

MEMORANDUM



TO: VICTOR CARDENAS, INTERIM CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: CHRISTIAN CARROLL, PLANNER
SUBJECT: JZ21-22 MICHIGAN CAT CATHERINE DRIVE PRO
DATE: FEBRUARY 1, 2023

Mayor and Council:
FYI on the
proposed Rezoning
of Michigan CAT
parcel.
- Victor

The purpose of this memo is to provide an update regarding JZ21-22 Michigan CAT Catherine Drive Access Parcel Planned Rezoning Overlay (PRO). The subject property is located east of Novi Road and north of Catherine Industrial Access Drive in Section 23 of the City of Novi. The area proposed to be rezoned totals approximately 5.29 acres. The applicant, Granger Construction, LLC, is proposing to use the site for outdoor storage of construction equipment related to Michigan CAT's shore and pump operation.

The City Council considered the request at a First Reading on August 8, 2022, and tentatively approved the rezoning with PRO subject to a number of conditions, including the following (emphasis added):

Developer shall develop the Land in accordance with all applicable laws, ordinances, and regulations, including all applicable setback requirements of the Zoning Ordinance under the Proposed Classification, except as expressly authorized herein, and all storm water and soil erosion requirements and measures throughout the site during the design and construction phases of the Development, and during the subsequent use of the Land as contemplated in this Agreement:

*The use of the site shall be limited to the outdoor storage of shoring and pump operation equipment as described in the developer's narrative, or equipment of a similar height, **but in all cases, equipment being stored shall be limited to a maximum of ten (10) feet in height.** This restriction shall include trucks and cranes, the booms of which shall be stored in a horizontal position.*

The above language has been incorporated into the PRO Agreement that was sent to the applicant for review. Upon review, the applicant requested that Item G, subsection i, be modified to allow for an increase **in the height of the equipment being stored from ten feet in height to fifteen feet in height.** The applicant has indicated that this gives Michigan CAT more flexibility in the use of the land and is consistent with the outdoor storage use at the Michigan CAT facility, which is north and east of the area proposed to be developed. Attached is the request of the applicant for the proposed changes to the PRO Agreement.

Since the site is not directly abutting residential zoning or land uses, and the applicant will be providing landscape trees and buffering on the south and west perimeter of the site, staff does not object to the increase in the proposed maximum height of 5 feet in this area. This matter will be presented to the City Council at an upcoming meeting for Second Reading and final approval of the PRO agreement.