

cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item 2
March 8, 2010

SUBJECT: Consideration of Zoning Map Amendment 18.695 with Planned Rezoning Overlay (PRO) SP10-05 from the applicant, Medilodge of Novi, to rezone from R-3, One-Family Residential to RM-1, Low Density, Low-Rise, Multiple-Family Residential. The property is located on the north side of Eleven Mile Road between Beck and Wixom Roads in Section 17 and consists of 20.05 acres. The applicant proposes a 120 bed, 78,560 square foot convalescent (nursing) home building.

SUBMITTING DEPARTMENT: Community Development Department - Planning ^{Burb}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The petitioner is requesting consideration of a Planned Rezoning Overlay (PRO), in conjunction with rezoning request 18.695 for property located on the north side of Eleven Mile Road, between Beck and Wixom Roads in Section 17. The property totals 20.05 acres. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As part of the PRO, the underlying zoning is changed, in this case to RM-1 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and the applicant agree to any deviations to the applicable ordinances, use restrictions and tentative approval of a conceptual plan for development for the site. After a public hearing, the Planning Commission makes a recommendation to the City Council with regard to the rezoning and PRO Concept Plan and PRO Conditions. If the City Council determines that it might proceed with a PRO approval, then it specifies the tentative conditions and directs the City Attorney's office to prepare a PRO Agreement. Approval of the rezoning and the PRO Agreement would occur simultaneously.

After final approval of the PRO Concept Plan and Agreement, the applicant would submit for Preliminary and Final Site Plan under the typical review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the PRO Concept Plan expires, the zoning reverts back and the agreement becomes void.

The subject property is currently zoned R-3, One-Family Residential. The applicant has requested a rezoning of the parcel to RM-1, Low Density, Low-Rise, Multiple-Family Residential with a Planned Rezoning Overlay. The applicant is now proposing this rezoning with a PRO to facilitate the construction of a 120 bed, 78,560 square feet convalescent (nursing) home building. The proposed convalescent home would include centralized dining and physical therapy facilities along with other ancillary features. The proposed use is not permitted in the R-3 District.

The Master Plan for Land Use currently designates the property for single family uses. A rezoning of the property to RM-1, Low Density, Low-Rise, Multiple-Family Residential would be inconsistent with the recommended actions of the Master Plan. Inconsistency with the Master Plan for Land Use is one of the reasons staff is not recommending approval of the request at this time.

The Master Plan for Land Use is currently under review by the Master Plan and Zoning Committee and the subject property is part of a larger study area being examined as part of the Master Plan review. The published recommendation of the Master Plan and Zoning Committee is for the Planning Commission to approve the creation of a "Suburban Low-Rise District" as a new district within the Zoning Ordinance to act as a transition area from higher intensity office and retail uses to one-family residential developments. The concept would include provisions intended to establish

the residential character of the district utilizing facades with residential features, limited access points and no front yard parking. Anticipated uses include low-rise office, day care facilities, mortuaries, places of worship, educational facilities and senior housing. Further information of the proposed Suburban Low-Rise concept can be found in the Planning Review Letter.

The applicant has made an effort to incorporate some of the elements of the "Suburban Low-Rise" concept into the PRO concept plan and the proposed use of a convalescent home would be a use that is expected to be permitted in the new district. The utilization of the PRO option would allow this site to be rezoned to RM-1 (where a convalescent home is permitted) while also ensuring that the anticipated regulations of the Future Land Use expected to be planned for this area (Suburban Low-Rise) are incorporated into the site.

Ordinance Deviations Requested

Included with the proposed PRO Concept Plan, the applicant is seeking positive consideration of several Zoning Ordinance deviations as listed in the Planning Review. The Zoning Ordinance permits deviations from the Ordinance provided that the City Council finds that "each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."

