "Andes Hills Condominium" to the Northeast corner of said "Andes Hills Condominium" and the Point of Beginning, thence South 89°52'10" West, 330.24 feet, along the West line of said "Andes Hills Condominium" to the Southwest corner of said "Andes Hills Condominium", thence South 00°59'45" West, 328.86 feet (previously described as 328.86 feet), thence North 89°54'44" East, 426.59 feet (previously described as 426.52 feet), to the centerline of Grand River Avenue right-of-way, thence South 71°00'18" East, 234.26 feet, along the centerline of said Grand River Avenue right-of-way thence, South 00°59'45" West, 360.01 feet, South 71°00'18" East, 139.07 feet, and subject to the rights of the public in Grand River Avenue and subject to assessments, restrictions and rights-of-way of record.

**PARADISE PARK**  
**PROPOSED REZONING DESCRIPTION**  
A part of the Southeast 1/4 of Section 16, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as commencing at Southeast Corner of said Section 16, thence North 00°30'30" East, 1325.52 feet, along the East line of said Section 16 and the centerline of Taft Road, to the Northeast corner of "Andes Hills Condominium", thence South 89°52'10" West, 786.14 feet, along the North line of said "Andes Hills Condominium" to the Northeast corner of said "Andes Hills Condominium" and the Point of Beginning, thence South 89°52'10" West, 330.24 feet, along the West line of said "Andes Hills Condominium" to the Southwest corner of said "Andes Hills Condominium", thence South 00°59'45" West, 328.86 feet (previously described as 328.86 feet), thence North 89°54'44" East, 426.59 feet (previously described as 426.52 feet), to the centerline of Grand River Avenue right-of-way, thence South 71°00'18" East, 234.26 feet, along the centerline of said Grand River Avenue right-of-way thence, South 00°59'45" West, 360.01 feet, South 71°00'18" East, 139.07 feet, and subject to the rights of the public in Grand River Avenue and subject to assessments, restrictions and rights-of-way of record.



**REZONING SIGN REQUIREMENTS**  
SIGN MUST MEET THE FOLLOWING SPECIFICATIONS:  
-BLACK LETTERS ON WHITE BACKGROUND  
-SIZE MINIMUM FOUR FEET (VERTICAL) BY SIX FEET (HORIZONTAL)  
-SIGN FACE MUST BE EXTERIOR PLYWOOD, ALUMINUM OR A SIMILAR DURABLE ALL WEATHER MATERIAL  
-SIGN SUPPORT SYSTEM MUST BE STRUCTURALLY SOUND AND ABLE TO WITHSTAND LATERAL WIND OF FOURTEEN POUNDS PER SQUARE FOOT  
-WORDING AND FONT SIZE SHALL BE AS FOLLOWS:

ZONING CHANGE PROPOSED FROM (IDENTIFY CURRENT DISTRICT) TO (IDENTIFY PROPOSED DISTRICT) — Min 8" high letters  
For more information call: — Min 4" high letters  
New Community Development Department  
248-347-0475

REZONING SIGNS MUST BE REMOVED WITHIN:  
-SEVEN DAYS OF ENACTMENT OF THE REZONING REQUEST BY CITY COUNCIL  
-SEVEN DAYS OF WITHDRAWING REZONING APPLICATION (IF APPLICANT DELAYS THE REQUEST BEYOND THE FOUR CITY COUNCIL MEETING LIMIT ALLOTTED, THE REZONING APPLICATION WILL BE CONSIDERED WITHDRAWN); OR  
-SEVEN DAYS OF DENIAL OF REZONING REQUEST BY CITY COUNCIL

PROPOSED REZONING SIGN LOCATION. SEE SIGN DETAIL & NOTES FOR CITY SPEC. & REQUIREMENTS.

Consulting Engineers - Land Surveyors  
 8411  
 Phone (248) 363-2550 Fax (248) 363-1448  
**JEK**  
 RECEIVED  
 DEC 28 2022  
 CITY OF NOVI  
 COMMUNITY DEVELOPMENT  
 Drawn: JAS  
 Designed: JOK  
 Checked: JOK  
 ISSUED FOR: JOK  
**PROPOSED REZONING**  
 PARADISE PARK  
 CITY OF NOVI  
 Scale: 1"=50'  
 Date: 12/13/22  
 Job No.: 11045  
 Sht. No.: 1



Joseph C. Kapricek

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

February 2, 2023

## Planning Review

Paradise Park – Partial Rezoning

JZ22-27 with Rezoning 18.739

### PETITIONER

Paradise Park

### REVIEW TYPE

Rezoning Request from OST (Office Service Technology) to I-1 (Light Industrial)

### PROPERTY CHARACTERISTICS

<b>Section</b>	16	
<b>Site Location</b>	45799 Grand River Ave; South of Grand River Ave, West of Taft Rd (Parcel 22-16-451-046)	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	OST Office Service Technology	
<b>Adjoining Zoning</b>	North	I-1 Light Industrial
	East	R-2 One-Family Residential
	West	RA Residential Acreage
	South	RA Residential Acreage
<b>Current Site Use</b>	Vacant	
<b>Adjoining Uses</b>	North	Paradise Park
	East	Andes Hills Subdivision
	West	One-Family Residential
	South	Sri Venkateswara Temple
<b>Site Size</b>	4.14 acres (area proposed to be rezoned)	
<b>Plan Date</b>	December 13, 2022	

### PROJECT SUMMARY

The petitioner is requesting a Zoning Map amendment for a 4.14 acre portion of an 8.03 acre site located at 45799 Grand River Avenue (Section 16) from OST (Office Service Technology) to I-1 (Light Industrial). The applicant states that the rezoning is being requested to make the zoning consistent between the two sites owned by Paradise Park. This will allow the property owner to combine the parcels more smoothly and provide opportunity for future expansion, if needed. The applicant is not proposing any changes to the site at this time.

On April 30, 1997, as part of a review of split zoning cases, the Master Plan and Zoning Committee did not recommend approval of a proposed rezoning of the property from Residential Acreage (RA) and Light Industrial (I-1) to OST (Office Service Technology). The Master Plan and Zoning Committee recommended that the issue be reviewed by the Planning Commission. On July 2, 1997, a public hearing for the rezoning request was held by the Planning Commission. The rezoning was recommended for approval by the Planning Commission and was approved by City Council.

At the time, Kimbob LLC was the property owner, who's intent was to build an office. The City's Planning Consultant, Brandon Rogers, did not recommend approval of the proposed rezoning due to concern surrounding the penetration of non-residential zoning into a uniformly residentially zoned area. The area at the time was also planned for residential in the Master Plan. The applicant indicated the intent of rezoning the property to OST was in part to provide a buffer from the residentially zoned land. The Planning Commission minutes from the July 2, 1997 meeting are attached to this report.

### MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property as Industrial Research Development Technology. As the Master Plan states, "this land use is designated for a variety of office, research and development, light industrial and warehousing uses. These uses may range from a single use site to a large mixed use complex. The area may also include facilities for office, research, development and manufacturing support services, higher education and indoor recreation." Given the site's location along Grand River Avenue, it meets the intent of the Master Plan. In addition, the I-1 Zoning District is consistent with the Industrial Research Development Technology land use.

The remainder of the property to the north is identified in the Master Plan as Industrial Research Development Technology, the property to the west is identified as One-Family Residential, the property to the east is identified as One-Family Residential, and the property to the south is identified as One-Family Residential.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi.

**Staff Comment:** Paradise Park is a popular entertainment venue in Novi and the proposed rezoning promotes continued success of the business.

2. Objective: Maintain quality architecture and design throughout the City.
  - a. Zoning Action Item: Establish architectural design, signage, and landscaping conveying Novi's quality image to the community.



Current Image of Subject Property

**Staff Comment:** Paradise Park is an identifiable and popular local business in Novi. The attraction is unique to the region and draws visitors from around the region.

