



BECK NORTH UNIT 54 JSP16-36

BECK NORTH UNIT 54 – LANDBANK PARKING JSP 16-36

Consideration at the request of Dembs Development for Revised Preliminary Site Plan with Land bank Parking approval. The subject property is located in Section 4, east of Beck Road and north of West Road on Nadlan Court, in the Light Industrial (I-1) zoning district. The applicant previously received Special Land Use and Preliminary Site Plan approval for a 67,000 square foot speculative building in October 2017. The applicant now proposes to add a mezzanine (21,348 sf) to the building for additional office space for a tenant identified to occupy the building, as well as 32 land bank parking spaces and other minor changes to the site. The proposed parcel is approximately 5.53 acres.

Required Action

Approve/Deny the Revised Preliminary Site Plan with Land bank Parking.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	4-10-19	<ul style="list-style-type: none"> • Approval of up to 32 landbank parking spaces • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	4-10-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	4-3-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Not Applicable		<ul style="list-style-type: none"> • No impacts to woodlands proposed
Wetlands	Not Applicable		<ul style="list-style-type: none"> • No impacts to wetlands
Traffic	Approval recommended	4-9-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Façade	Approval recommended	4-9-19	<ul style="list-style-type: none"> • Façade is consistent with previous Section 9 waiver granted by the Planning Commission on 10/11/17
Fire	Approval recommended	4-10-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Revised Preliminary Site Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **approve** the Revised Preliminary Site Plan based on and subject to the following:

- a. Approval of up to 32 landbank parking spaces (203 required, 171 provided, 32 land banked), due to Planning Commissions finding below, which is hereby granted;
 - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - ii. Parking will not occur on any street or driveway;
 - iii. Parking will not occur on any area not approved and developed for parking;
 - iv. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
 - v. The requested parking landbanking will not create traffic or circulation problems on or off site; and
 - vi. The requested parking landbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. If the landbanked parking is determined to be needed by the building owner or the City's Building Official, a Final Site Plan shall be submitted for review and administrative approval prior to construction, which shall conform to the Ordinance standards;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan;
- d. Subject to all conditions of the previous Preliminary Site Plan and Special Land Use approval, as noted in the Planning Review letter; and
- e. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Stormwater Management Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

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

- OR -

Denial – Preliminary Site Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

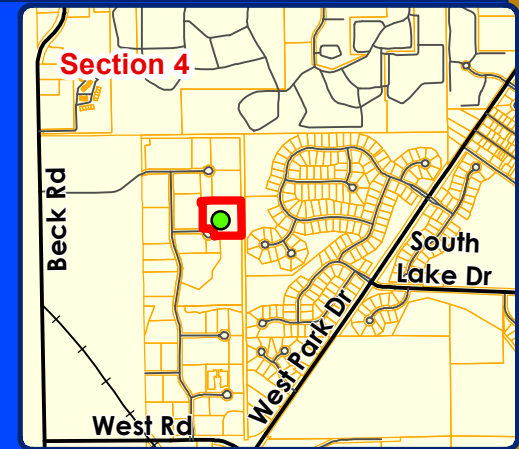
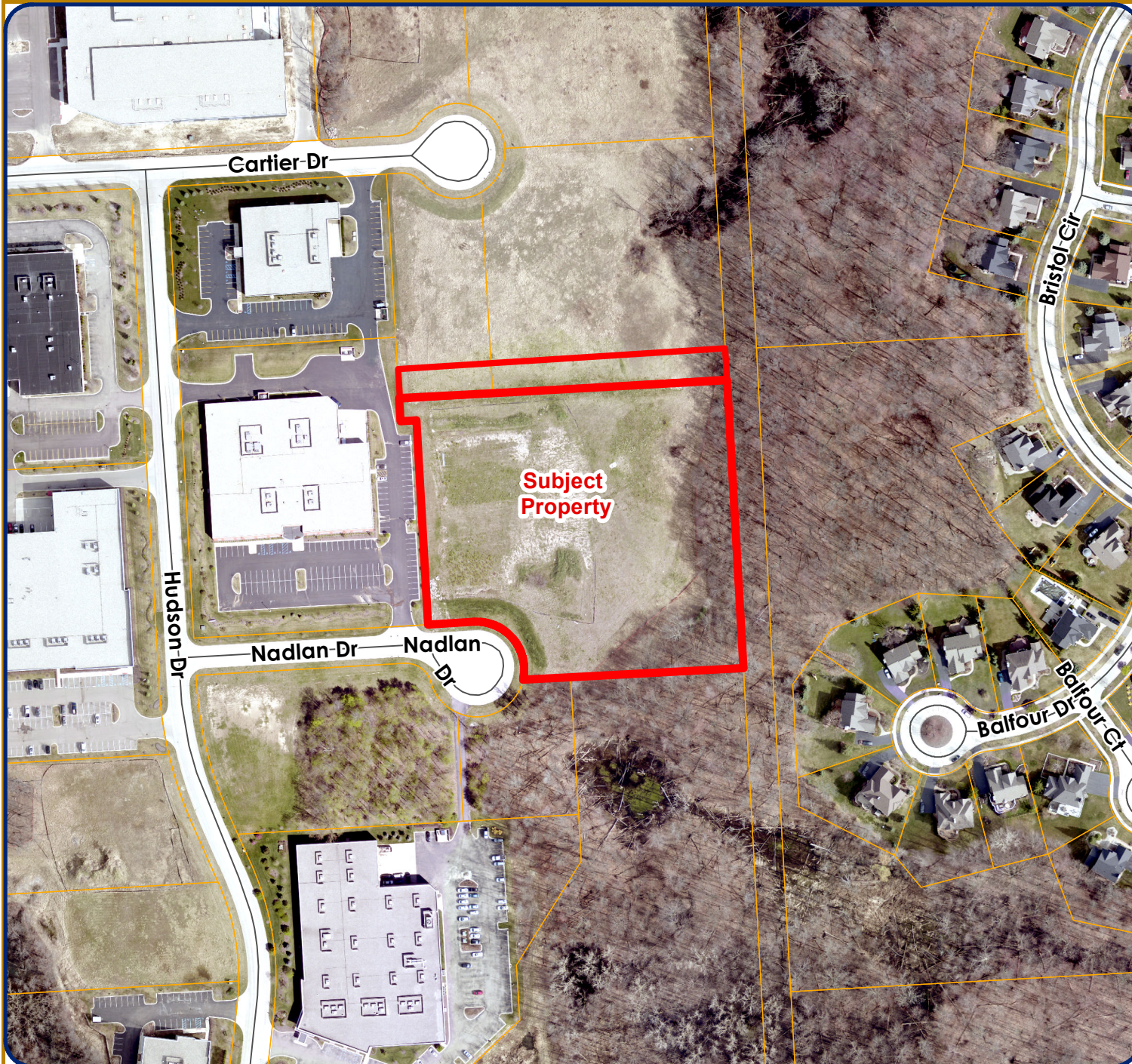
Denial – Stormwater Management Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

BECK NORTH UNIT 54: JSP 16-36

LOCATION



LEGEND

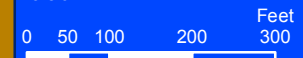
 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 4/11/19
Project: BECK NORTH #54 JSP16-36
Version #: 1



1 inch = 232 feet

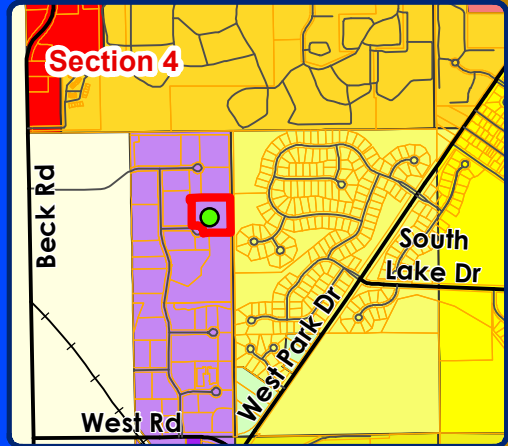
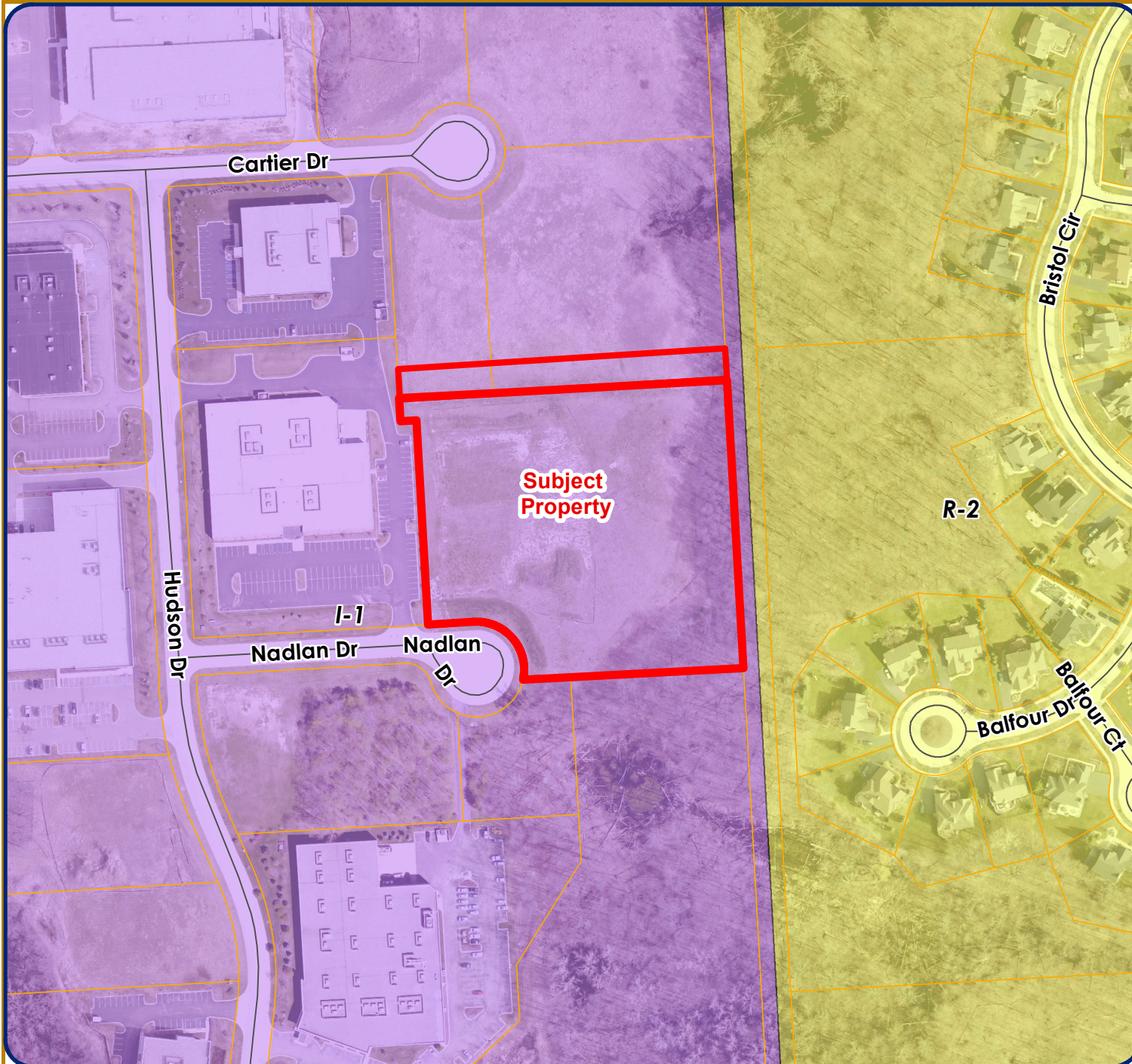