Among the deviations requested are the following:

1. Building Length: Maximum building length of 360 feet permitted in the RM-1 District. The overall building length is proposed to be 492 feet.
2. Building Setbacks: Minimum building setback of 134 feet from side yards (based on building length). The building is proposed to be set back 123 feet on the east side.
3. Dumpster Location: Dumpster is required to be located in the rear yard. The proposed dumpster and dumpster enclosure is shown in the interior (western) side yard.
4. Landscape Waivers: A 4.5-6 foot high landscape berm is required along the west, north and east property boundaries unless significant natural features would be disturbed by the installation of a berm. No berm is proposed along these property lines. The west and north property lines will be adequately buffered with existing plantings. The applicant has offered to increase the landscape plantings on the east property line to assist in providing a buffer for the adjacent residential property.
5. Facade Waiver: The ordinance requires a minimum of 30 percent brick and a maximum of 25 percent asphalt shingles on each facade. The submitted plan shows each facade consists of 11-15% brick and 41-60% asphalt shingles. While this does not meet ordinance standards, the Facade consultant's review letter indicates that the sum of the percentage of all masonry materials (brick, cultured stone and smooth stone taken together) significantly exceeds the minimum brick requirement. The deviation in ordinance standards is recommended subject to a number of conditions, including additional details pertaining to the Suburban Low-Rise Zoning concept and submittal of a sample board showing a harmonious match in colors and complementary textures of all proposed facade materials.

The applicant's response letter provides commentary on each of the requested deviations.

PRO Conditions

The following PRO conditions could be imposed on the basis of the proposed PRO Concept Plan:

1. Use limited to a convalescent (nursing), congregate care and assisted living with customarily accessory uses;
2. Maximum square footage 79,000 square feet; and
3. Maximum number of beds limited to 120.

These conditions would limit the scope and size of the development and would be consistent with the submitted PRO Concept Plan.

As part of the PRO, the applicant is required to provide a public benefit that would demonstrate more than just the usual benefits associated with standard rezoning and development of the property. The developer suggests the following benefits of the Plan as proposed:

- The applicant has offered to place 8.5 acres of the northern portion of the site in a conservation easement. The applicant has included a plan identifying the boundaries of the conservation easement, including a majority of the north part of the property. While acknowledging this public benefit, the City's Environmental Consultant has recommended all of the undeveloped area be placed in the conservation easement. Please see the attached exhibit for more information.
- The applicant indicated in the response letter that they will construct a path through the preserved area that will be open to the public. The applicant has contacted Providence Hospital to determine whether there is a way to connect the path to the Providence Hospital campus.
- The applicant has tentatively agreed to place the required sanitary sewer along the southern side of Eleven Mile Road, thereby avoiding valuable natural features along the northern side of Eleven Mile Road.

Following the public hearing on the request, staff discussed an additional public benefit with the applicant: possible extension or modification of the proposed public pathway system to include a connection to the future regional trail system anticipated to be located in or near the ITC corridor, just to the west of this property. At the time this report is being prepared, the applicant has not been able to commit to this additional public benefit, but will be prepared to discuss this matter at the City Council meeting on Monday. Staff believes that this public benefit would add considerably (possibly as much as \$150,000 in value if the full 1500 feet of pathway would be considered) to the conservation easement, public trails and off-site sewer that have already been offered.

As previously mentioned, the applicant has incorporated some of the anticipated features of the "Suburban Low-Rise" concept into their concept plan. A significant element of the "Suburban Low-Rise" concept is the residential character of proposed facades. These characteristics include peaked roofs, dormers, covered porches, façade shifts, residential sized windows, etc. The City's Façade Consultant recommends the applicant incorporate more of these features into their façade to ensure architectural harmony with future developments in the area. For additional items listed as public benefits and for the PRO conditions, please see the attached information provided by the applicant and the Plan Review Center reports.

Time frame for completion of Master Plan and Ordinance Amendments

While it is anticipated that Master Plan and Zoning Committee's work will be completed on the Master Plan review within the next few weeks, the final plan is not expected to be adopted until June. Several steps need to be taken in the meantime for the anticipated Master Plan amendments: a public hearing in April for the Planning Commission's consideration, approval by the City Council for distribution to surrounding communities and utilities, review period of 6 weeks by those entities, and return to the Planning Commission for final public hearing for adoption. The proposed "Suburban Low-Rise District" would not take effect until language is drafted and approved as part of a Zoning Ordinance text amendment. The Planning Commission would review the proposed language at a required public hearing for recommendation to the City Council. Two readings of the ordinance amendment are required for approval by the City Council. It is likely that this type of ordinance amendment would be prepared to be reviewed by the Commission (if and when the Master Plan is adopted in June) and be considered by the City Council in July. Map amendments could be handled at the same time, if necessary.