### EXISTING ZONING AND LAND USE

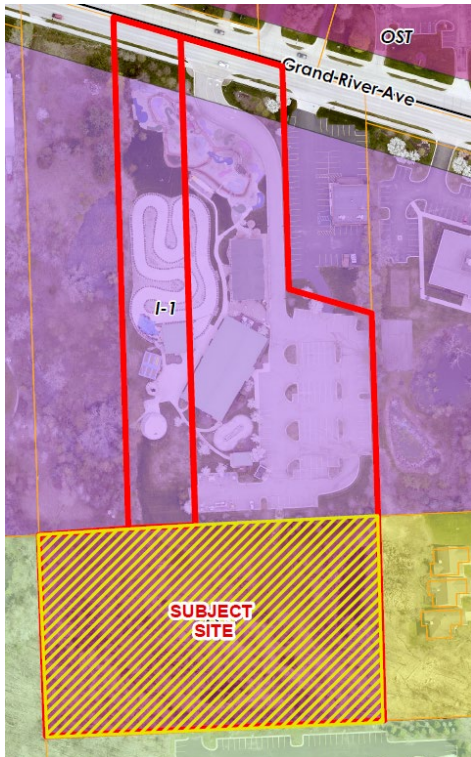
The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning: For Subject Property and Adjacent Properties**

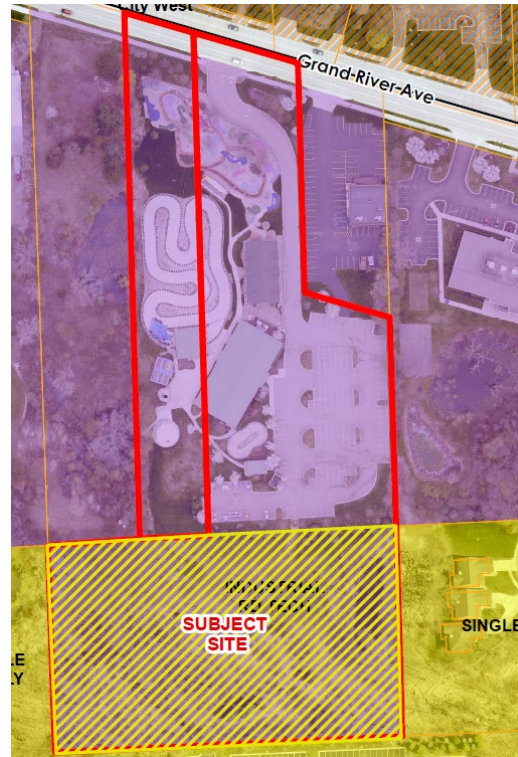
	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
<b>Subject Property (Project Area)</b>	OST Office Service Technology	Vacant	Industrial Research Development Technology (Uses consistent with I-1 District)
<b>Northern Portion of Site</b>	I-1 Light Industrial	Paradise Park	Industrial Research Development Technology (Uses consistent with I-1 District)
<b>Southern Parcel</b>	RA Residential Acreage	Sri Venkateswara Temple	One-Family Residential (Uses consistent with R-1 to R-6 District)
<b>Eastern Parcel</b>	R-2 One-Family Residential	Andes Hills Subdivision	One-Family Residential (Uses consistent with R-1 to R-6 District)
<b>Western Parcel</b>	RA Residential Acreage	One-Family Residential	One-Family Residential (Uses consistent with R-1 to R-6 District)

**COMPATIBILITY WITH SURROUNDING LAND USE**

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.



**Zoning**



**Future Land Use**

**DEVELOPMENT POTENTIAL**

The portion of this parcel proposed to be rezoned is currently vacant. Development under either the current OST zoning or the proposed I-1 zoning could result in the construction of fairly similar

uses, but there are some differences. Some uses permitted in the OST zoning district that are not allowed in the I-1 district include hotels, universities, facilities for human care, off-street parking lots, and day care centers. Some uses permitted in the I-1 district that are not allowed in the OST district include warehousing and wholesale establishments, manufacturing, industrial offices and sales, trade schools, greenhouses, pet boarding facilities, and veterinary hospitals/clinics.

Given the location of this site, if it were to be rezoned to I-1 Light Industrial, no special land uses as currently listed in the zoning ordinance would be permitted because the site abuts residentially zoned land. In addition, any use subject to Section 4.45 would be considered a Special Land Use when adjacent to residentially zoned land. For this site, there would be several limitations on building height, uses, setbacks, and screening. The minimum building and parking setbacks from any residentially zoned land would be 100 feet, and the building height would be restricted to a maximum of 25 feet.

The current use of the site was approved as a special land use in 2004. Please see the attached minutes for additional information. Also, the site has several easements, including a perimeter easement and berm area that was approved by City Council on February 6, 2017. The perimeter easement does not allow for the construction of any permanent structures within the easement area, but may with the City's approval as part of an approved site plan to construct surface improvements such as landscaping and utilities. Please see attached for more information.

**COMPARISON OF ZONING DISTRICTS**

The following table provides a comparison of the current and proposed zoning development standards. The applicant is requesting a change of districts from the existing OST Office Service Technology to I-1 Light Industrial. The types of uses allowed in these districts have some overlap, although they also differ in important ways. The proposed I-1 district allows a maximum building height of up to 40 feet (when not abutting residential) compared to 46 feet in OST district. The building setbacks in the I-1 district are 10 feet shorter in the front yard, and 30 feet shorter (when not abutting residential) in the side and rear yard when compared to the OST district. The parking setbacks in the I-1 district are subject to specific standards in the front yard (Section 3.6.2.E) and are 10 feet shorter in the side and rear yard (when not abutting residential) when compared to the OST district.

	<b>OST (Existing)</b>	<b>I-1 (Proposed)</b>
<b>Principal Permitted Uses &amp; Special Land Uses</b>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>1. Professional office buildings, offices and office sales and service activities</li> <li>2. Data processing and computer centers</li> <li>3. Laboratories</li> <li>4. Research, testing, design and development, technical training, and design of pilot or experimental products</li> <li>5. Hotels and business motels</li> <li>6. Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education</li> <li>7. Motion picture, television, radio and photographic production facilities</li> <li>8. Medical offices, including</li> </ol>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>1. Professional office buildings, offices and office sales and service activities</li> <li>2. Accessory buildings, structures and uses customarily incident to the above permitted uses</li> <li>3. Public owned and operated parks, parkways and outdoor recreational facilities</li> <li>4. Public or private health and fitness facilities and clubs</li> <li>5. Medical offices, including laboratories and clinics</li> </ol> <p>The following uses are subject to Section 4.45:</p> <ol style="list-style-type: none"> <li>6. Research and development, technical training and design of pilot or experimental products</li> <li>7. Data processing and computer centers</li> </ol>