MAP INTERPRETATION NOTICE

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BECK NORTH UNIT 54: JSP 16-36

ZONING



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- Subject Property



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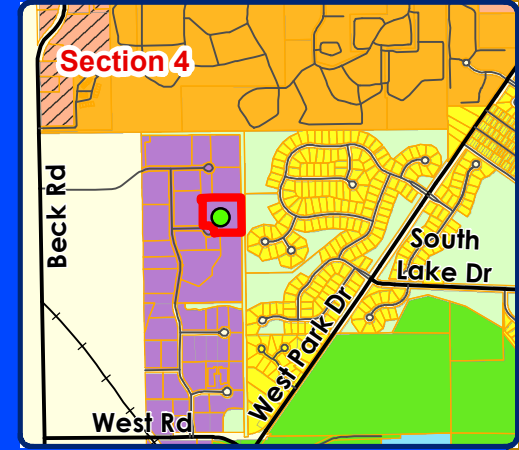
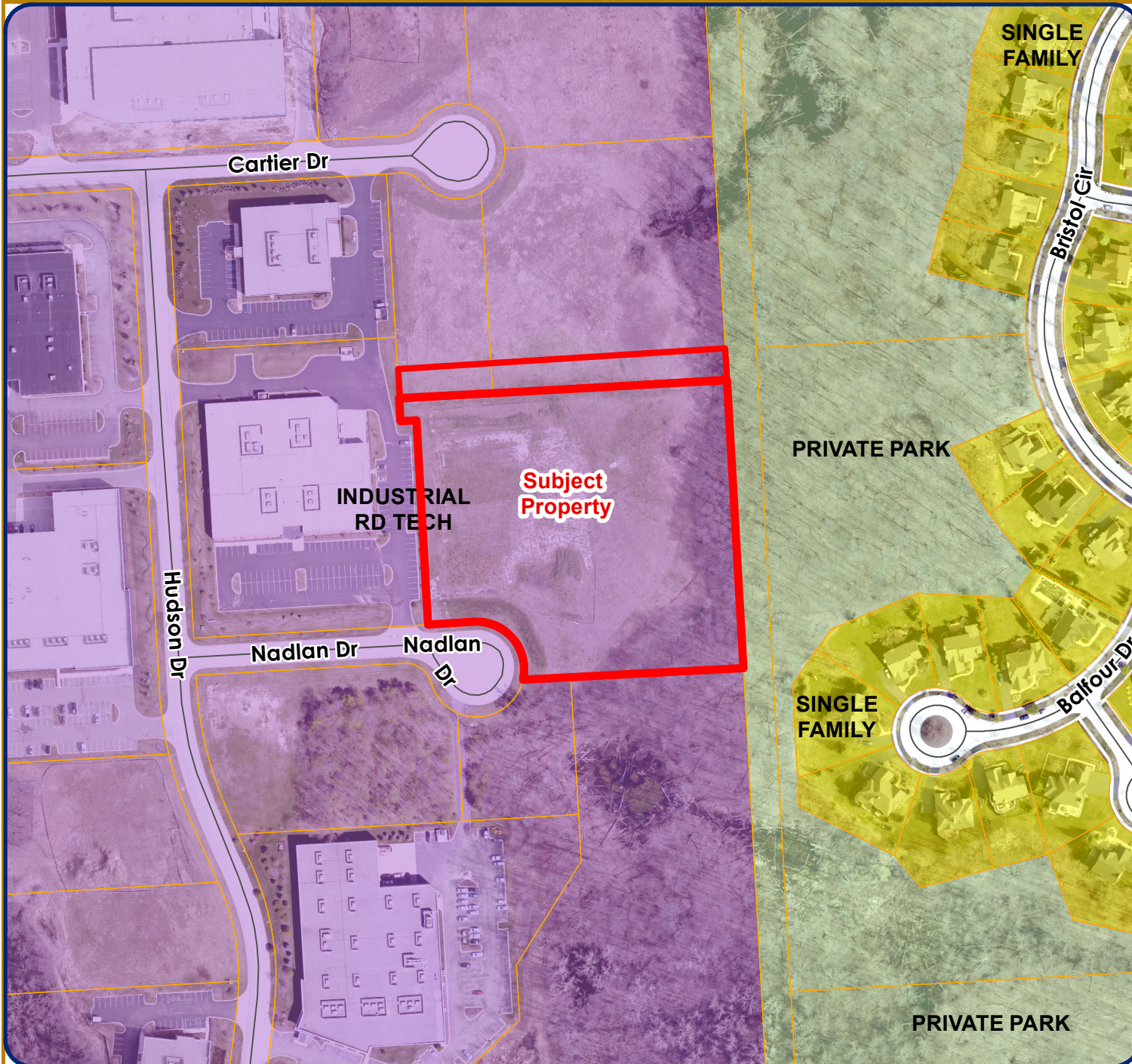


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FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Industrial Research Development Technology
- Local Commercial
- Community Commercial
- Public
- Public Park
- Private Park
- Subject Property

CITY OF NOVI
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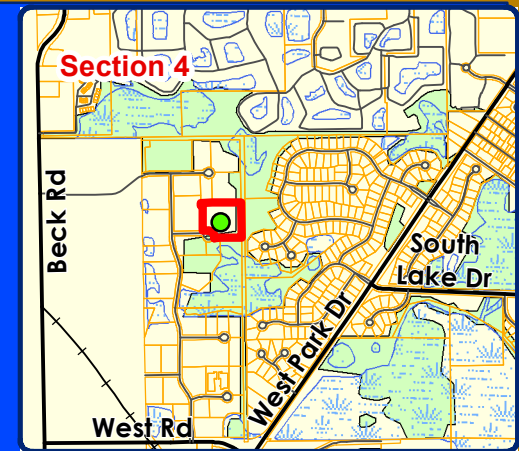
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0 50 100 200 300 Feet
1 inch = 232 feet

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BECK NORTH UNIT 54: JSP 16-36

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



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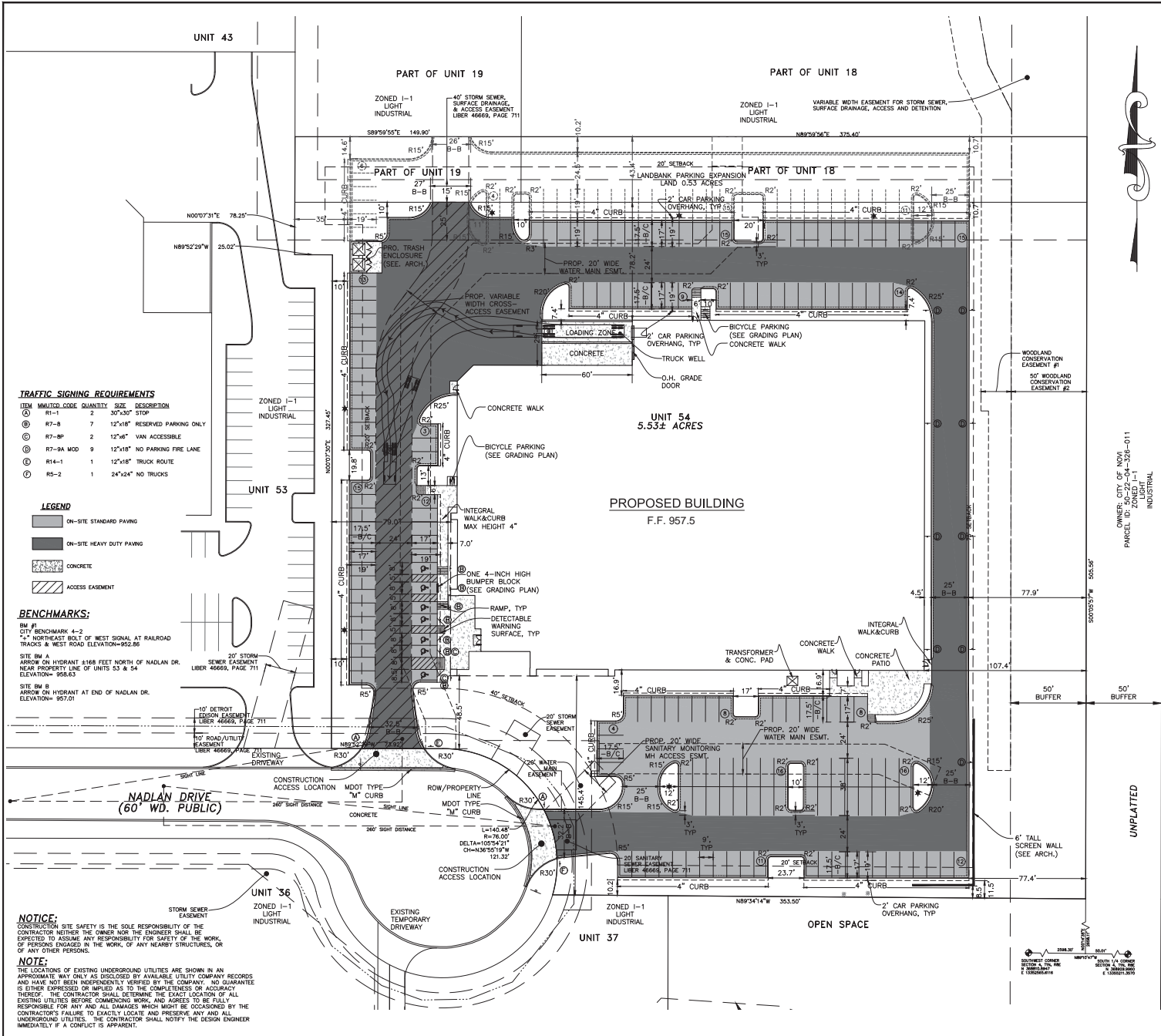
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SITE PLAN