Public Hearing and Planning Commission recommendation

The public hearing for the rezoning request was held by the Planning Commission on February 24, 2010. At that meeting, the Planning Commission recommended **approval** of Zoning Map

Amendment 18.695 with Planned Rezoning Overlay to rezone the property from R-3, One-Family District to RM-1, Low Density, Low-Rise, Multiple-Family Residential District.

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement to be brought back before the City Council for approval with specified PRO Conditions.

PLANNING COMMISSION RECOMMENDED ACTION: Approval of Zoning Map Amendment 18.695 with Planned Rezoning Overlay (PRO) SP10-05 from the applicant, Medilodge of Novi, to rezone from R-3, One-Family Residential to RM-1, Low Density, Low-Rise, Multiple-Family Residential with the following considerations:

- a. The applicant providing the required sanitary sewer extension along Eleven Mile Road, with the preference that the sewer be installed along the southern side of Eleven Mile Road to preserve valuable natural resources on the north side of Eleven Mile Road.
- b. The applicant relocating the proposed floodplain mitigation to another area of the site, consistent with the recommendations of the Woodland Review Letter to preserve valuable natural resources on the site.
- c. The applicant incorporating additional features of the proposed Suburban Low-Rise concept as stated in the Façade Consultant's review letter.
- d. Subject to the deviations of ordinance standards and all conditions as identified in the February 9, 2010 Planning Review Letter, the February 11, 2010 Landscape Review Letter and the February 16, 2010 Façade Review Letter.
- e. City Council's acceptance of the conservation easement of 8.5 acres of land on the north side of the property, with pathways proposed for the benefit of the public as a demonstration of the public benefit associated with this PRO

For the following reasons:

- Due to the location of the subject site near the Providence Park Hospital Complex and the site's adjacency to Eleven Mile Road, lower density single family uses and the ITC corridor, the parcel may be considered to meet the intent of the RM-1 District: *"The RM-1, Low-Density, Low-Rise Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures and related uses, which will generally serve as zones of transition between the nonresidential districts and major thoroughfares and freeways and lower-density Single Family Districts."*
- Because of the location of the parcel in question, its size and the influence of the surrounding properties, a convalescent home is a reasonable alternative to the master plan.
- The submitted PRO request and the anticipated development of a PRO Agreement could identify mutually beneficial conditions that would address a number of the concerns identified for this property.

STAFF RECOMMENDED ACTION: Denial of Zoning Map Amendment 18.695 with Planned Rezoning Overlay (PRO) SP10-05 from the applicant, Medilodge of Novi, to rezone from R-3, One-Family Residential to RM-1, Low Density, Low-Rise, Multiple-Family Residential for the following reasons:

- The proposed rezoning would be contrary to the recommendations of the current Master Plan for Land Use, which recommends single-family uses for the property.
- The proposed public benefits offered with the PRO application have yet to be fully described and finalized.
- The concept plan is deficient in a number of ordinance requirements, including exceeding allowable building length, building setbacks, dumpster location, landscaping and façade.
- Infrastructure concerns have yet to be resolved.