	<p>laboratories and clinics</p> <ol style="list-style-type: none"> <li>9. Facilities for human care</li> <li>10. Off-street parking lots</li> <li>11. Public owned and operated parks, parkways and outdoor recreational facilities</li> <li>12. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations</li> <li>13. Financial institution uses with drive-in facilities as an accessory use only</li> <li>14. Public or private indoor and private outdoor recreational facilities</li> <li>15. Day care centers and adult day care centers</li> <li>16. Secondary uses</li> <li>17. Sit down restaurants</li> <li>18. Other uses similar to the above uses and subject to the same conditions noted</li> <li>19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses</li> </ol> <p><b>Special Land Uses (Retail Service Overlay)</b>          The following uses are permitted subject to Section 3.19:</p> <ol style="list-style-type: none"> <li>1. Retail business use</li> <li>2. Retail business service uses</li> <li>3. Restaurants, including sit-down</li> <li>4. Fast food drive-through restaurants</li> </ol>	<ol style="list-style-type: none"> <li>8. Warehousing and wholesale establishments</li> <li>9. Manufacturing</li> <li>10. Industrial office sales, service and industrial office related uses</li> <li>11. Trade or industrial schools</li> <li>12. Laboratories experimental, film or testing</li> <li>13. Greenhouses</li> <li>14. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards</li> <li>15. Public or private indoor recreation facilities</li> <li>16. Private outdoor recreation facilities</li> <li>17. Pet boarding facilities</li> <li>18. Veterinary hospitals or clinics</li> <li>19. Motion picture, television, radio and photographic production facilities</li> <li>20. Other uses of a similar and no more objectionable character to the above uses</li> <li>21. Accessory buildings, structures and uses customarily incident to any of the above permitted uses</li> </ol> <p><b>Special Land Uses</b>          The following uses shall be permitted where the proposed site does not abut a residentially zoned district:</p> <ol style="list-style-type: none"> <li>1. Metal plating, buffing, polishing and molded rubber products</li> <li>2. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows:             <ol style="list-style-type: none"> <li>a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics</li> <li>b. Industrial tool and equipment sales, service, storage, and distribution</li> <li>c. Eating and drinking establishments and motels</li> </ol> </li> <li>3. Automobile service establishment</li> <li>4. Self-storage facilities</li> <li>5. Retail sales activities</li> <li>6. Central dry cleaning plants or laundries</li> <li>7. Railroad transfer, classification and storage yards</li> <li>8. Tool, die, gauge and machine shops</li> <li>9. Storage facilities for building materials, sand, gravel, stone,</li> </ol>
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		lumber, storage of contractor's equipment and supplies 10. Municipal uses 11. Motion picture, television, radio and photographic production facilities 12. Outdoor space for parking of licensed rental motor vehicles 13. Accessory buildings, structures and uses customarily incident to any of the above permitted uses
<b>Minimum Lot Size</b>	See Section 3.6.2.D	See Section 3.6.2.D
<b>Minimum Lot Width</b>	See Section 3.6.2.D	See Section 3.6.2.D
<b>Building Height</b>	46 feet or 3 stories, whichever is less	40 feet; 25 feet when abutting residential (Section 3.14.5.C)
<b>Building Setbacks</b>	Front Yard: 50 feet Rear Yard: 50 feet Side Yard: 50 feet	Front Yard: 40 feet Rear Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H) Side Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H)
<b>Parking Setbacks</b>	Front Yard: 20 feet Rear Yard: 20 feet Side Yard: 20 feet	Front Yard: 40 feet (Section 3.6.2.E) Rear Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F) Side Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F)

**INFRASTRUCTURE**

**Engineering**

The Staff Engineer has reviewed the rezoning request and indicated that they have no concerns. See the Engineering Review letter for more information.

**Traffic**

The City's Traffic Consultant has reviewed the rezoning request and recommends approval of the request as the proposed uses are consistent with the proposed zoning district.

**Fire**

The City Fire Marshal has reviewed the site plan and has no comments at this time.

**NATURAL FEATURES**

The site contains regulated wetlands and woodlands. No impact to the regulated wetlands or woodlands is proposed.

**REVIEW CONSIDERATIONS**

Staff asks for the following items in **bold** to be addressed in the next submittal:

1. Rezoning Sign: The rezoning sign shown on the provided plot plan should be installed no later than 15 days prior to the Planning Commission public hearing, which is scheduled to be on February 8, 2023 at 7pm in the Novi Civic Center. **Therefore, please put the sign up by January 24, 2023 and let Planning know when it is up so that we can verify it was placed properly. As of this date, the signage has not been installed. The Planning Commission will hold the Public Hearing, but will need to hold off on making a motion to the City Council until the signage notification requirements of the ordinance have been met.**



2. Parcel Combination: The two existing parcels under the same ownership have been proposed to be combined. The proposed combination was approved on January 3, 2023 by the City of Novi Assessing Department. **The new parcel number (22-16-451-079) and boundaries should be reflected on any future submittals.**
3. Setbacks (Sec. 3.1.18.D): The proposed site is current vacant. Any future improvements to the site will need to meet current zoning standards and shall be setback a minimum of 100 feet away from any residentially zoned land.
4. Off-Street Parking Adjacent to Residential (Sec. 3.6.2.H): The proposed site is currently vacant. If the site were to be rezoned, any future proposed off-street parking shall be a minimum of 100 feet away from any residentially zoned land and properly screened.
5. Wetland/Watercourse Setback (Sec. 3.6.2.M): If developed in the future, a 25 foot setback from the high watermark of any regulated wetlands shall be maintained.
6. Rezoning Traffic Study (RTS): The applicant has submitted a rezoning traffic study (RTS), which indicates that the proposed rezoning would not result in a significant change in trips generated for the site. *The RTS has been reviewed and recommended for approval by the City's Traffic Consultant.*

#### **SUMMARY OF OTHER REVIEWS:**

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- a. Engineering (dated 10-20-22): Engineering has no concern regarding the proposed rezoning as it has no impact on the existing utilities.
- b. Traffic Review (dated 1-26-23): Traffic recommends approval of the rezoning request with the revised Rezoning Traffic Study.
- c. Fire Review (dated 10-14-22): Fire recommends approval of the rezoning request.

#### **RECOMMENDATION**

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**Approval of the Rezoning is recommended by Planning staff** because the rezoning aligns with the goals and intent of the 2016 Master Plan for Land Use. The intensity of uses in the I-1 Zoning District compared to the OST Zoning District is much different, but the location is heavily traveled and meets the context of the surrounding area.

#### **NEXT STEP: PLANNING COMMISSION PUBLIC HEARING**

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The rezoning is scheduled for a public hearing before the Planning Commission on **February 8, 2023 at 7pm in the Novi Civic Center**. It is requested that the applicant or someone familiar with the project be in attendance. **As of this date, the rezoning signage has not been installed. The Planning Commission will hold the Public Hearing, but will need to hold off on making a motion to the City Council until the signage notification requirements of the ordinance have been met. Please notify the Planning Division when the signage is installed.**

Following the hearing, the Planning Commission will either make a recommendation to City Council or postpone pending further information. If a recommendation is made, the rezoning will then be scheduled for a first reading by the City Council. If the City Council recommends approval at that time, it will go before City Council for a second reading and final approval. If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [ccarroll@cityofnovi.org](mailto:ccarroll@cityofnovi.org).



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Christian Carroll, Planner



## PLANNING REVIEW CHART

**Review Date:** January 12, 2023  
**Review Type:** Rezoning Review  
**Project Name:** **JZ 22-31 PARADISE PARK - PARTIAL REZONING**  
**Location:** 45799 Grand River Ave; 22-16-451-046  
**Plan Date:** December 13, 2022  
**Prepared by:** Christian Carroll, *Planner*  
**E-mail:** [ccarroll@cityofnovi.org](mailto:ccarroll@cityofnovi.org) **Phone:** (248) 735-5607

<b>Bold</b>	To be addressed with the next submittal
<u>Underline</u>	To be addressed with final site plan submittal
<b><u>Bold and Underline</u></b>	Requires Planning Commission and/or City Council Approval
<i>Italics</i>	To be noted