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





SITE DATA:
 SITE AREA: 5.53 ACRES
 PARCEL ID: 22-04-151-034 (UNIT 54) AND PART OF -020 (UNIT 19) AND PART OF -019 (UNIT 18)
 EXISTING/PROPOSED ZONING: I-1 LIGHT INDUSTRIAL
 PROPOSED SPECULATIVE: 17,866 S.F. 1ST FLOOR OFFICE, 57,149 S.F. 2ND FLOOR OFFICE, 48,383 S.F. INDUSTRIAL/RESEARCH
 BUILDING SHELL: 67,599 S.F. BUILDING TOTAL
 REQUIRED BUILDING SETBACKS: 40' FRONT MINIMUM, 20' EACH SIDE MINIMUM, 72' REAR MINIMUM

REQUIRED PARKING:
 151 FLOOR OFFICE: 15,265 S.F. (GROSS LEASABLE FLOOR AREA) / 222 S.F. = 69 SPACES
 2ND FLOOR OFFICE: 19,723 S.F. (GROSS LEASABLE FLOOR AREA) / 222 S.F. = 89 SPACES
 INDUSTRIAL/RESEARCH: 31,319 S.F. (USABLE FLOOR AREA) / 700 S.F. = 45 SPACES
 203 TOTAL SPACES REQUIRED
 171 TOTAL PARKING SPACES PROVIDED (NOT INCLUDING LANDBANK PARKING)
 203 TOTAL PARKING SPACES PROVIDED (INCLUDING LANDBANK PARKING) (INCLUDES 7 B.F. SPACES)

REQUIRED BI-CYCLE PARKING:
 REQUIRED: 5% OF REQUIRED AUTO SPACES = 203 x .05 = 10 BI-CYCLE PARKING SPACES PROVIDED: 10 BI-CYCLE PARKING SPACES

FRONT YARD (EAST SIDE) PARKING CALCULATIONS:
 PARKING OCCUPANCY REQUIRED: LESS THAN 50%
 PARKING OCCUPANCY PROPOSED: 45%
 EAST YARD AREA: 48,000 S.F.
 EAST PARKING SPACE AREA: 13,336 S.F.
 PARKING SPACE OCCUPANCY: 27.7%

OPEN SPACE: 31.8%
FIRE DEPARTMENT NOTES:
 1. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
 2. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3" HIGH ON A CONTRASTING BACKGROUND.
 3. FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM FIFTY (50) FEET OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-TWO (32) TONS.
 4. IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR ANY OTHER OBJECT FOR A MINIMUM OF 3 FEET.
 5. IN ANY BUILDING OR STRUCTURE REQUIRED TO BE EQUIPPED WITH A FIRE DEPARTMENT CONNECTION, THE CONNECTION SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT.

GENERAL SITE NOTES:
 1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOV STANDARDS AND SPECIFICATIONS.
 2. STORM WATER OUTLETS TO BECK NORTH PHASE II DEVELOPMENT DISPOSITION BASINS AND ULTIMATELY INTO EXISTING WETLANDS.
 3. ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
 4. EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOV CODE.
 5. RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOV FOR ANY WORK IN THE NAHLAN DRIVE RIGHT-OF-WAY.

6. ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOV, AND WHERE REQUIRED SHALL BE RENEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND PERMIT ISSUED. NO SIGNS OTHER THAN TYPICAL TRAFFIC CONTROL SIGNS ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
 7. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (2011 MUTC).
 8. NOTIFY THE CITY OF NOV A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 9. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 10. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
 11. ALL EXCAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC FACILITIES, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS 1 MDT).
 12. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. SIGN INSPECTION IS REQUIRED.
 13. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
 14. IF DEMATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A DEMATERING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
 15. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
 16. NO FLASHING LIGHTING WILL BE USED ON THE SITE.
 17. NO OUTSIDE STORAGE SHALL BE PERMITTED.
 18. NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
 19. AS REQUIRED UNDER THE CITY OF NOV, SOUND LEVELS OR BLENDING OCCUPANT OPERATIONS, INCLUDING THE OPERATION OF ROOFTOP MECHANICAL EQUIPMENT, SHALL NOT EXCEED 50 DECIBELS DURING NIGHT HOURS AND 60 DECIBELS DURING DAY THE HOURS. VERIFICATION OF THE CONFORMANCE MAY BE REQUIRED AT THE TIME OF OCCUPANCY.
 20. REFUSE PICK-UP SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 5:00 P.M., PREVAILING TIME.
 21. WINDOWS AND DOORS OF NON-OFFICE USE AREAS OF STRUCTURES IN AN I-1 DISTRICT MAY NOT BE LEFT OPEN.
 22. TENANT SHOULD CHECK WITH THE PLANNING DEPARTMENT PRIOR TO LEASING SPACE TO ENSURE USE IS CONSISTENT WITH SPECIAL LAND USE CRITERIA.
 23. TRUCKS SHALL NOT USE THE DRIVE ON THE EAST SIDE OF THE BUILDING TO ACCESS THE LOADING DOCK, BUT CAN ONLY USE THE DRIVE ON THE WEST SIDE OF THE BUILDING.

TRAFFIC SIGNING AND STRIPING REQUIREMENTS
 1. ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE 2011 MUTC.
 2. SIGN POSTS ARE REQUIRED TO BE U-CHEMICAL FOR ALL SIGNS. SIGN POSTS SHOULD BE TWO LB FOR SIGNS LESS THAN 12"x18". SIGN POSTS SHOULD BE THREE LB FOR SIGNS GREATER THAN 12"x18". FOR POSTS WITH MULTIPLE SIGNS, OR STREET NAME SIGNS.
 3. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ADJUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. THESE WIDTHS ARE REFERRED TO AS THE FACE OF CURB OR WALK.
 4. AN END PARKING SPACE ADJUTING A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. THESE WIDTHS ARE REFERRED TO AS THE FACE OF CURB OR WALK.
 5. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE.
 6. SEE SHEETS 4 AND 11 FOR BARRIER FREE PARKING DETAILS.
 7. ALL SIGNS ARE TO BE LOCATED AT LEAST 2 FEET FROM THE EDGE OF A CURB OR PEDESTRIAN TRAVEL WAY.

COMMERCIAL SURVEYING
 SITE ENGINEERING
 BOUNDARY SURVEYS
 TOWNSHIP PLANS
 PARCEL SIZES
 CONSTRUCTION LAYOUT

RESIDENTIAL SURVEYING
 SITE CONFORMANCE
 TOWNSHIP PLANS
 CONSTRUCTION LAYOUT

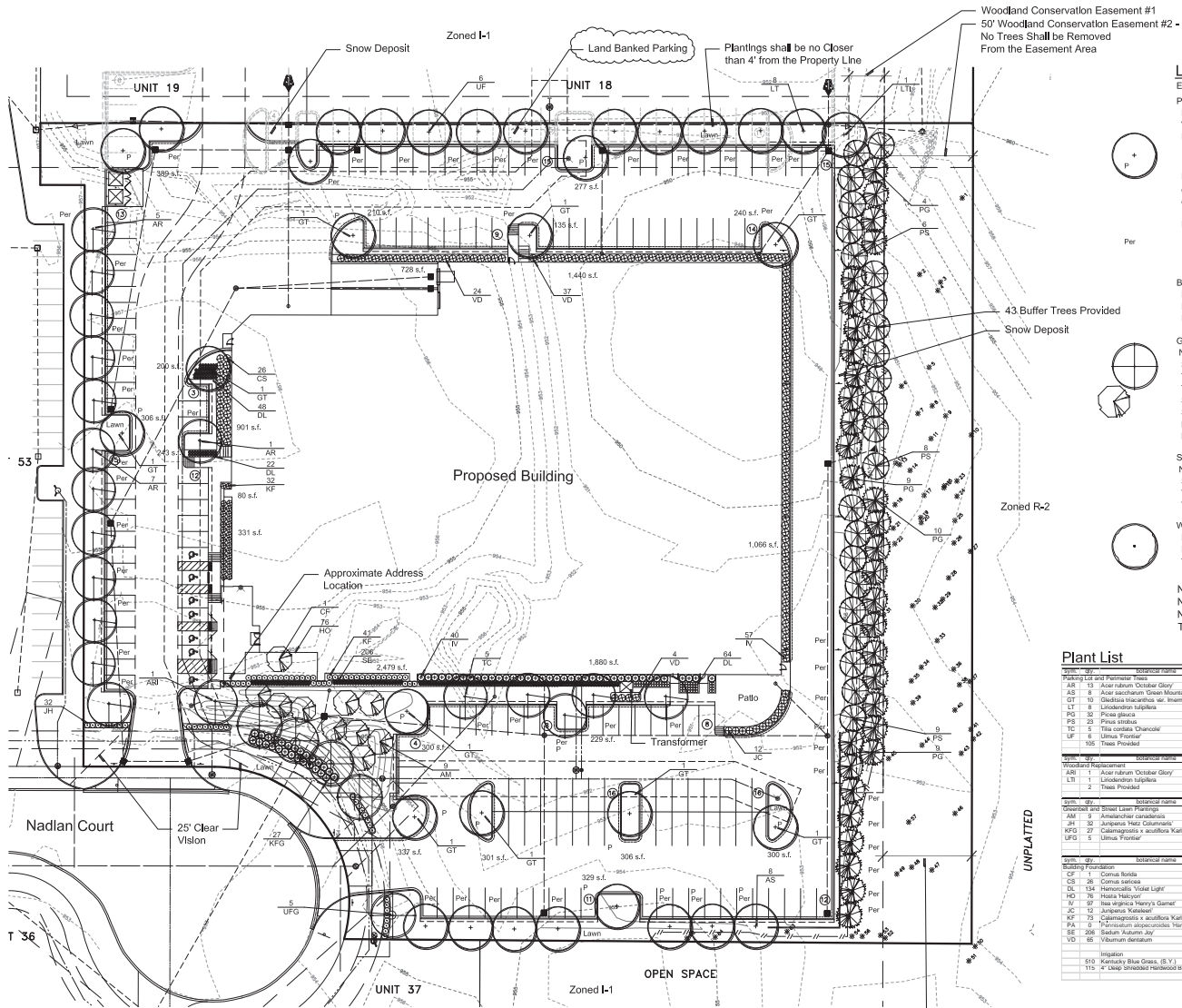


811 Know what's below Call before you dig.

PRELIMINARY SITE PLAN
 BECK NORTH CORPORATE PARK - UNIT 54
 SECTION: 4

CLIENT: DEMMS DEVELOPMENT, INC.
 REVISIONS:
 2016/08/22 PRE-APP SUBMITTAL
 2017/02/06 PSP SUBMITTAL
 2017/08/03 REVISE PER CITY/COUNTY
 2019/03/19 REV. PSP SUBMITTAL