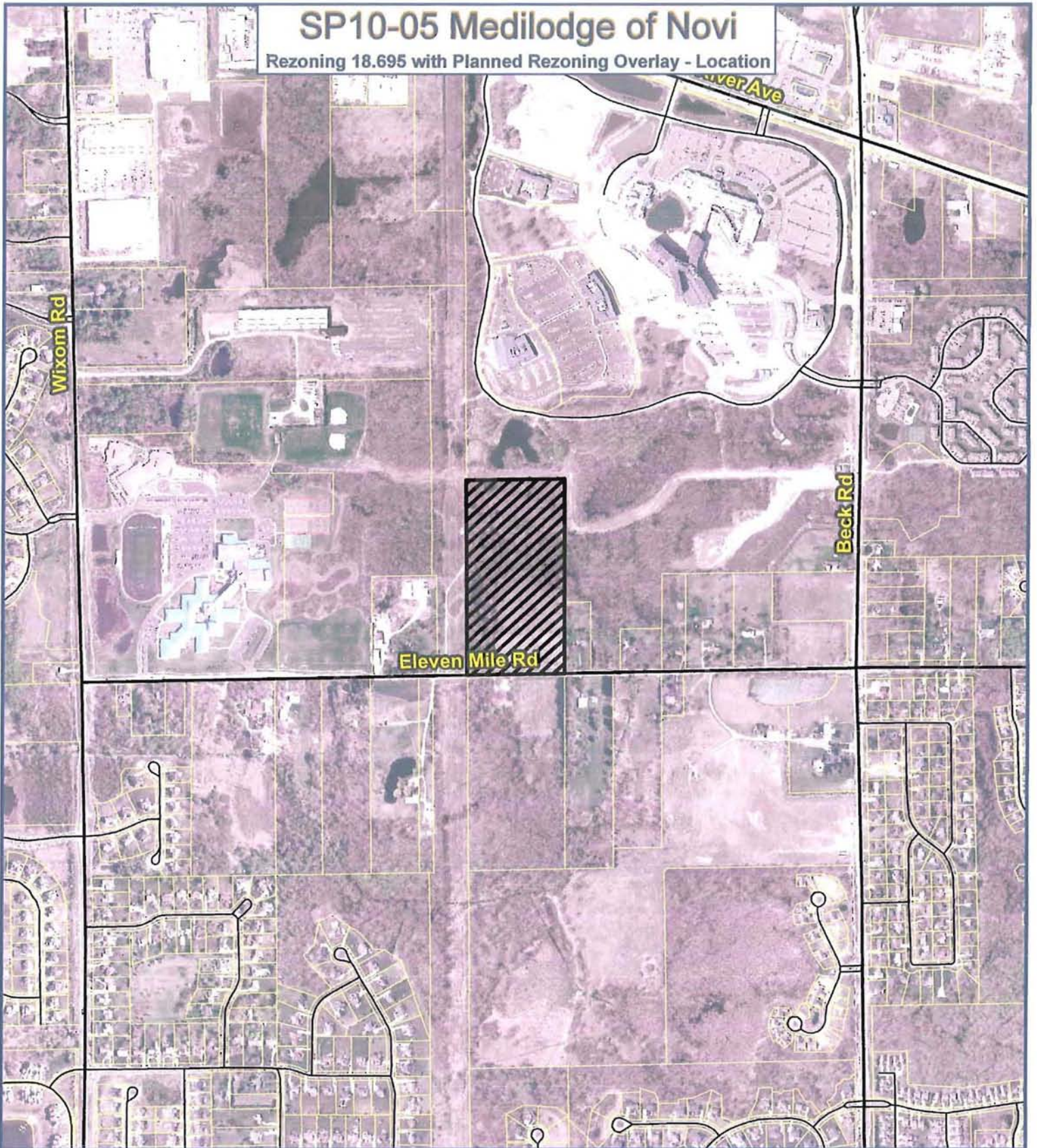
	1	2	Y	N
Mayor Landry				
Mayor Pro-Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

MAPS
Location
Zoning
Future Land Use
Natural Features

SP10-05 Medilodge of Novi

Rezoning 18.695 with Planned Rezoning Overlay - Location



Map Author: Kristen Kapelanski
 Date: February 16, 2010
 Project: Medilodge of Novi PRO
 Version #: 1.0