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 26, 2017)</i>	Industrial, Research, Development & Technology	I-1 Light industrial	Yes	
<b>Area Study</b>	The site does not fall under any special category	NA	NA	
<b>Zoning</b> <i>(Effective January 8, 2015)</i>	OST: Office Service Technology	I-1 Light industrial	Yes	
<b>Uses Permitted</b> (Sec 3.1.18.B & C)	Principal Uses Permitted & Special Land Uses	No new use proposed		
<b>Rezoning:</b>	See <a href="#">Site Plan Development Manual for full list of requirements</a>	Seeking straight rezoning to I-1 to match rest of the property	Yes	<b><u>Will require City Council approval, with a recommendation from Planning Commission.</u></b>
<b>Height, bulk, density and area limitations (Sec 3.1.18)</b>				
<b>Frontage on a Public Street</b> <i>(Sec. 5.12)</i>	Frontage on a Public Street is required.	Frontage on Grand River	Yes	
<b>Access to Major Thoroughfare</b> <i>(Sec. 5.13)</i>	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses.	Access from Grand River	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Minimum Zoning Lot Size</b> for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space	8.03 acres (entire site) – 4.14 acres proposed to be rezoned	NA	
<b>Minimum Zoning Lot Size</b> for each Unit: Width in Feet			NA	
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	(Sec 3.6.2.D)	No new buildings proposed	NA	
<b>Building Height</b> (Sec. 3.1.18.D)	25 feet (Sec. 3.14.5.C)	No new buildings proposed	NA	Height limited to 25 feet when adjacent to residential.
<b>Building Setbacks</b> (Sec 3.1.18.D) Refer to applicable notes in Sec 3.6.2				
Front (north)	40 feet		NA	Setbacks will not affect current conditions as no buildings exist in area zoned OST
Rear (south)	100 feet (Sec. 3.6.2.H)		NA	
Side (east)	100 feet (Sec. 3.6.2.H)		NA	
Side (west)	100 feet (Sec. 3.6.2.H)		NA	
<b>Parking Setback</b> (Sec 3.1.18.D) Refer to applicable notes in Sec 3.6.2				
Front (north)	40 feet (Sec. 3.6.2.E)		NA	Setbacks will not affect current conditions as no parking exists in area zoned OST
Rear (south)	100 feet (Sec. 3.6.2.F)		NA	
Side (east)	100 feet (Sec. 3.6.2.F)		NA	
Side (west)	100 feet (Sec. 3.6.2.F)		NA	
<b>Note to District Standards</b> (Sec 3.6.2)				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	Yes	
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking is allowed in front yard if - the site is a minimum 2 acre site, - does not extend into the minimum required front yard setback of the district, - cannot occupy more than 50% of the area between min. front yard setback & bldg. setback, - must be screened by brick wall or landscaped berm - lighting compatible with surrounding neighborhood	The site is larger than 2 acres, parking does not extend into setback, does not occupy more than 50%, and is screened	Yes	
<b>Off-Street Parking in Side and Rear Yards</b>	Shall not occupy more than fifty (50) percent of the area of the side or rear yard abutting	Abuts residential on three sides, but no parking is	Yes	Any proposed parking in the future shall met this standard.

Item	Required Code	Proposed	Meets Code	Comments
<b>abutting residential</b> (Sec 3.6.2.F)	a residential district; Off-street parking shall be setback no less than one-hundred (100) feet from the residential district.	currently present		
<b>Building Setbacks adjacent to Residential</b> (Sec. 3.6.2.H)	5 feet of horizontal setback for each foot of building height, or 100 feet, whichever is greater.	No building proposed	NA	<i>Any proposed buildings in the future shall met this standard.</i>
<b>Wetland/Watercourse Setback</b> (Sec. 3.6.2.M)	A setback of 25 feet from wetlands and from high watermark course shall be maintained.	Wetlands in the rear of the site	NA	<i>25 foot setback from high watermark of wetlands shall be maintained if developed.</i>
<b>Additional Height</b> (Sec 3.6.2.O)	Additional height(s) for selected building(s) is allowed based on conditions listed in Sec 3.6.2.O	No building proposed	NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec 5.5.3. When abutting a residential district, a screening wall or berm/landscape planting screen shall be observed.	No parking is proposed area to be rezoned	Yes	<i>Screening shall be provided if developed.</i>
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q.	Does not apply	NA	
<b>I-1 District Required Conditions (Sec 3.14)</b>				
<b>Outdoor Storage of above ground storage tanks</b> (Sec. 3.14.1.B.ii)	Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply.	None proposed at this time	NA	
<b>Outdoor Storage of recreational equipment</b> (Sec. 3.14.1.B.iii)	No more than three vehicles that are licensed and operable owned by the owner or occupant of the property may be stored in an area where an accessory structure is permitted, and the property is developed with at least a 5,000 square foot building. The equipment must clearly be accessory to the primary use of the site. A temporary special exception permit shall be granted by the City Building Official.	None proposed at this time	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Other</b> (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Permitted previously	Yes	<i>Any new use would need to meet this requirement.</i>
<b>Adjacent to Freeway ROW</b> (Sec 3.14.4)	Where a permitted use abuts a freeway right-of way, special conditions listed in section 3.14.4 apply	Does not apply	NA	
<b>Planning Commission findings for permitted uses (Sec 3.14.3)</b>				
<b>Protecting current and future residential uses from adverse impact</b> (Sec 3.14.3.A)	The scale, size, building design, façade materials, landscaping and activity of the use is such that current and future residential uses will be protected from adverse impacts.	Adjacent to residential	NA	<i>If any improvements are proposed in the future, compliance with this standard is required.</i>
<b>Long term truck parking</b> (Sec 3.14.3.B)	No long-term delivery truck parking on site	Shall comply if developed	NA	
<b>Performance standards</b> (Sec 3.14.3.C)	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14	Shall comply if developed	NA	<i>No changes to use proposed</i>
<b>Storage and/use of material</b> (Sec 3.14.3.D)	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Shall comply if developed	NA	
<b>Hazardous material checklist</b> (Sec 3.14.3.E)	Compliance of City's hazardous materials checklist	Shall comply if developed	NA	
<b>Loading Dock near Residential</b> (Sec. 3.14.5.A)	-No truck well, loading dock or door, shall be permitted on or in the wall of the building which faces the abutting residential district and only pedestrian exits or emergency doors shall be allowed on such wall.  -All loading/unloading docks and truck wells shall be placed on or in the wall of the building that is opposite the boundary of the residential district or on the wall that lies approximately at a ninety (90) degree angle to the residential district boundary.	None proposed at this time	NA	

Item	Required Code	Proposed	Meets Code	Comments
	<p>-If such dock, truck well and/or dock faces the front street, then such dock, truck well or door shall be recessed by not less than sixty (60) feet from the front wall of the building in order to provide that a semitrailer truck tractor and cab shall not, when in place for loading or unloading at the dock or well, project past the front wall of the building.</p> <p>-Driveways shall be designed in such a manner to discourage semi-trailer truck traffic access to that portion of the lot or site that is adjacent to a residential district.</p>			
<p><b>Provisions near Residential (Sec. 3.14.5.B)</b></p>	<p>-No outside storage of any materials, equipment, trash or waste shall be permitted, except dumpsters may be permitted outdoors where properly screened pursuant to the requirements of this Ordinance, as amended, or revised. Refuse pick-up shall be limited to the hours of 7:00 a.m. to 5:00 p.m., prevailing time.</p> <p>-All off-street parking and areas used for vehicular repair, delivery, loading/ unloading and transport shall be not closer than one-hundred (100) feet from the boundary of a residential district and effectively screened from view from said residential district by landscaping, walls or berms pursuant to the requirements of Section 3.14.5.E.</p> <p>Notwithstanding the restriction of Section 3.6.2.E-F, the Planning Commission may permit front yard and side yard parking where necessary to maintain the separation required by this subsection.</p>	<p>None proposed at this time</p>		
<p><b>Maximum Height near Residential (Sec.</b></p>	<p>The maximum heights of any building constructed on a lot or site adjacent to a residential</p>	<p>No building proposed – maximum height</p>		

Item	Required Code	Proposed	Meets Code	Comments
3.14.5.C)	district shall be twenty-five (25) feet, except where there is a street, road, highway or freeway between said lot or site and the abutting residential district.	limited to 25 feet		
<b>Lighting near Residential</b> (Sec. 3.14.5.D)	Exterior site lighting as regulated by Section 5.7. In addition, where a building wall faces an abutting residential district there shall be no floodlighting of such facade. This shall not preclude the lighting of doorways on such facades.	None proposed at this time	NA	
<b>Screening near Residential</b> (Sec. 3.14.5.E)	An earth berm and plantings are required, except that no additional berm shall be required along a street, road, highway or freeway that lies between said use and an abutting residential district.	Shall comply if developed	NA	
<b>Windows</b> (Sec. 3.14.5.F)	Windows and doors of non-office use areas of structures in an I-1 district may not be left open.	Shall comply if developed	NA	

**NOTES:**

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

**EXCERPT FROM JULY 2, 1997  
PLANNING COMMISSION  
MEETING MINUTES**

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Yes: Canup, Capello, Hoadley, Watza, Weddington  
No: None

Chairperson Weddington asked if there were any comments or questions regarding Pioneer Mortgage Company, SP96-32B? Seeing none she entertained a motion to approve.