DATE: 2016-06-01
 DRAWN BY: TD
 CHECKED BY: SD/TG
 CIP:
 SCALE: HOB 1"=30' FT
 VER 1"=1' FT
 2
 14-306



Landscape Summary

Existing Zoning	I-1
Parking Lot Landscaping	
Parking Space Area	28,579 s.f.
Vehicular Use Area	46,509 s.f.
Landscape Area Required	2,626 s.f.
50,000 s.f. x 5% = 2,500 s.f.	
25,088 s.f. x 0.5% = 126 s.f.	
Landscape Area Shown	3,967 s.f.
Canopy Trees Required	13 Trees (2,626 / 200)
Canopy Trees Shown	13 Trees
Parking Lot Perimeter	
Perimeter	1,780 Lf.
Trees Required	51 Trees (1,780 Lf. / .35)
Trees Shown	51 Trees
Building Foundation Landscaping	
Perimeter of Building	1,111 Lf.
Landscape Area Required	8,888 s.f. (1,111 Lf. x 8')
Landscape Area Shown	8,905 s.f.
Greenbelt Plantings	
Nadlan Court	
Street Frontage	215 Lf.
Trees Required	5 Trees (215 Lf. / 40')
Trees Shown	5 Trees
Sub-Canopy Trees Required	15 Trees (215 Lf. / 40' x 3)
Sub-Canopy Trees Shown	9 Trees
Plant Massing Required	54 Lf. (215 Lf. / 25%)
Plant Massing Provided	96 Lf.
Street Lawn	
Nadlan Court	
Street Frontage	215 Lf.
Trees Required	4 Trees (215 Lf. / 55')
Trees Shown	0 Trees
Woodland Replacement Requirements	
Required Replacements	24 Trees
Replacements Provided	2 Trees
Trees to be Paid Into Fund	22 Trees

Notes:
 No Plantings Shall be within 10' of a Hydrant or Utility Structure.
 No Overhead Lines Exist.
 Trees Shall not be Planted within 4' of a Property Line.

Plant List

Quantity	Botanical Name	Common Name	Caliper	Spacing	Height	Price	Total
15	Acer rubrum	October Glory Red Maple	3.0"	as shown	BAB	\$ 400.00	\$ 6,000.00
8	Acer saccharum	Green Mountain Sugar Maple	3.0"	as shown	BAB	\$ 400.00	\$ 3,200.00
10	Quercus macrocarpa var. prinus	Honey Locust	3.0"	as shown	BAB	\$ 400.00	\$ 4,000.00
8	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	BAB	\$ 400.00	\$ 3,200.00
30	Pinus strobus	White Spruce	BAB 8'-10"	as shown	BAB	\$ 400.00	\$ 12,000.00
25	Pinus strobus	White Pine	BAB 8'-10"	as shown	BAB	\$ 400.00	\$ 10,000.00
5	Tilia cordata	Chancellor Linden	3.0"	as shown	BAB	\$ 400.00	\$ 2,000.00
6	Ulmus 'Frontier'	Frontier Elm	3.0"	as shown	BAB	\$ 400.00	\$ 2,400.00
195	Trees Provided						
1	Acer rubrum	October Glory	2.5"	as shown	BAB	\$ 400.00	\$ 400.00
1	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	BAB	\$ 400.00	\$ 400.00
2	Trees Provided						
3	Juniperus horizontalis	Horizontal Juniper	2.5"	as shown	BAB	\$ 250.00	\$ 750.00
1	Juniperus horizontalis	Horizontal Juniper	4 ft	as shown	BAB	\$ 1,600.00	\$ 1,600.00
27	Calamagrostis canadensis	Karl Forester's Feather Road Grass	Full, well rooted 2 gal.	as shown	BAB	\$ 15.00	\$ 405.00
1	Ulmus 'Frontier'	Frontier Elm	3.0"	as shown	BAB	\$ 400.00	\$ 2,000.00
3	Cornus sericea	Flowering Dogwood	2.5"	as shown	BAB	\$ 250.00	\$ 750.00
26	Cornus sericea	Red Dogwood	30-36"	as shown	BAB	\$ 15.00	\$ 390.00
134	Hemerocallis 'Volare Light'	Volare Light Daylily	No. 1 Container	as shown	BAB	\$ 15.00	\$ 2,010.00
76	Hosta 'Halcyon'	Halcyon Hosta	30" c.c.	No. 2 Container	as shown	\$ 18.00	\$ 1,368.00
30	Hosta 'Halcyon'	Halcyon Hosta	30" c.c.	No. 2 Container	as shown	\$ 18.00	\$ 540.00
13	Hosta 'Halcyon'	Halcyon Hosta	30" c.c.	No. 2 Container	as shown	\$ 18.00	\$ 234.00
13	Juniperus 'Kobold'	Kobold Juniper	as shown	BAB	4 ft	\$ 50.00	\$ 650.00
79	Calamagrostis canadensis	Karl Forester's Feather Road Grass	Full, well rooted 2 gal.	as shown	BAB	\$ 15.00	\$ 1,185.00
6	Perovskia atrorubens	Dwarf Fountain Grass	as shown	BAB	2 gal.	\$ 15.00	\$ 90.00
26	Salix glauca	Autumn Blush Salix	No. 2 Container	as shown	BAB	\$ 15.00	\$ 390.00
65	Viburnum dentatum	Alicewood	as shown	30-36"	as shown	\$ 50.00	\$ 3,250.00
1	Integrifolia					\$ 20,000.00	\$ 20,000.00
510	Kentucky Blue Grass, (S.V.)				85 s.f.	\$ 3,600.00	\$ 3,600.00
115	4" Deep Smoked Hardwood Stake, Mulch				588 s.f.	\$ 4,025.00	\$ 4,025.00



Seal:



Title:

Landscape Plan

Project:

Proposed Building
Novi, Michigan

Prepared for:

Alpine Engineering
46892 West Road
Novi, Michigan 48377
248.926.3701

Revision:

Revision	Issue Date
Submitted	June 21, 2016
Revised	February 6, 2017
Revised	July 31, 2017
Revised	August 1, 2017
Revised	August 3, 2017
Revised	October 24, 2017
Revised	November 27, 2017
Revised	January 2, 2018
Revised	January 22, 2018
Revised PSP Submittal	March 19, 2019

Job Number:

19-040

Drawn By:

Checked By:

jca

jca



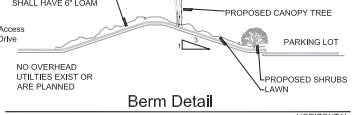
Sheet No.

L-1

- Granted Landscape Waivers:
- Landscape waiver from Section 5.5.3.8.1 for lack of a 10-15 foot landscaped berm along the east property line adjacent to the residential district, which is hereby granted, for the following reasons:
 - There is a 50 foot woodland area between the proposed use and the adjacent residential areas.
 - The applicant shall provide a six foot tall screen wall (as measured from the top of pavement) and a heavily screened landscape buffer along the southeast corner of the site.
 - The applicant shall provide a 50 foot conservation easement along the east property line of their parcel, and
 - The applicant shall provide additional evergreen plantings as determined at time of Final Site Plan by staff and consultants.
 - Landscape waiver for use of evergreen species for greater than 25 percent of perimeter parking lot for use of evergreen species for greater than 25 percent of perimeter parking lot as required along the Industrial drive frontage (16 trees required, 9 provided)
 - Landscape waiver from the Landscape Design Manual Section 1.4(2) for reduction in Industrial subdivision landscaping as required along the Industrial drive frontage (16 trees required, 9 provided)

PROPOSED 3' HIGH EARTH BERM WITH 1 OR 3 SIDE SLOPES AND A MIN. 2' FLAT CROWN. BERM SHALL HAVE 6" LOAM

50' Woodland Conservation Easement #2 - No Trees Shall be Removed From the Easement Area



Berm Detail

HORIZONTAL SCALE: 1"=10'

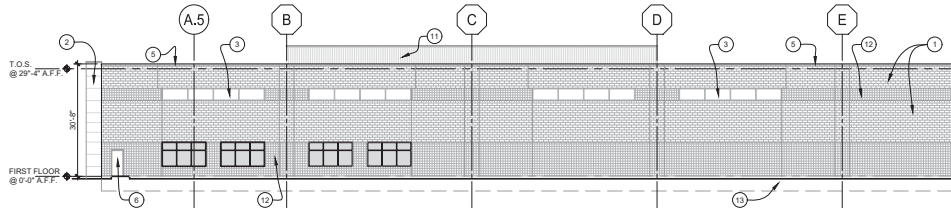
MULTI-STEM TREE PLANTING DETAIL

1"=10'



BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 6,996 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT FACED CMU:	4,176 S.F.	= 59.8%
STRIATED SCORED CMU:	2,221 S.F.	= 31.7%
ACM:	129 S.F.	= 1.8%
FLUSH METAL RTU SCREEN:	471 S.F.	= 6.7%