Map Legend

 Subject Property

MAP INTERPRETATION NOTICE

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



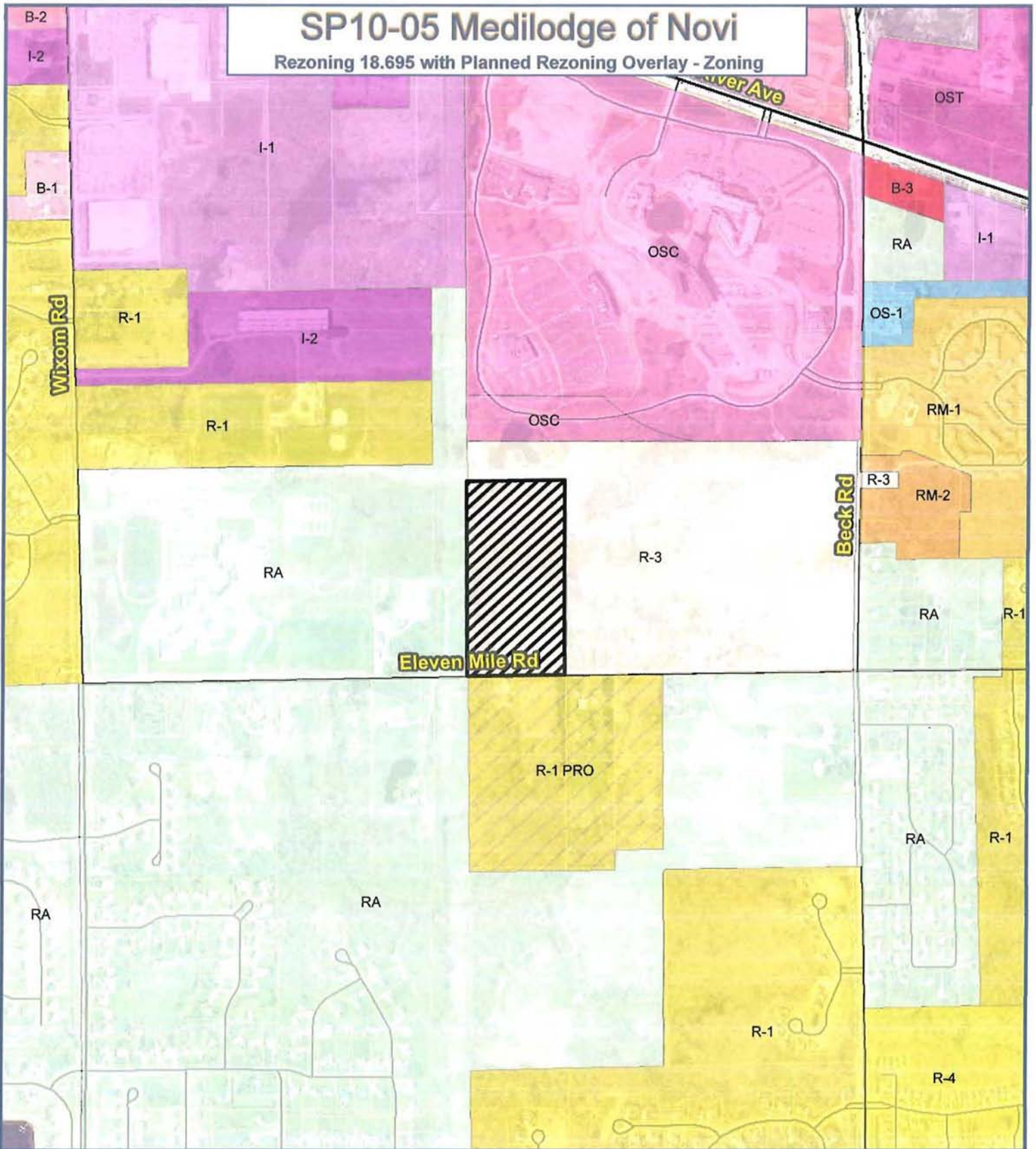
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 Department Division
 Department Name
 45175 W Ten Mile Rd
 Novi, MI 48375
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1 inch = 881 feet

SP10-05 Medilodge of Novi

Rezoning 18.695 with Planned Rezoning Overlay - Zoning



Map Author: Kristen Kapelanski
 Date: February 16, 2010
 Project: Medilodge of Novi PRO
 Version #: 1.0

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Zoning

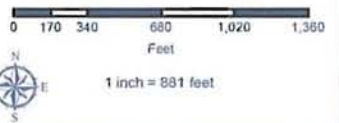
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family