**PM-97-07-184 TO APPROVE PIONEER MORTGAGE COMPANY PRELIMINARY SITE PLAN UNDER THE CONSENT AGENDA**

Moved by Capello, seconded by Hoadley, CARRIED UNANIMOUSLY: To approve Pioneer Mortgage Company Preliminary Site Plan under the Consent Agenda.

**VOTE ON PM-97-07-184 CARRIED UNANIMOUSLY**

Yes: Canup, Capello, Hoadley, Watza, Weddington  
No: None

Chairperson Weddington announced if anyone was present for the Matter of Pioneer Mortgage Company, the application has been approved.

**PUBLIC HEARINGS**

**1. ZONING MAP AMENDMENT 18.567**

Property located south of Grand River Avenue, west of Taft Road for possible recommendation to City Council for rezoning of property from Residential Acreage District (RA and Light Industrial District (I-1) to Office Service Technology District (OST) or any other appropriate zoning district.

Member Capello stated he has a financial interest in Kimbob LLC. He stated it was his intent to build an office and he would be part owner of the building and occupy it for his law office, as such he thought he should remove himself from the discussion and voting on the issue.

Matt Quinn spoke on behalf of Kimbob, Inc. who is the property owner of the subject property being requested for a rezoning. Taft Road is the north/south road, Grand River Avenue is the east/west road. The Kimbob property is west of Gatsby's. The northerly property which is part of the same parcel and owned by the corporation is already zoned I-1, the preliminary plan is to develop the northern portion of the property as an industrial condominium park with a private road driveway coming in off of Grand River. The back

portion of the property that has been continuously owned by the same corporation has been zoned RA. Mr. Quinn referred to a historical drawing of the industrial property. He stated the I-1 property runs from east to west, everything to the north is I-1 and to the south is Residential. He stated the one property that was involved that did not have a straight line on the Industrial/Residential zoning change was his particular property, it went down to the south area. He stated it made sense to develop the property contiguously with one common plan. The parcel is an isolated parcel for development and the only way it could be developed was for development with the Industrial property to the north. From the east, south and west there is no way to develop the isolated parcel as a residential area which is currently zoned RA, the only way to develop it would be in combination.

Mr. Quinn stated when the OST abuts a Residential district, it requires a minimum of a 100' buffer. He stated there was more than 100' to the south, well more to the east and west and the significant woodlands creates a natural buffer, therefore he believed that the opacity requirement would be met.

Rod Arroyo, Traffic Consultant reviewed Brandon Rogers letter dated June 23, 1997. The Master Plan recommends the site as single family residential. The density is designated for 0.8 dwelling units per acre and the small portion for Light Industrial. The property to the north is proposed for Light Industrial use, the property to the south, east and west is proposed for Residential use. Regarding zoning, directly to the east is R-2, the remainder of the property to the south and west is zoned RA. Mr. Rogers noted that the Master Plan and Zoning Committee reviewed a number of split zoning cases on April 30, 1997 and he indicated that the Committee voted and did not recommend rezoning and recommended that the issue be reviewed by the Planning Commission. Mr. Rogers did not recommend the proposed rezoning. He indicated that there was no proof that the residential roadway could not be introduced into the area, he expressed concern to allow the penetration of non-residential zoning into a uniformly residentially zoned area and also a residentially planned area on the Master Plan, there was concern that it could set a precedence for other similar rezoning requests in the area. There is substantial property to the north which can accommodate future industrial development and Mr. Rogers indicated that the subject property serves as a buffer to the residentially planned and zoned areas to the south. He did not see a compelling reason for it to be developed non-residentially.

Mr. Rogers reported if it were to be rezoned, there would be questions raised about the impact on the Andes Hills development project. It would allow I-1 development on the parcel to the north of the subject property. Further, it appears that the office building footprint would have at least 50% intrusion into the regulated woodlands. Referring to the portrayed concept, the building appears to be at the edge or into a regulated wetlands and would also encroach into a required wetland setback area. Approximately 75% to 80% of the subject site is occupied by regulated woodlands or wetlands. Mr. Rogers did not understand why a 10' strip of I-1 zoned property at the north edge of the property is to be

considered for rezoning to an OST District and thought the issue should be addressed. Prior to any rezoning of the area Mr. Rogers recommended that the Planning Commission first revisit the Master Plan for Land Use.

Mr. Arroyo reviewed his memorandum dated June 25, 1997. He stated the purpose of his memorandum was to provide a trip generation comparison. He stated it has been indicated that it appears that two single family units could be constructed on the property if it were to remain RA zoning. Approximately 20, 24 hour trips, 3 trips during the a.m. and p.m. peak hours. Two other scenarios that were looked into were Research Development, generating 252, 24 hour trips, 30 trips during the a.m. peak hour and 32 trips during the p.m. peak hour and an Office Development under the OST zoning which generated 378, 24 hour trips, 50 trips during the a.m. peak hour and 52 trips during the p.m. peak hour.

Chairperson Weddington announced it was a Public Hearing and opened the Matter to the Public. Seeing no one she closed the Public Hearing and turned the Matter over to the Commission for Discussion.

## **DISCUSSION**

Member Hoadley stated he has been out and walked the property. He stated when the project came before the Committee he served on, he made a motion to leave it the way it was, however, at that point in time he did not have an opportunity to really look at it. He stated the property is basically land-locked and if it were to remain RA, there would still be as much intrusion, if not more, into the wetlands.

Member Hoadley asked Mr. Quinn to clarify the 10' strip as he understood the petitioner to be rezoning 4.3 acres.

Mr. Quinn stated the reason for the 10' strip was because there is so much regulated woodlands and wetlands behind the proposed building, it has been moved up 10' and in order to do that, the rezoning line had to be moved up 10' to keep enough parking.

Member Hoadley asked what was wrong with the idea of making one contiguous zoning of Industrial?

Mr. Quinn answered the intent of the OST also includes being a buffer to Residential. The buffering of the OST is stronger than the buffering for an I-1. In regard to setbacks, the OST requires a minimum of a 100' setback when adjacent to Residential while the I-1 does not. Mr. Quinn stated the OST also gives more flexibility in the possible users that can develop as compared to the I-1.

Member Hoadley stated there was still intrusion into a regulated wetland. Even with a rezoning, there was no guarantee that the property would ever be able to be developed RA, I-1 or OST because of all of the problems. Member Hoadley asked if there was any room to move the site to high ground?

Mr. Quinn stated it was already on the highest ground. One problem was that there was a storm water detention basin for Gatsby's. He stated the property owner made a contract with Gatsby's to allow them to keep their storm water detention basin on the site. He suggested the possibility of moving the parking around, allowing the building to move up, therefore, locating the parking on the higher and dryer areas available.

Member Hoadley stated he was satisfied that the property could not be developed in an RA manner because there were no cuts off of the cul-de-sac. He asked if this was correct?

Mr. Quinn answered that was correct.

**PM-97-07-185      TO SEND A POSITIVE RECOMMENDATION FOR ZONING MAP  
AMENDMENT 18.567 TO REZONE FROM RA TO OST**

Moved by Hoadley, seconded by Canup, CARRIED (3-1): To send a positive recommendation for Zoning Map Amendment 18.567 to rezone from RA to OST.

**DISCUSSION**

Chairperson Weddington expressed concerns about the rezoning request. She thought the proposal was nice and stated she would also like to see the OST Ordinance amended in certain areas, however, she agreed with the comments in Mr. Rogers' letter. She did not see any other parcels changing along that area, therefore, she stated she would not be supporting the motion.

Member Canup stated he seconded the motion because of the fact that he did not see what could be done with the property other than what is proposed. Also because of the fact that it is somewhat landlocked, he felt that it was not feasible as Residential.