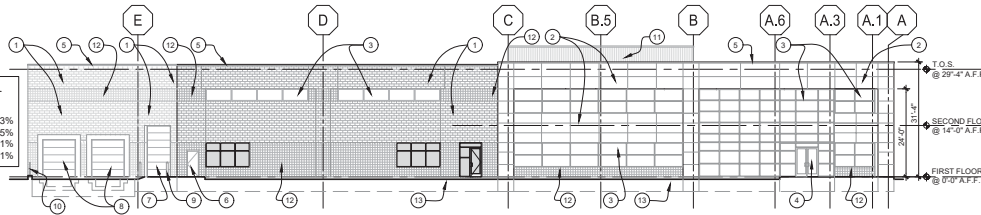


EAST ELEVATION
 SCALE: 1/16" = 1'-0"

4

BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 5,276 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT FACED CMU:	2,335 S.F.	= 44.3%
STRIATED SCORED CMU:	1,083 S.F.	= 20.5%
ACM:	1,639 S.F.	= 31.1%
FLUSH METAL RTU SCREEN:	219 S.F.	= 4.1%

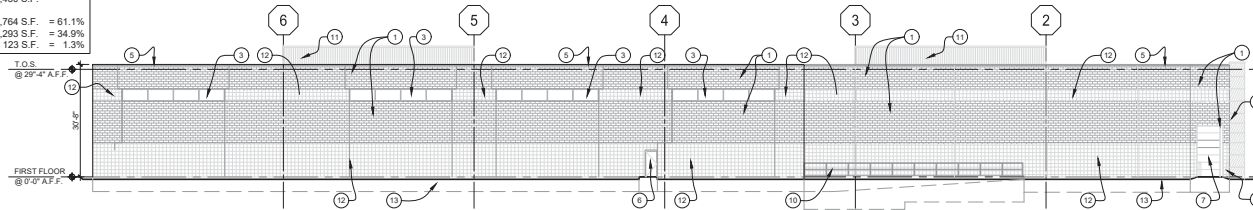


WEST ELEVATION
 SCALE: 1/16" = 1'-0"

3

BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 9,430 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT FACED CMU:	5,764 S.F.	= 61.1%
STRIATED SCORED CMU:	3,293 S.F.	= 34.9%
ACM:	123 S.F.	= 1.3%



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

2

BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 7,213 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)

SPLIT FACED CMU:	3,413 S.F.	= 47.3%
STRIATED SCORED CMU:	1,690 S.F.	= 23.4%
ACM:	1,659 S.F.	= 23.0%
FLUSH METAL RTU SCREEN:	451 S.F.	= 6.3%



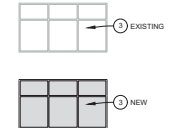
SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

1

EXTERIOR MATERIAL SCHEDULE

1	SPLIT-FACE CMU, STAINED COLOR, T.B.D.
2	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
3	1" LOW 'E' INSUL. GREY TINTED GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
4	CLEAR ANOD. ALUM. ENTRY DOOR W/ GREY TINTED THERMOPAN GLASS
5	PREFINISHED METAL COPING
6	3X7' H.M. DOOR AND FRAME PAINTED TO MATCH ADJACENT WALL COLOR
7	10X14' SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER & INSULATED
8	5X11' SECTIONAL INSULATED OVERHEAD TRUCK DOCK DOOR w/ DOCK LEVELER & SHELTER/SEAL
9	4" DIA. CONC. FILLED STEEL GUARD POSTS
10	1/2" DIA. PAINTED STEEL PIPE GUARDRAIL
11	FLUSH METAL PANEL SIDING (ROOF SCREENING)
12	STRIATED SINGLE SCORE CMU BLOCK, STAINED COLOR, T.B.D.
13	CONC. TRENCH FOOTING BELOW

GLAZING SCHEDULE



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 10, 2019

Planning Review

Beck North Unit 54 – Mezzanine and Landbank Parking

JSP 16-36

PETITIONER

Dembs Development, Inc.

REVIEW TYPE

Revised Revised Preliminary/Final Site Plan

PROPERTY CHARACTERISTICS

Section	4	
Site Location	East of Beck Road and North of West Road in the Beck North Corporate Park; 46480 Nadlan Court	
Site School District	Walled Lake Consolidated School District	
Site Zoning	I-1: Light Industrial District	
Adjoining Zoning	North	I-1: Light Industrial District
	East	R-2: One-Family Residential
	West	I-1: Light Industrial District
	South	I-1: Light Industrial District
Current Site Use	Vacant	
Adjoining Uses	North	Vacant
	East	Residential
	West	Industrial/Office; Broad-Ocean Technologies
	South	Vacant
Site Size	5.53 Acres	
Plan Date	3-19-19	

PROJECT SUMMARY

This site was previously approved for an approximately 67,000 square foot speculative building in the Beck North Corporate Park with 171 parking spaces, two loading docks, and trash enclosure. Additional landscaping along the east side and a 6 foot wall near the southeast corner was added to screen the parking lot in response to Planning Commission’s comments. The building is under construction at this time, and a tenant has been identified. Hexagon Manufacturing Intelligence plans to occupy the building and requires additional office space. The applicant proposes to add a 21,348 mezzanine and add windows to the south and west elevations to daylight the new office space. The tenant has indicated the existing parking is sufficient for their needs, but since the parking provided does not meet the ordinance standards, the applicant has proposed the additional required parking to the north be landbanked to be constructed in the future if needed. A concrete patio has been added to the southeast corner of the building and the loading area has been modified to accommodate smaller trucks.

RECOMMENDATION

Approval of the revised *Preliminary/Final Site Plan is recommended*. The plan mostly conforms to the requirements of the Zoning Ordinance, and all reviewers are recommending approval. Landbank parking requires approval of the Planning Commission. **The applicant is asked to address the remaining comments from other review letters with electronic stamping set submittal.**

PLANNING COMMISSION ACTION

A public hearing was held on May 24, 2017, where Planning Commission postponed their decision with the following motion:

In the matter of Beck North Unit 54 JSP16-36, motion to postpone action on the request to give time for the developer and city staff to work together to resolve the issue of a screening barrier, in terms of whether it is wall, berm, vegetation, trees or some combination thereof between the closest point of the industrial property and the residential homes, as well as the other issues that were mentioned. Once that is completed the request will come back on the Planning Commission's agenda.

Planning Commission approval of the Special Land Use Permit, Preliminary Site Plan, and Storm Water Management Plan was granted on October 11, 2017 with the following motions:

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Special Land Use Permit based on and subject to the following:

- a. *The proposed use will not cause any detrimental impact on existing thoroughfares (based on Traffic Consultant review letter and updated traffic study to be provided);*
- b. *The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (as this area was already planned for development);*
- c. *The proposed use is compatible with the natural features and characteristics of the land (because the plan has minor impacts on existing natural features, will provide additional evergreen plantings, and a 50 foot conservation easement along the east parcel line);*
- d. *The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the standards of the district and requirements for light industrial);*
- e. *The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (make sure that light industrial and residential developments are compatible when located adjacent to each other AND ensure that Novi continues to be a desirable place for business investment);*
- f. *The proposed use will promote the use of land in a socially and economically desirable manner (as the proposed use will be in the planned corporate park);*
- g. *The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and*
- h. *Landscape waiver from Section 5.5.3.B.ii for lack of a 10-15 foot landscaped berm along the east property line adjacent to the residential district, which is hereby granted, for the following reasons:*
 - i. *There is a 50 foot woodland area between the proposed use and the adjacent residential areas,*
 - ii. *The applicant shall provide a six foot tall screen wall (as measured from the top of pavement) and a heavily screened landscape buffer along the southeast corner of the site,*
 - iii. *The applicant shall provide a 50 foot conservation easement along the east property line of their parcel, and*
 - iv. *The applicant shall provide additional evergreen plantings as determined at time of Final Site Plan by staff and consultants;*
- i. *Landscape waiver for use of evergreen species for greater than 25 percent of perimeter parking lot trees, which is hereby granted; and*
- j. *Landscape waiver from the Landscape Design Manual Section 1.d(2) for reduction in industrial subdivision landscaping as required along the industrial drive frontage (16 trees required; 9 provided), which is hereby granted.*

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Applicant to revise the landscape plan and the woodland replacement counts to address the conditions set forth in the existing conservation easement agreement, which was approved by Council on January 28, 2010;
- b. Same-side, opposite-side driveway spacing waiver from Section 11-216.D of the City of Novi Code of Ordinances to permit less distance between entrances on Nadlan Drive where a minimum of 105 feet is required, which is hereby granted;
- c. A section 9 waiver for exceeding the maximum allowed amount for Concrete Masonry Units (75% maximum, 94% on east and 96% on north façade provided), which is hereby granted;
- d. Applicant shall provide Traffic Impact Assessment update with Final Site Plan submittal; (note: this was previously provided to satisfaction)
- e. Zoning Board of Appeals variance for exceeding the maximum building height: 29 feet 4 inches proposed, 25 feet permitted, as approved on October 10, 2017 Zoning Board of Appeals meeting; and
- f. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ZONING BOARD OF APPEALS ACTION

On October 10, 2017, the motion to approve case PZ17-0021 requesting building height variance (29 feet 4 inches proposed, 25 feet permitted) was approved based on and subject to the following:

- Without the variance the petitioner would be unreasonably prevented or limited with respect to use of the property for the prospective research and development tenants that require both 1st floor laboratories and 2nd floor office space.
- The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the existing mature woodland as well as the steps taken on plans to add additional evergreen trees and a masonry wall to reduce sound and light impact, and
- The variance granted is subject to the granting of Preliminary Site Plan and Special Land Use Approval.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the Electronic Stamping Set submittal:

1. Landbank Parking (Sec. 5.2.14): The applicant is requesting Planning Commission approval of 32 landbank parking spaces. **The applicant shall include a written justification to demonstrate the actual requirements for the functional use of the building for the occupant identified.** This could include employee counts and other supporting information.

- Original Required Parking: 167 spaces
- Total New Parking required for addition: 36 spaces
- Total parking proposed on site: 171 spaces
- Total Parking required for entire site: 203 spaces
- Total parking proposed landbank spaces: 32 spaces

The Zoning Ordinance permits the Planning Commission to approve a reduction in the required parking up to 25% provided that a surplus area is provided on the site to accommodate the construction of additional parking to fulfill the ordinance requirements. The 32 requested spaces represent 12.3% of the total parking required. The applicant has submitted a site plan showing the layout of landbank parking on the north side of the building that could be constructed if determined to be needed in the future. The layout provided shows the landbanked area would meet the requirements of the Zoning Ordinance. If the landbank parking is approved, the applicant would need to submit a Final Site Plan for the landbank parking before construction if and when that parking is determined to be needed.

