



CITY OF NOVI CITY COUNCIL NOVEMBER 20, 2023

SUBJECT: Approval of the request from Goddard School Annex (JSP22-0059) at 48600 Grand River Avenue (parcel no. 50-22-17-126-013) for a variance from the Design and Construction Standards Section 11-256(b) to eliminate the sidewalk requirement along 12 Mile Road.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The property owner is adding approximately 16,000 square feet to an existing building, 12,000 square feet of associated parking and a paved playground area at 48600 Grand River Avenue (parcel no. 50-22-17-126-013). Section 11-256 (b) of the Code of Ordinances outlines the requirement to construct a sidewalk along their 12 Mile Road frontage. The ordinance indicates the property owner may request an administrative variance from this requirement if a pathway does not exist within 300 feet. The property owner is requesting a variance to eliminate the requirement to construct the sidewalk or pay into the sidewalk fund due to a lack of sidewalk within 300-feet and the difficulty in constructing the sidewalk through a wetland area.

Engineering Division staff supports this variance request since there is no sidewalk to the east of the parcel, and because the City has no plans to construct the sidewalk in this area. The Community Development Department also reviewed this request and has does not object.

RECOMMENDED ACTION: Approval of the request from Goddard School Annex (JSP22-0059) at 48600 Grand River Avenue (parcel no. 50-22-17-126-013) for a variance from the Design and Construction Standards Section 11-256(b) to eliminate the sidewalk requirement along 12 Mile Road.