Mr. Rogers stated he attended the Master Plan & Zoning Committee Meeting and his feeling was that a significant portion of the site was impacted by regulated wetlands and woodlands. He could not see a real advantage to extend the non-residential into the uniform residentially zoned area.

Chairperson Weddington asked Mr. Rogers to clarify the uniformity issue and the line that has been drawn between the I-1 and Residential Districts.

Mr. Rogers stated the line has been in place since the 1984 Zoning Ordinance and the 1980 Land Use Plan. He recognized that it splits an ownership parcel, however, there are a number of the same types of splits along Grand River. He stated this was what the Master Plan & Zoning Committee was trying to address, however, there was nothing wrong with a zoning district line possibly splitting a large ownership parcel.

Member Hoadley stated the land was not developable under RA zoning. He stated perhaps it could be developed Light Industrial or OST. Member Hoadley stated the applicant should have an opportunity to develop it somehow, but he did not see how it would ever be able to be done under RA zoning.

**VOTE ON PM-97-07-185                      CARRIED**

Yes:     Canup, Hoadley, Watza  
No:      Weddington

**2.     CORRIGAN MOVING SYSTEMS, SP96-41C**

Property located north of Grand River Avenue, east of Taft Road for possible Preliminary Site Plan and Wetland Permit approvals.

Don MacMullen of MacMullen Architects, P.C. introduced himself.

James Marshall, Vice President of Corrigan Moving Systems introduced himself.

Mr. Marshall stated the site was a 14 ½ to 15 acre site. He stated it has about 4 acres of wetlands that is not infringed upon. 106,000 square foot storage warehouse is proposed to be built on the northerly end of the property. Access will be off of Grand River where there will be some parking as well as a fire access. He showed the area for truck circulation and office staff parking. Water will come in from Grand River and then looped through an existing vein. Sanitary will come down and go through the wetland, he stated he was currently working with the DEQ to obtain permission to do it. Mr. Marshall stated excel/decel lanes have been provided on Grand River.

Mr. Marshall stated the building will be used for furniture storage. The furniture is put into 7' x 5' x 8 1/2' pallettes, they are then stacked three high in the building. The storage comes primarily from international customers. Mr. Marshall stated the north side of the building will be for records storage for commercial customers. He stated there is a 24 hour service and delivery which is serviced by two small trucks.

Brandon Rogers, Planning Consultant stated the plan meets off-street parking, the landbanked option provides additional parking in the event that the building is changed

**ENGINEERING REVIEW**

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# PLAN REVIEW CENTER REPORT

10/20/2022

## Engineering Review

Paradise Park Partial Rezoning

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### Applicant

Secure Development Properties LLC, Jeffery Wainwright

### Review Type

Pre-Application

### Property Characteristics

- Site Location: South of Grand River Ave, West of Taft Road.
- Site Size: 10.03 acres total, parcel 22-16-451-046 and parcel 22-16-451-009
- Plan Date: 07/15/2004
- Design Engineer: Seiber Keast & Associates

### Project Summary

- No changes proposed on site, rezoning only.

### Comments:

#### General

1. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review.
2. No work proposed in right-of-way.
3. Indicate if any changes are proposed on-site with this project.

#### Off-Site Easements

4. No off-site easements anticipated.

Please contact Humna Anjum at 248-735-5632 with any questions.

Humna Anjum  
Project Engineer

**TRAFFIC REVIEW**

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

**Project name:**  
JZ22-31 – Paradise Park Partial Rezoning Traffic Review

**From:**  
AECOM

**Date:**  
January 26, 2023

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

**CC:**  
Lindsay Bell, Christian Carroll, Humna Anjum, Ben Peacock

# Memo

**Subject:** JZ22-31 – Paradise Park Partial Rezoning Traffic Review

The preliminary rezoning site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments below are addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Secure Development Properties LLC, is proposing rezoning a portion of a parcel to match the rest of the zoning.
2. The development is located on the south side of Grand River Avenue, west of Taft Road. Grand River Avenue is under the jurisdiction of Oakland County.
3. The site is zoned I-1 (Light Industrial) and OST (Office, Service, Technology), with the applicant proposing to rezone the existing OST parcel to I-1.
4. There are no traffic-related deviations indicated at this time.
5. The applicant has provided a plan set with the most recent revisions dated 7-15-2004 to show the parcel. **It is understood that no changes are being proposed to parking lots, buildings, or parcel access.**

## TRAFFIC IMPACTS

1. AECOM has not performed an initial trip generation based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, as no changes are being proposed.
2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
RTS	Rezoning proposed.

## STUDY REVIEW

1. The preparer included ADT counts from RCOC for Grand River Ave. The peak hour volume is listed as 2,544 vehicles per hour between 4 pm and 5 pm on a weekday. The ADT count and trip generation for the existing land use are included in the appendix of the report.
2. The applicant indicated the highest trip land uses permitted on the parcel:
  - a. Medical-Dental Office Building of 17,500 SF, resulting in 644 trips a day, allowed under both zoning districts.
  - b. General Office Building of 22,040 SF, resulting in 311 trips a day, allowed under both zoning districts.
  - c. Drive-In Bank of 15,000 SF, resulting in 1,505 trips a day, allowed only under existing OST zoning.
    - i. The applicant states this building size, while the largest allowed under the ordinances, is far larger than is typical for this land use.
  - d. Drive-In Bank of 5,000 SF, resulting in 502 trips a day, allowed only under existing OST zoning.
    - i. The applicant has included this as the more typical drive-in bank building size for comparison.
3. The majority of the land uses that are high generators are allowed under both land uses, with the exception of the drive-in bank. This land use is only allowed in the existing zoning.
4. The zoning change is not anticipated to have any major impacts on traffic generation from the site.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

**AECOM**



Patricia Thompson, PE  
Traffic Engineer



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager

## FIRE REVIEW

---



October 14, 2022

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Christian Carroll - Plan Review Center  
Ben Peacock – Planning Assistant

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

**City Manager**  
Peter E. Auger

**Director of Public Safety  
Chief of Police**  
Erick W. Zinser

**Fire Chief**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**  
John B. Martin

RE: Paradise Park Partial Rezoning

**Pre-App# 22-115**

**Project Description:**

Rezoning a part of the parcel.

**Comments:**

Meets Fire Department Standards

**Recommendation:**

Approval

Sincerely,

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

cc: file

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

cityofnovi.org

**APPLICANT NARRATIVE  
AND REZONING  
TRAFFIC STUDY**

---

L A W   O F F I C E S  
**LANDRY, MAZZEO & DEMBINSKI, P.C.**

David B. Landry  
[dlandry@lmdlaw.com](mailto:dlandry@lmdlaw.com)

37000 GRAND RIVER AVENUE, SUITE 200  
FARMINGTON HILLS, MICHIGAN 48335  
www.lmdlaw.com

TELEPHONE  
(248) 476-6900

FACSIMILE  
(248) 476-6564

December 20, 2022

Barbara McBeth  
Planning Director City of Novi  
45175 West Ten Mile Road  
Novi MI 48375

**HAND DELIVERED**

**RECEIVED**

**DEC 20 2022**

**Re: Application for Partial rezoning  
45799 Grand River Ave  
Parcel ID # 22-16-451-046 and 22-16-451-009**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

Dear Ms. McBeth:

Enclosed please find an Application For Land Use Approval/Partial Rezoning which I am submitting on behalf of Secure Development Properties LLC (Paradise Park). This office represents Secure Development Properties LLC with respect to this application for partial rezoning of this parcel of property.

You are no doubt familiar with this parcel on which the Wainwrights operate the business Paradise Park. The property in question currently consists of two parcels: Parcel ID# 22-16-451-046 and Parcel ID# 22-16-451-009. Both parcels front onto Grand River Avenue to the north and together they comprise generally a large reverse "L" shaped parcel. Recently the City of Novi Assessor requested that the applicant combine the two parcels. The applicant has agreed to do so and is working with the City Assessor. Attached is recent communication with the City Assessor indicating that a new parcel number for the combined parcels has not yet been issued by Oakland County.