To grant the approval for landbank parking, the Planning Commission will evaluate (Sec 5.2.14):

- i. *Whether the applicant has demonstrated through substantial evidence that the specified occupant or building use would require less parking than what would typically be required by the ordinance;*
- ii. *Parking will not occur on any street or driveway;*
- iii. *Parking will not occur on any area not approved and developed for parking;*
- iv. *Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for parking;*
- v. *The requested parking landbanking shall not create traffic or circulation problems on or off site;*
- vi. *The requested parking landbanking shall be consistent with the public health, safety and welfare of the City and the purposes of this Ordinance.*

If the landbank parking plan is approved by the Planning Commission, include notes on the plan indicating conditions ii-v. above, as well as *"The owner of the property shall report any proposed change in use or occupancy of the property to the Building Official prior to said change, who shall evaluate the need for some or all of the landbanked parking spaces to be installed."*

2. I-1 District Required Conditions (Sec. 3.14.2): Unless otherwise provided, dealing directly with consumer at retail, is prohibited. *The tenant/occupant does not intend to engage in retail sales on this site.*
3. Storage and Use of Material (Sec. 3.14.3): Storage of hazardous materials shall comply with city ordinances and the applicant shall complete a City of Novi Hazardous Materials Checklist. **The tenant/occupant should provide an updated Hazardous Materials Checklist and Emergency Contact form for the Fire Department's records with the next submittal.**
4. Lighting Plan (Sec. 5.7): The applicant shall confirm that no changes to the lighting plan are proposed.
5. Property Combination: The applicant is proposing to add a portion of the undeveloped land to the north to this site to accommodate the landbank parking. Adjustments to the property line, unit configuration, and Master Deed will need to be addressed prior to Stamping Set approval.

6. Project and Street Naming Committee: If any changes are proposed to the project or public street, an application shall be filed with the Planning Department for review by the Project and Street Naming Committee.

5. **Other Reviews**
 - a. Engineering Review: **Engineering recommends approval**. See letter for additional details.
 - b. Landscape Review: Landscape recommends conditional approval. **See letter for detailed comments**.
 - c. Traffic Review: **Traffic recommends approval**. See letter for additional details.
 - d. Façade Review: The modifications to the building are consistent with the Section 9 waiver granted by the Planning Commission on 10/11/17.
 - e. Fire Review: **Fire recommends approval**. See letter for additional details.

NEXT STEP: PLANNING COMMISSION

This Site Plan is scheduled to go before Planning Commission for consideration on **April 17, 2019 at 7:00 p.m.** Please provide the following **no later than 12:00pm, April 12, 2019** if you wish to keep this schedule.

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE**.
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers as you see fit.
3. A color rendering of the Site Plan (Optional to be used for Planning Commission presentation).
4. A sample board of building materials as requested by our Façade Consultant.

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected**.

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.

SIGNAGE

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Ordinance (248.735.5678) for information regarding sign permits.

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, Planner



PLANNING REVIEW CHART

Review Date: April 11, 2019
Review Type: Revised revised Final Site Plan
Project Name: JSP 16-36 BECK NORTH UNIT 54
Plan Date: 3-19-2019
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org; **Phone:** 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Industrial Research Development and Technology	No Change	Yes	Planning Commission granted approval for Preliminary Site Plan and special land use permit on 10/11/17
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Eff. December 25, 2013)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses	87,599 sq. ft. light industrial building (39,214 sq. ft. office, 48,385 sq. ft. industrial/research)	Yes	Special land use when abutting a Residential District Area, property to the east is zoned R-2. PC approved 10/11/17. <i>Note 22 on site plan to check with Planning Dept prior to leasing space to ensure use is consistent with special land use criteria</i>

Site History

As part of the original approval of the Beck North Corporate Park in 1999, there was much discussion regarding whether or not these parcels were adjacent to a residential district, as they relate to the 50 foot City-owned, industrially zoned parcel that is located between these parcels and the residential district to the north. It was determined by the Planning Commission, and reinforced by the Zoning Board of Appeals, **that for planning purposes these parcels are to be considered adjacent to a residential district because zoning regulations cannot be circumvented by separating the parcel from the adjacent district by an undevelopable strip of land.** Therefore the industrial/research uses shall be treated as special land uses and have additional regulations in terms of building setbacks, building height, and orientation of loading docks.

Item	Required Code	Proposed	Meets Code	Comments
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Nadlan Ct	Yes	
Access to Major Thoroughfare (Sec. 5.13)	vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	Access to West Road/Thirteen Mile is provided	Yes	
Minimum Zoning Lot Size 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		NA	
Minimum Zoning Lot Size for each Unit: Width in ft			NA	
Open Space Area	----	31.2%	---	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	31.6%	Yes	
Building Height (Sec. 3.1.18.D) Sec. 3.14.5.C)	40 ft. 25 ft. abutting residential	29' 4". Does not include roof top appurtenances	No	<i>Proposed height exceeds the maximum allowed. A Zoning Board of Appeals Variance was approved on 10/10/17</i>
Building Setbacks (Sec 3.1.18.D)				
Front (parallel to Cul-de-sac)	40 ft.	48.5 ft.	Yes	*Building set back 157.4 ft from the adjacent residential zoning district, not property line. Adj parcel undevelopable.
Rear (north)	75 ft.	78 ft.	Yes	
Side (part south)	20 ft.	145.4 ft.	Yes	
Side (east)	150 ft. (from adj Res District)	107.4 (See note)	Yes*	
Side (west)	20 ft.	79 ft.	Yes	
Parking Setback (Sec 3.1.18.D)& Refer to applicable notes in Sec 3.6.2				
Front (south)	40 ft. (See 3.6.2.E)	40 ft.	Yes	*Additional 50 ft of wooded I-1 zone located between property line and residential district. Adj parcel undevelopable.
Rear (north)	10 ft.	10.7 ft.	Yes	
Side (part south)	10 ft.	10.2 ft.	Yes	
Side (east)	100 ft.	77.4 ft. (see note)	Yes*	
Side (west)	10 ft.	10 ft.	Yes	
Note To District Standards (Sec 3.6.2)				

Item	Required Code	Proposed	Meets Code	Comments
Exterior Side Yard Abutting a Street (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	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Not allowed unless: - 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	5 acres Proposed 28% Landscaping is provided to screen Proposed	NA	Applicant is not proposing parking in the front yard
Off-Street Parking in Side and Rear Yards abutting residential (Sec 3.6.2.F)	Shall not occupy more than fifty (50) percent of the area of the side or rear yard abutting a residential district; and	No parking proposed on east side abutting residential	Yes	
	Off-street parking shall be setback no less than one-hundred (100) feet from the residential district.	It is setback 127.4 ft. from residential district.	Yes	
Setback from Residential District (Sec 3.6.2.H)	I-1 and I-2 districts, five (5) feet of horizontal setback for each foot of building height, or one-hundred (100) feet, whichever is greater. Except when a side or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.	Abutting a residential district. For 30 ft. high building, 150 ft. setback is required. A setback of 157.4 ft. is provided from the residential district.	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained.	No wetlands on site.	NA	
Additional Height (Sec 3.6.2.O)	Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O	29' 4"	Yes	<i>Proposed height exceeds the maximum allowed. A Zoning Board of Appeals Variance was approved on 10/10/17</i>

Item	Required Code	Proposed	Meets Code	Comments
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lot is screened	Yes	Please refer to landscape review for additional details
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Parking setbacks conform to the minimum required	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Industrial or research establishments and related accessory offices (Sec.5.2.12.E) Business offices or professional offices (Sec.5.2.12.D)	One (1) space for each seven hundred (700) square feet of usable floor area Total SF= 31,319 SF Parking = 45 Spaces For buildings up to 100,000 SF 1 space for 222 SF GLA Total SF= 34,988 SF Parking = 158 Spaces Total Required = 203 spaces	Total Proposed = 171 spaces Landbanked parking proposed: 32 spaces	Yes	<i>Applicant indicates tenant will have sufficient parking with 171 spaces provided</i>
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	9 ft. x 19 ft. spaces 24 ft. wide drives 9 ft. x 17 ft. perimeter spaces along landscaping and sidewalks with 4" curbs	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	40 ft. distance provided	Yes	
Landbank Parking (Sec. 5.2.14)	Applicant to demonstrate actual requirements for the functional use of the building for up to 25% of parking required; - Min. of 45 spaces provided - Alternative site plan submitted showing layout of landbanked parking, not to be used for other purposes besides landscaping - Demonstrate area can be developed to city standards	Applicant requesting 32 parking spaces for landbanking - 171 proposed - Site plan of landbanked area provided - Landbanked parking meets City Standards		Provide written justification to demonstrate actual requirements of the building occupant Provide landscape plan that includes new parcel area (See Landscape letter for additional comments)

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> and regulations - Landscaped and maintained with grass or other plant materials or in natural condition with the approval of the Planning Commission - Planning Commission findings (see letter for details) - Change in use/occupancy shall be reported to the Building Official - Building Official shall determine whether landbanked spaces shall be constructed - Planning Commission may prescribe conditions regarding character, location, landscaping, etc. 			<p>Provide note on the plans that any changes in use/occupancy will be reported to the Building Official</p>
<p>End Islands (Sec. 5.3.12)</p>	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 ft., and be constructed 3' shorter than the adjacent parking stall. 		Yes	<p>See traffic letter for additional comments</p>
<p>Barrier Free Spaces <i>Barrier Free Code</i></p>	<p>7 barrier free parking spaces (for total 201-300) & 1 shall be van accessible</p>	<p>7 provided, 2 are van accessible</p>	Yes	
<p>Barrier Free Space Dimensions <i>Barrier Free Code</i></p>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces 	<p>Two types of accessible spaces are provided</p>	Yes	
<p>Barrier Free Signs <i>Barrier Free Code</i></p>	<p>One sign for each accessible parking space.</p>	<p>Proposed</p>	Yes	
<p>Minimum number of Bicycle Parking (Sec. 5.16.1)</p>	<p>Five (5) percent of required automobile spaces, minimum two (2) spaces 10 spaces required</p>	<p>10 bicycles spaces are proposed</p>	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	Within 120 ft. 2 locations proposed – west and north sides Paved and inverted "U" design 6 ft. paved sidewalk provided	Yes	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Bicycle parking layout is provided, meets standards	Yes	
Loading Spaces (Sec. 5.4.3)	Loading area in the rear yard Loading area in interior side yard if it is adjacent to I, EXPO or EXO district	Loading zone and dock proposed in the rear yard	Yes	
Accessory Structures				
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	Complies NA Complies Complies Complies	Yes	
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Complies 6' proposed Complies Complies Concrete Wood, CMU	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Roof top equipment proposed	Yes	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property.	Roof top equipment is screened	Yes	
I-1 District Required Conditions (Sec 3.14)				
Outdoor Storage of above ground storage tanks (Sec. 3.14.1.B.ii)	Outdoor placement of above-ground storage tanks of not more than 600-gallon capacity per tank and accessory to an otherwise permitted use. Additional conditions apply.	Not Proposed. A note is added to the plans	Yes	
Outdoor Storage of recreational equipment (Sec. 3.14.1.B.iii)		Not Proposed	NA	
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Measurement device company, no retail sales on site	Yes	
Adjacent to Freeway ROW (Sec 3.14.4)	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply	Not adjacent to Freeway ROW	NA	
Adjacent to Residential district (Sec 3.14.5)				
Truck well, loading dock or door Sec. 3.14.5.A	<ul style="list-style-type: none"> - Cannot be located on the side abutting residential - Shall be placed on the opposite side or on the wall at 90 degree angle to residential. Recessed by not less than 60 feet from the front wall - Discourage the truck path along residential side 	Truck well and trailer drive access located on the west side away from residential. "No Trucks" sign at east drive	Yes	

