

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KIRSTEN MELLEME, PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: A123 SYSTEMS – DRIVEWAY SPACING WAIVER
DATE: AUGUST 18, 2017

On June 14, 2017 Planning Commission approved the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan for A123 Systems, JSP17-21. The subject property is located in Section 15, West of Cabaret Drive and South of Twelve Mile Road and is zoned OST, Office Service Technology. The applicant is proposing to develop the 31.25 acre parcel to two buildings: one office/lab space of 128,936 square feet and the other as assembly building of 53,469 square feet including associated site improvements.

It was recently discovered that a driveway spacing waiver was not requested at time of Planning Commission site plan approval. Therefore, the applicant is requesting a 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 the entrances on Cabaret Drive. The applicant is requesting this waiver because of site operation constraints for large trucks to maneuver into the site from Cabaret Drive to the assembly building at the rear of the site. Traffic and Planning are in support of the waiver due to the site constraints.

Required Action

Approve the Preliminary Site Plan

Motion

In the matter of A123 Systems JSP17-21, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Same-side/Opposite-side Driveway Spacing waiver from Section 11-216.D of the City of Novi Code of Ordinances to permit same-side driveway spacing of less than 175 feet and opposite-side driveway spacing of 150 feet where 200 feet is required to the north, (*due to truck maneuverability to the assembly building*), which is hereby granted;
- b. 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; and

(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.)