Both parcels are zoned I-1, however, for some unknown reason the southern most portion of parcel # 22-16-451-046 is currently zoned OST. Thus, that single parcel (#046) has two zoning classifications. This zoning was designation was created prior to the applicant acquiring the property. It is unknown why this was done. With the combining of the two parcels we would request that the entire combined parcel have the zoning designation I-1. I have attached a portion of the City zoning map which shows the OST zoning at the southern end of both parcels. This is truly an "Island" of OST. However, the property information portal from the City's website shows the entire parcel as zoned I-1. (See attached).

It is the desire of the applicant to rezone the southern portion of the parcel to I-1 to make the entire parcel a consistent I-1 zoned parcel. Thus, this request is for a "partial rezoning". The applicant/owner has no intention of changing the use of the

December 20, 2022

Page 2

property and no changes in the existing structures on the property is anticipated at this time. The portion of the property zoned OST is wooded and contains the stormwater detention pond for the larger parcel. When Paradise Park was originally developed the southern portion (zoned OST) was left vacant, wooded and significant berming was constructed to screen the park from the adjacent residential areas. No changes are anticipated at this time. With respect to future development, there is no intent at the present to change the use of the overall property from an amusement park. Within that use the only conceivable development of the rear portion (currently zoned OST) would be to replace a portion of the the existing parking area in the north eastern portion of the property *if* an additional indoor rental event building were ever constructed in the current parking area or to possibly construct a rental event building in the rear portion between the wooded area and the stormwater detention pond.

I have attached the following:

- Exhibit A Application For Land Use/Rezoning Approval
- Exhibit B Four copies of a detailed engineered survey and four copies of recent survey which shows the combined parcels, legal description for the combined parcels and includes a plot plan for the required rezoning sign.
- Exhibit C A rezoning Traffic Impact Study
- Exhibit D Portions of the City Zoning Map and a page from the City's property information portal
- Exhibit E Recent communication with City Assessor's office

Please contact me and let me know the amount of the required Application Fee. Also, let me know if the City requires any further information.

Thank you.

Very truly yours,

LANDRY, MAZZEO & DEMBINSKI, P.C.

***/s/ David B. Landry***

David B. Landry

**LANDRY, MAZZEO & DEMBINSKI, P.C.**

December 20, 2022

Page 3

DBL/csw

Cc: Jeff Wainwright





**TETRA TECH**

January 23, 2023

Mr. Jeffrey Wainwright  
Secure Development Properties, LLC  
45799 Grand River Avenue  
Novi, Michigan 48374

**Re: Existing Paradise Park OST Property  
Rezoning Traffic Impact Study  
City of Novi, Michigan  
200-465143-23001**

Dear Mr. Wainwright:

Tetra Tech (Tt) has completed our revised rezoning traffic impact study related to the existing Paradise Park facility located on the south side of Grand River Avenue approximately ¼ mile west of Taft Road in the City of Novi, Oakland County. The current site is approximately 10.05 acres, of which 5.93 acres is zoned I-1 with an approximately 9,483 sq. ft. activity center building and a 570 sq. ft. park service building, with an adjacent 4.12-acre parcel to the south that is zoned OST that is proposed to be zoned I-1. The proposed overall plan for the combined approximately 10.05-acre site is to maintain the existing Paradise Park family amusement center but to have consistent zoning for the parcel for possible future expansion. This rezoning traffic impact study has been completed in accordance with the requirements specified in the City of Novi's Site Plan and Development Manual for traffic impact studies.

### **Existing Conditions**

In the vicinity of the site, Grand River Avenue is a five-lane curbed arterial road (2 eastbound lanes, 2 westbound lanes, and a center two-way left-turn lane) with pavement markings, but without shoulders, under the jurisdiction of the Road Commission for Oakland County (RCOC) with a posted speed limit of 50 MPH.

A recent Average Daily Traffic (ADT) count obtained from the RCOC website indicates that the daily traffic volume on Grand River Avenue in the vicinity of the site is approximately 22,300 vehicles per day, with the peak hour being between 4:00 – 5:00 p.m., with a bi-directional volume of approximately 2,544 vehicles per hour. A copy of the Grand River Avenue counts from the RCOC website is attached to this letter for reference.

The existing Paradise Park family amusement center is located within I-1: Light Industrial zoning, which continues east and west of the site, and the proposed parcel to be rezoned is zoned OST: Office Service Technology. To the west and south of the OST portion of the site, the current zoning is RA:



Residential Acreage, and to the east is R-2: One-Family Residential. To the north of the site, across Grand River Avenue, the current zoning is a mix of OST: Office Service Technology, I-1: Light Industrial, and EXO: Exposition Overlay zonings.

Currently the proposed 4.12-acre OST: Office Service Technology parcel to be rezoned I-1: Light Industrial is mostly undeveloped, consisting primarily of woodlands and wetland areas, but also contains the storm retention basin for the Paradise Park facility. The existing 5.93-acre I-1: Light Industrial site currently has the Paradise Park family amusement center, and no changes to the building or the operation of the overall site are proposed at this time.

Reviewing the information posted on the facility's website, Paradise Park is closed Monday through Wednesday, opens at 4:00 p.m. Thursday and Friday, and opens at noon on Saturday and Sunday during the non-peak season, which is September through May. From June through August, the facility opens at noon daily, and closes at 10:00 p.m. daily. Your facility generates no trips during the AM peak period throughout the year.

### **Potential Development**

Under the existing OST zoning for the property, your office indicated that, based on zoning standards and the existing features of the property (wetlands and berms), a 17,500 sq. ft. medical office building could be developed on the site. Additionally, a 15,000 sq. ft. bank could be developed on the site, but banks are typically only about a third of this size based on information available in *Trip Generation, (11<sup>th</sup> Edition)*. For comparison, a 22,040 sq. ft. general office building could also be developed on the site. Other traffic-intensive uses, such as restaurants and retail services, would not be feasible on this site due to the requirements of §4.41.4 and §4.78 of the City of Novi Zoning Ordinance, or would require Special Land Use approval.

For the proposed I-1 zoning for the property, again your office indicated that, due to zoning standards and features on the site, a 17,500 sq. ft. medical office building or a 22,040 sq. ft. general office building could be developed on the site. Due to the requirements of §4.45, most of the permitted uses would require a Special Land Use approval, which cannot abut a residential district, and the requirements of §4.31, §4.49 and §4.52, all of which make traffic-intensive uses permitted under the zoning infeasible for the site.

It should be noted that the existing Paradise Park family amusement center is not proposed to change with the rezoning, but rather this rezoning will allow for future potential expansion of the site. If and when this expansion occurs, full site plan submission and approval by the City of Novi will be required under the guidelines for Special Land Uses.

### **Trip Generation**

Using the information and methodologies specified in the latest version of *Trip Generation (11<sup>th</sup> Edition)* published by the Institute of Transportation Engineers (ITE), Tt forecast the weekday PM



peak hour trips associated with the potential uses under the existing and proposed zonings for the site.

Following are tables that summarize our findings.