Item	Required Code	Proposed	Meets Code	Comments
		entrance, "Truck Route" sign posted at west side		
Refuse pick-up, off-street parking and areas used for vehicular repair, delivery, loading/unloading and transport Sec. 3.14.5.B	<ul style="list-style-type: none"> - Refuse pick-up shall be limited to the hours of 7:00 a.m. to 5:00 p.m., prevailing time. - All off-street parking and areas used for vehicular repair, delivery, loading/unloading and transport shall be not be closer than one-hundred (100) feet from the boundary of a residential district and effectively screened 	Proposed on west side of building. Note provided on site plan	Yes	
Maximum Building Height Sec. 3.14.5.C	25 ft. abutting residential	29' 4". Does not include roof top appurtenances	No	Proposed height exceeds the maximum allowed. Zoning Board of Appeals Variance granted 10/10/17 for this deviation.
Additional Lighting requirements Sec. 3.14.5.D	<ul style="list-style-type: none"> - 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. 	A lighting plan is provided	Yes	
Landscape berm and screening requirements Sec. 3.14.5.E	The requirements of this section supersede standards at Section 5.5	A landscape plan is provided with screening; 6' tall screen wall along SE corner of parking lot	Yes	
Operation requirements 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.		Yes	
Planning Commission findings for permitted uses (Sec 3.14.3)				
Impacts on residential district Sec 3.14.3.A	The scale, size, building design, facade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impact	Adjacent to residential districts	Yes	Planning Commission will need to determine residential uses will be protected

Item	Required Code	Proposed	Meets Code	Comments
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site	Not Proposed. A note is added to the plans.	Yes	
Performance standards 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		Yes	
Storage and/use of material 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.	Checklist needed	Yes	<i>The building occupant shall provide an updated hazardous checklist</i>
Hazardous material checklist Sec 3.14.3.E	Compliance of City's hazardous materials checklist	Checklist needed	Yes	
Sidewalks and Pathways				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,	<ul style="list-style-type: none"> - In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway. - Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance - Whereas sidewalks along local streets and private roadways shall be five (5) feet wide. 	Nadlan Drive is an industrial street. No sidewalk is required.	Yes	
Pedestrian Connectivity	<ul style="list-style-type: none"> - Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets. - Building exits must be connected to sidewalk system or parking lot. 	Building entrances connected to parking lot & BF ramps	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan was previously provided and approved	Yes	Previously approved – confirm no changes to lighting proposed
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	No building construction costs provided. - Site improvements costs provided.	No	
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval.	Street name is approved.	NA	
Development/ Business Sign	Signage if proposed requires a permit.	None shown		<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky		Yes	
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives,		Yes	

Item	Required Code	Proposed	Meets Code	Comments
	parking areas & exterior lighting fixtures			
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures		Yes	
	Photometric data		Yes	
	Fixture height		Yes	
	Mounting & design		Yes	
	Glare control devices		Yes	
	Type & color rendition of lamps		Yes	
	Hours of operation		Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties.		Yes	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)		Yes	
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 		Yes	
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		Yes	
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps		Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min		Yes	
	Loading and unloading areas: 0.4 min		Yes	
	Walkways: 0.2 min		Yes	
	Building entrances, frequent		Yes	

Item	Required Code	Proposed	Meets Code	Comments
	use: 1.0 min			
	Building entrances, infrequent use: 0.2 min		Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle		Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - Maximum illumination at the property line shall not exceed 0.5 foot candle		Yes	

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.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 8, 2019

Engineering Review

Beck North Unit 54
JSP16-0036

Applicant

Beck North Corporate Park II, LLC

Review Type

Revised Final Site Plan

Property Characteristics

- Site Location: Beck North Corporate Park, East end of Nadlan Drive
- Site Size: 5.53 acres
- Plan Date: 03/19/2019
- Design Engineer: Alpine – Tom Gizoni, P.E.

Project Summary

- Construction of an approximately 87,599 square-foot office and industrial building and associated parking. Site access would be provided by off of Nadlan Drive, an existing public roadway.
- Water service would be provided by connection to an existing water main stub and an 8-inch tap in the existing 12-inch water main at the southwest corner of the site. A 2-inch domestic lead and 8-inch fire lead will serve the building, with additional fire hydrants provided on the site.
- Sanitary sewer service would be provided connecting to the existing 8-inch sanitary sewer with a 6-inch private sanitary sewer lead serving the building.
- Storm water would be collected by a single storm sewer collection system, and conveyed to existing drainage dissipation basins serving the Corporate Park.

Recommendation

Approval of the preliminary land banked parking site plan is recommended.

Approval of the revised Final Site Plan is recommended.

Comments:

The revised Final Site Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed with the stamping sets:

Additional Comments (to be addressed with stamping set submittal):

Paving and grading

1. A final site grading plan of the land banked parking paving and end islands would be required for final land banked parking site plan approval and construction.
2. Provide a concrete pavement cross section for the truck dock area and trash enclosure area. Refer to City standard paving detail numbers 8 and 9.
3. Cloud the revised site layout and paving areas on the sheets printed for revised stamping sets.

The following must be addressed prior to construction:

4. A pre-construction meeting took place on April 11, 2018.
5. As described during pre-construction meeting, a Paving Preparation Preconstruction meeting must be scheduled with Spalding DeDecker. Contact Ted Meadows a minimum of 48 hours in advance.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

6. The amount of the incomplete site work performance guarantee for any outstanding site improvement items, limited to top course of pavement and other minor items, at 1.2 times the amount required to complete the site improvements as specified in the Performance Guarantee Ordinance.
7. All easements and agreements required with the development must be executed, notarized and approved by the City Attorney and City Engineer.
8. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
9. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
10. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
11. Submit a Maintenance Bond to the Community Development Department in the amount of \$19,451.25 (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on our website.
12. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing

the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Darcy Rechtien at (248) 735-5695 with any questions.



Darcy N. Rechtien, P.E.

cc: Lindsay Bell, Community Development

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

April 3, 2019

Revised Final Site Plan - Landscaping

Beck North Unit 54

Review Type

Revised Final Site Plan Landscape Review

Property Characteristics

- Site Location: Beck North Industrial Park – Unit 54 – Nadlan Dr.
- Site Acreage: 5.0 acres
- Site Zoning: I-1
- Adjacent Zoning: North, South, West: I-1, East: R-2
- Plan Date: 3/19/2019

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation

This project is **recommended for approval, contingent on the changes requested below being addressed satisfactorily.**

Please add a clearly visible note in a box to Sheet L-1 with this text:

43 BUFFER TREES ARE PLANTED ALONG THE EAST SIDE OF THE SITE THAT COUNT TOWARD THE TOTAL NUMBER OF TREES REQUIRED UNDER IN THE CONSERVATION EASEMENT DATED APRIL 5, 2010 (LIBER 42076 PAGE 272).

Ordinance Considerations

As most of the site is not changing, these comments only address the parking lot landscaping changes. The minor changes in building foundation landscaping are acceptable as shown.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. Based on the vehicular use areas, 2,625 sf of landscape island area and 13 deciduous canopy trees are required. Per the plan, approximately 4,482 sf of islands and 12 trees are provided (not all of the areas are labeled).
2. The central island on the north side of the building is only 135sf in area, partly due to the increased bike rack. **While this is non-conforming, it will be accepted as is but it is recommended that the honeylocust be replaced with a smaller tree, such as *Carpinus caroliniana* (not *Carpinus betula*), but still has a minimum mature canopy width of 20'.**
3. **The patio endcap must have a deciduous canopy tree. The Keteleer junipers will provide some separation for the users of the patio, but will not provide the shading that a**

deciduous canopy tree would provide. Please restore 200sf of greenspace and a canopy tree to that area.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

Based on the 1780 lf of perimeter, 51 canopy trees are required (1/35lf) and 51 are provided, 12 (24%) of which are evergreens.

Land-banked Parking

Please provide a landscape plan for the land-banked parking area that meets all current landscape ordinance requirements. Calculations and a separate plant list for the area should be provided on that plan.

Plant List (LDM 2.h. and t.)

The plant list provided conforms to the requirements of the city and no invasive species are used.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

TRAFFIC REVIEW



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

Project name:
JSP16-0036 Beck North #54 Revised Final
Traffic Review

From:
AECOM

Date:
April 9, 2019

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

CC:
Sri Komaragiri, Lindsay Bell, George Melistas, Darcy
Rechtien, Hannah Smith, Kate Richardson

Memo

Subject: JSP16-0036 Beck Road North #54 Revised Final Traffic Review

The revised final site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Dembs Development, Inc., is proposing a 87,599 square foot office/industrial building on the north side of Nadlan Drive, which is located on the east side of Hudson Drive. Hudson Drive is a north/south collector roadway that is located between Beck Road and W Park Drive. All surrounding roadways are within the City of Novi's jurisdiction.
2. The lot is currently zoned I-1 (light industrial). There are not any proposed zoning changes at this time.
3. The site has two proposed driveways, both of which are located on a cul-de-sac of Nadlan Drive.
4. Variances/Waivers
 - a. The applicant has been granted a waiver for the driveway spacing between the proposed west driveway and the existing driveway for Unit 53.

TRAFFIC IMPACTS

1. The applicant submitted a traffic impact assessment (TIA) dated July 21, 2017. The TIA was completed for 40,385 sq. ft. of industrial/research use and 26,924 sq. ft. of office use. However, the applicant has revised the square footages to 48,385 sq. ft. of industrial/research use and 39,214 sq. ft. of office use. The increase in square footage to the both portions of the building would typically result in more trips than originally forecasted by the TIA based on the trip generation estimates from the ITE Trip Generation manual, however the revised trip generation values from the 10th edition result in fewer trips than forecasted for the smaller facility using the 9th edition. The TIA was reviewed and approved by AECOM on July 19, 2017.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. Driveway widths and turning radii are generally compliant with City standards.

2. The applicant has not proposed any changes to the existing state of Nadlan Drive.
3. Commercial properties must be spaced at least 105 feet apart from near approach curb to near approach curb on 25 mph roadways; however, the applicant has been granted a Planning Commission waiver for the west driveway spacing.
4. There are an adequate number of site access drives provided.
5. The applicant has placed a R14-1 (truck route) sign at the western site driveway and a R5-2 (no trucks) sign at the east driveway in order to facilitate truck traffic through the west entrance, which is the more optimal entry for trucks.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow
 - a. Large trucks and emergency access vehicles are able to access and maneuver throughout the site.
 - b. The loading zone and dumpster location are not expected to interfere with parking operations. However, the current location of the dumpster could limit access during future use of the northern driveway. Relocation or repositioning of the dumpster location could be considered.
2. Parking Facilities
 - a. The applicant is proposing 171 regular parking spaces (including 7 barrier free spaces) and 32 land banked parking spaces. They should refer to the planning review letter for parking quantity requirements.
 - b. Parking space dimensions are generally in compliance with City standards.
 - c. The applicant has provided an end island or peninsula every 15 parking spaces, which is in compliance with City standards.
 - d. Parking end islands and peninsulas are generally in compliance with City standards.
 - e. The site requires a minimum of six barrier free parking spaces and the applicant has provided seven barrier free parking spaces, two of which are van accessible.
 - f. The proposed parking bumper blocks are in compliance with City standards.
 - g. The City of Novi Zoning Ordinance requires eight bicycle parking spaces. The applicant has provided eight bicycle parking spaces. The bicycle parking spaces are in compliance with City standards.
 - h. The proposed bicycle parking layout is in compliance with City standards.
3. Sidewalk Requirements
 - a. The applicant has proposed an internal sidewalk with a width of a minimum of five feet and seven feet adjacent to 17 foot parking spaces, which is in compliance with City of Novi standards.
 - b. External sidewalks are not being proposed for the development.
 - c. The provided details for sidewalk ramps and detectable warning surfaces are in compliance with City standards.

SIGNING AND STRIPING

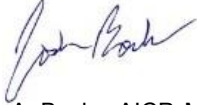
1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).
 - a. The applicant has provided a signing quantities table.
 - b. The R1-1 stop sign size has been increased to 30".
2. The applicant has included the applicable proposed signing details. The applicant should include the following notes:
 - a. Traffic control signs shall use the FHWA Standard Alphabet series.
 - b. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
3. The applicant has included the applicable pavement marking notes and details.

Memo

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

Sincerely,

AECOM

A handwritten signature in cursive script, appearing to read "Josh Bocks".

Josh A. Bocks, AICP, MBA
Senior Transportation Planner/Project Manager

A handwritten signature in cursive script, appearing to read "Patricia A. Thompson".

Patricia Thompson, EIT
Traffic Engineer

FAÇADE REVIEW



April 9, 2019

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Façade Review Status Summary:
Consistent with prior Section 9 Waiver.
Qualifies for Administrative Approval.

Re: **FACADE ORDINANCE - Façade Review**
Beck North Corporate Park Unit 54, PSP16-36
 Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth;

The following is the Façade Review for Revised Final Site Plan Approval of the above referenced project based on the drawings prepared by Faudie Architecture, dated 3/9/19. This application is for minor revisions to a previously approved by the Planning Commission during their 10/11/17 meeting. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold. A sample board as required by Section 5.15.4.D of the Ordinance was not provided at the time of this review.

	West (Front)	South	East	North	Ordinance Maximum (Minimum)
Split Faced CMU	44%	48%	60%	61%	75%
Striated Score CMU	21%	23%	32%	35%	25%
Combined Percentage of C.M.U.	65%	71%	92%	96%	75%
Flat Metal Panel (ACM)	31%	23%	2%	1%	75%
Flat Metal Panels (RTU Screens)	4%	6%	6%	3%	50%

As shown above the combined percentage of Concrete Masonry Units (C.M.U) exceeds the maximum amount allowed by the Ordinance on the east and north façades. A Section 9 Waiver was granted by the Planning Commission for this deviation during their 10/11/17 meeting.

Recommendation – The proposed revisions are consistent with the Section 9 Waiver previously granted. This application therefore qualifies for administrative approval in accordance with Section 6.1.1.c.x. of the Zoning Ordinance, provided that all other requirements for administrative approval are met. It should be noted that any new brick should match the existing brick.

Notes to the Applicant:

1. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".
2. The dumpster enclosure should be constructed of materials matching the primary structure.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



April 10, 2019

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

RE: Beck North Corp. Park Unit #54

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

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Laura Marie Casey

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City Manager
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David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

PSP#19-0050

JSP 16-36

PSP#17-0161

PSP#17-0016

Project Description:

Build a 67,309 square foot building on Nadlan Ct.

Comments:

- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.
- **CORRECTED 4/10/2019**-Hydrant spacing is 300' from hydrant to hydrant. Novi City Ordinance 11-68(f)(1)c.
- **CORRECTED 3/25/19** – Turning radius on SE corner has been corrected to 50' outside turning radius for fire apparatus(s).

Recommendation:

APPROVED

Sincerely,

A handwritten signature in black ink, appearing to read "KSP", with a horizontal line extending to the right.

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 RESPONSE LETTER



DEMBS

Development Inc

27750 Stansbury, Suite 200
Farmington Hills, Michigan 48334
(248) 380-7100 • Fax (248) 560-3030

April 12, 2019

Ms. Lindsay Bell, Planner
City of Novi
Community Development Dept.
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Beck North Unit-54, 46480 Nadlan Ct.

Dear Lindsay,

Attached within please find our updated final site plan revision submittal package for the development of the new future offices of Hexagon, Inc. within the City. I would like to thank you and Barb McBeth both for taking the time to meet with our team ahead of this initial submission to discuss our project and its schedule.

As I had mentioned at our meeting discussing the project, Hexagon is extremely excited about their move to Novi and looks forward to a successful project, along with forming a positive longstanding relationship within the City of Novi. With their move into this new hi-tech facility comes upwards 147 initial jobs for their office areas, coupled with that of their product showroom and demonstration/ training/ setup operations of the company.

In addressing the parking comment that was posed in your review letter dated 4/10/19, the population of the building will be around 147 associates initially, some of whom would be working within the office and operational areas and others being transients. Hence the parking count total as noted in being under that of the City ordinance standards will more than suffice for Hexagons needs. The workforce will be primarily in place during normal business hours of 7:00 AM through 5:00 PM.

We appreciate the cooperation and collaboration that you and your department, as well other related departmental staff members within the City, have provided to us at Dembs Development on this project.

Sincerely,

Dembs Development, Inc.



Glenn E. Jones

Pre-Construction and Development

CC: Barb McBeth/ City of Novi

Encl.



46892 West Road, Suite 109
Novi, Michigan 48377
Phone: (248) 926-3701
Fax: (248) 926-3765
Web: www.alpine-inc.net

April 12, 2019

Lindsay Bell, Planner
City of Novi Community Development Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: **Unit 54 Beck North Corporate Park
Preliminary Site Plan Response Letter
City of Novi Review# JSP16-36**

Dear Lindsay:

This letter is in response to the Plan Review Center Report dated April 10, 2019 for the above referenced project. Alpine offers the below comments in response to the review comments:

Planning Review dated April 10, 2019

- The applicant has provided a written justification to demonstrate the actual requirements for the functional use of the building for the occupant.
- Parking notes ii-v. on page 4 of the review will be added to the site plan as well as “The owner of the property shall report any proposed change in use or occupancy of the property to the Building Official prior to said change, who shall evaluate the need for some or all of the landbanked parking spaces to be installed.”
- The tenant/occupant will provide an updated Hazardous Materials Checklist and Emergency Contact form for the Fire Department’s records with the next submittal.
- No changes to the lighting levels/plan are proposed.
- Property line adjustments and amended Master Deed will be provided prior to Stamping Set approval.

Engineering Review dated April 8, 2019

Paving & Grading

1. Revised Final Site Plan for land banked parking paving and end islands will be provided prior to land banked parking construction.
2. A concrete pavement section for the truck dock area and trash enclosure area will be provided on the revised final site plan.
3. Revised areas will be clouded on the revised final site plan submittal.

The following must be addressed prior to construction:

4. Comment noted.
5. A paving pre-construction meeting will be scheduled by the applicant.

The following must be addressed prior to TCO:

- 6.-12. Items will be provided, as necessary.

Landscape Review dated April 3, 2019

Please see response letter by Allen Design.

AECOM Traffic Review dated April 9, 2019

- No response required. Letter recommends approval

Façade review dated April 9, 2019

1. Applicant will schedule façade inspections.
2. Dumpster enclosure materials are consistent with the primary structure.

Fire Department review dated April 10, 2019

- No response required. Letter recommends approval.

If you have any questions, please feel free to call our office at (248) 926-3701.

Regards,
Alpine Engineering Inc.



Thomas Gizoni, PE

cc: Dembs Development, Inc.

April 11, 2019

Mr. Rick Meader, Landscape Architect
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: Lot 54, Mezzanine and Landbank Parking

Dear Mr. Meader:

Below are our landscape review responses to your review dated April 3, 2019:

Landscape Comments:

- A note will be added to sheet L-1 regarding the 43 buffer trees counting towards the required trees under the conservation easement.
- The honey locust in the center island on the north side of the building will be substituted with a smaller tree.
- The patio endcap will have a 200 s.f. landscape island and tree.
- A separate landbank plan with calculations will be provided.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,



James C. Allen
Allen Design L.L.C.