**Table 1**  
**ITE Trip Generation for 4.12-Acre Site, Existing OST and Proposed I-1**  
**Medical Office Building**

Land Use	Land Use Code	Size (sq. ft.)	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Medical-Dental Office Building	720	17,500	40	10	50	20	48	68	644
<b>TOTAL TRIPS</b>			<b>40</b>	<b>10</b>	<b>50</b>	<b>20</b>	<b>48</b>	<b>68</b>	<b>644</b>

**Table 2**  
**ITE Trip Generation for 4.12-Acre Site, Existing OST and Proposed I-1**  
**General Office Building**

Land Use	Land Use Code	Size (sq. ft.)	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
General Office Building	710	22,040	40	6	46	8	39	47	311
<b>TOTAL TRIPS</b>			<b>40</b>	<b>6</b>	<b>46</b>	<b>8</b>	<b>39</b>	<b>47</b>	<b>311</b>

**Table 3**  
**ITE Trip Generation for 4.12-Acre Site, Existing OST Zoning Only**  
**Bank, Maximum Possible Development**

Land Use	Land Use Code	Size (sq. ft.)	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Drive-In Bank	912	15,000	86	63	149	158	157	315	1,505
<b>TOTAL TRIPS</b>			<b>86</b>	<b>63</b>	<b>149</b>	<b>158</b>	<b>157</b>	<b>315</b>	<b>1,505</b>

**Table 4**  
**ITE Trip Generation for 4.12-Acre Site, Existing OST Zoning Only**  
**Bank, Typical Development**

Land Use	Land Use Code	Size (sq. ft.)	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Drive-In Bank	912	5,000	29	21	50	53	52	105	502
<b>TOTAL TRIPS</b>			<b>29</b>	<b>21</b>	<b>50</b>	<b>53</b>	<b>52</b>	<b>105</b>	<b>502</b>



**Table 5  
ITE Trip Generation Comparison  
Maximum Possible Developments under Existing OST and Proposed I-1 Zonings**

Land Use	Land Use Code	Size (sq. ft.)	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Existing OST Zoning Drive-In Bank	912	15,000	86	63	149	158	157	315	1,505
Proposed I-1 Zoning Medical-Dental Office Building	720	17,500	40	10	50	20	48	68	644
<b>DIFFERENCE IN TRIPS IF REZONED TO I-1</b>			<b>-46</b>	<b>-53</b>	<b>-99</b>	<b>-138</b>	<b>-109</b>	<b>-247</b>	<b>-861</b>

**Conclusions and Recommendations**

From the tables presented above, both the existing OST zoning and proposed I-1 zoning, similar medical office and general office developments would be feasible based on discussions with your office. A bank development would also be possible under the existing OST zoning, but would not be possible under the proposed I-1 zoning as a Special Use since the property abuts a residential district.

Due to the requirements of both zoning districts, the size of the parcel, the proximity to residential districts, and the features of your site (berms, wetlands, etc.), similarly sized office (general and medical) developments would be possible under both zoning conditions. The only exception would be a bank development, which is permitted under the current OST zoning, but would not be possible as a Special Land Use under the proposed I-1 zoning.

As shown above in Table 5, the maximum potential bank development on the site under the existing OST zoning would be forecast to generate significantly more traffic than the maximum potential medical office development under the proposed I-1 zoning.

We trust that this letter fulfills your current transportation needs regarding your site. If you have any questions, please feel free to call our office at (810)-220-2112.

Sincerely,

Kyle W. Ramakers, P.E., PTOE  
Transportation Engineer

Attachments

O:\Projects\Brighton\IER\465143\200-465143-23001\Deliverables\Novi\_Paradise-Park\_Rezone\_Letter\_rev-1.docx

**GRAND RIVER AVENUE**

**TRAFFIC COUNT**

**FROM RCOC WEBSITE**

**Location Info**

Location ID	7307
Type	I-SECTION
Functional Class	-
Located On	GRAND RIVER
AT	TAFT
Direction	EB
Community	Novi
MPO_ID	265370
HPMS ID	
Agency	Road Commission for Oakland County

**Count Data Info**

Start Date	8/30/2022
End Date	8/31/2022
Start Time	1:00 PM
End Time	1:00 PM
Direction	
Notes	
Count Source	FO382_____
File Name	00460514957307_____0830130010.prn
Weather	
Study	
Owner	tiacounts
QC Status	Accepted

**Interval: 60 mins**

Time	Hourly Count
00:00 - 01:00	33
01:00 - 02:00	22
02:00 - 03:00	9
03:00 - 04:00	8
04:00 - 05:00	30
05:00 - 06:00	113
06:00 - 07:00	233
07:00 - 08:00	483
08:00 - 09:00	675
09:00 - 10:00	594
10:00 - 11:00	651
11:00 - 12:00	803
12:00 - 13:00	815
13:00 - 14:00	663
14:00 - 15:00	696
15:00 - 16:00	770
16:00 - 17:00	842
17:00 - 18:00	782
18:00 - 19:00	615
19:00 - 20:00	511
20:00 - 21:00	355
21:00 - 22:00	225
22:00 - 23:00	117
23:00 - 24:00	63
TOTAL	10108

**Location Info**

Location ID	3380
Type	LINK
Functional Class	-
Located On	GRAND RIVER
Between	BECK AND TAFT
Direction	WB
Community	Novi
MPO_ID	249741
HPMS ID	
Agency	Road Commission for Oakland County

**Count Data Info**

Start Date	8/30/2022
End Date	8/31/2022
Start Time	1:00 PM
End Time	1:00 PM
Direction	
Notes	
Count Source	FO400_____
File Name	004605144403380_____0830130010.prn
Weather	
Study	
Owner	tiacounts
QC Status	Accepted

**Interval: 60 mins**

Time	Hourly Count
00:00 - 01:00	37
01:00 - 02:00	17
02:00 - 03:00	17
03:00 - 04:00	13
04:00 - 05:00	34
05:00 - 06:00	102
06:00 - 07:00	268
07:00 - 08:00	512
08:00 - 09:00	564
09:00 - 10:00	515
10:00 - 11:00	568
11:00 - 12:00	686
12:00 - 13:00	750
13:00 - 14:00	725
14:00 - 15:00	902
15:00 - 16:00	1161
16:00 - 17:00	1702
17:00 - 18:00	1316
18:00 - 19:00	933
19:00 - 20:00	502
20:00 - 21:00	435
21:00 - 22:00	235
22:00 - 23:00	144
23:00 - 24:00	83
TOTAL	12221

**PARADISE PARK**  
**HISTORIC FACILITY COUNTS**



22-82-21

**Weekday**

Time	Distribution of daily attendance	Vehicles per hour
12:00 PM	3%	3.6
1:00 PM	7%	8.4
2:00 PM	11%	13.2
3:00 PM	16%	19.2
4:00 PM	17%	20.4
5:00 PM	9%	10.8
6:00 PM	9%	10.8
7:00 PM	9%	10.8
8:00 PM	10%	12.0
9:00 PM	8%	9.6
10:00 PM	<u>1%</u>	<u>1.2</u>
	100%	120

**Weekend**

Time	Distribution of daily attendance	Vehicles per hour
12:00 PM	3%	7.2
1:00 PM	7%	16.8
2:00 PM	11%	26.4
3:00 PM	16%	38.4
4:00 PM	17%	40.8
5:00 PM	16%	38.4
6:00 PM	9%	21.6
7:00 PM	9%	21.6
8:00 PM	6%	14.4
9:00 PM	5%	12
10:00 PM	1%	2.4
	100%	240

10-28-22.

Calculated based on actual Revenue

**Vehicle Trips per day**

3 Typical 3.5 guests per car  
2.0 Number guest using facility  
\$ 25.00 Expenditure per guest  
\$ 50.00 Expenditure per car  
\$ 6,000.00 Daily Avg Revenue  
120 Client cars per day

**Vehicle Trips per day**

3.5 Typical 3.5 guests per car  
2.0 Number guest using facility  
\$ 25.00 Expenditure per guest  
\$ 50.00 Expenditure per car  
\$ 12,000.00 Daily Avg Revenue  
240 Client cars per day

Paradise park

JOSEPH JOHNSON <joegatsby@yahoo.com>

Tue 1/24/2023 2:59 PM

To: Shanahan, Diana <dshanahan@cityofnovi.org>



CITY OF NOVI  
RESPONSE FORM

PARADISE PARK J722-31 FOR PLANNING COMMISSION'S CONSIDERATION OF ZONING MAP AMENDMENT 18.739, TO REZONE FROM OST (OFFICE SERVICE TECHNOLOGY) TO I-1 (LIGHT INDUSTRIAL).

You are invited to attend the public hearing on February 8, 2023 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org).

Return via mail or fax: Community Development Department  
45175 W. Ten Mile, Novi, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project is available the Saturday before the meeting date at:  
<https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2023.aspx>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org).

I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT NAME: Joseph Johnson

ADDRESS: 45701 Grand River Novi MI 48374

\*\*\*IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).\*\*\*