Map Legend

- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- Subject Property

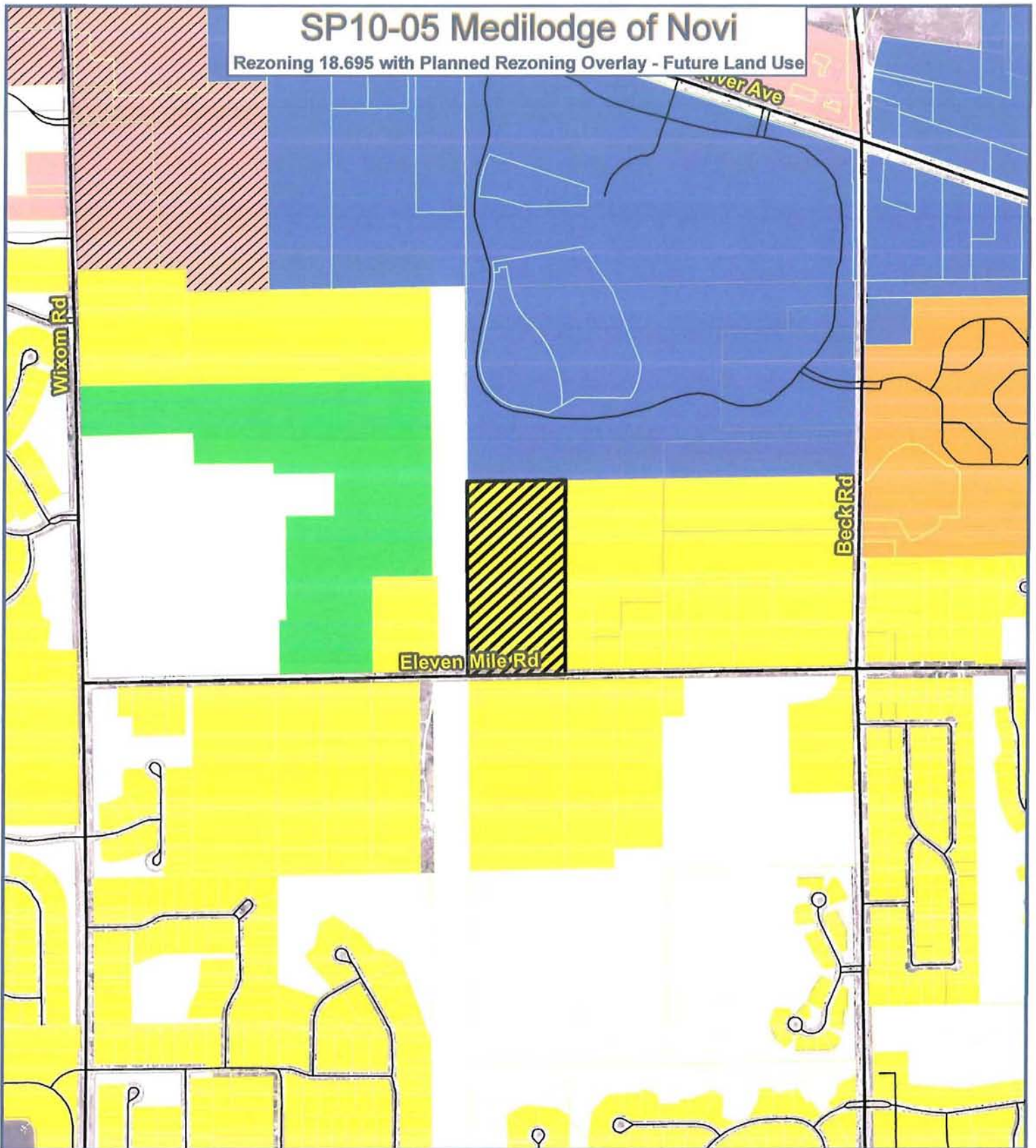


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SP10-05 Medilodge of Novi

Rezoning 18.695 with Planned Rezoning Overlay - Future Land Use



Map Author: Kristen Kapelanski
 Date: February 16, 2010
 Project: Medilodge of Novi PRO
 Version #: 1.0

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Map Legend

Future Land Use

- SINGLE FAMILY
- MULTIPLE FAMILY
- OFFICE
- LOCAL COMMERCIAL

- COMMUNITY COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK
- UTILITY
- Subject Property

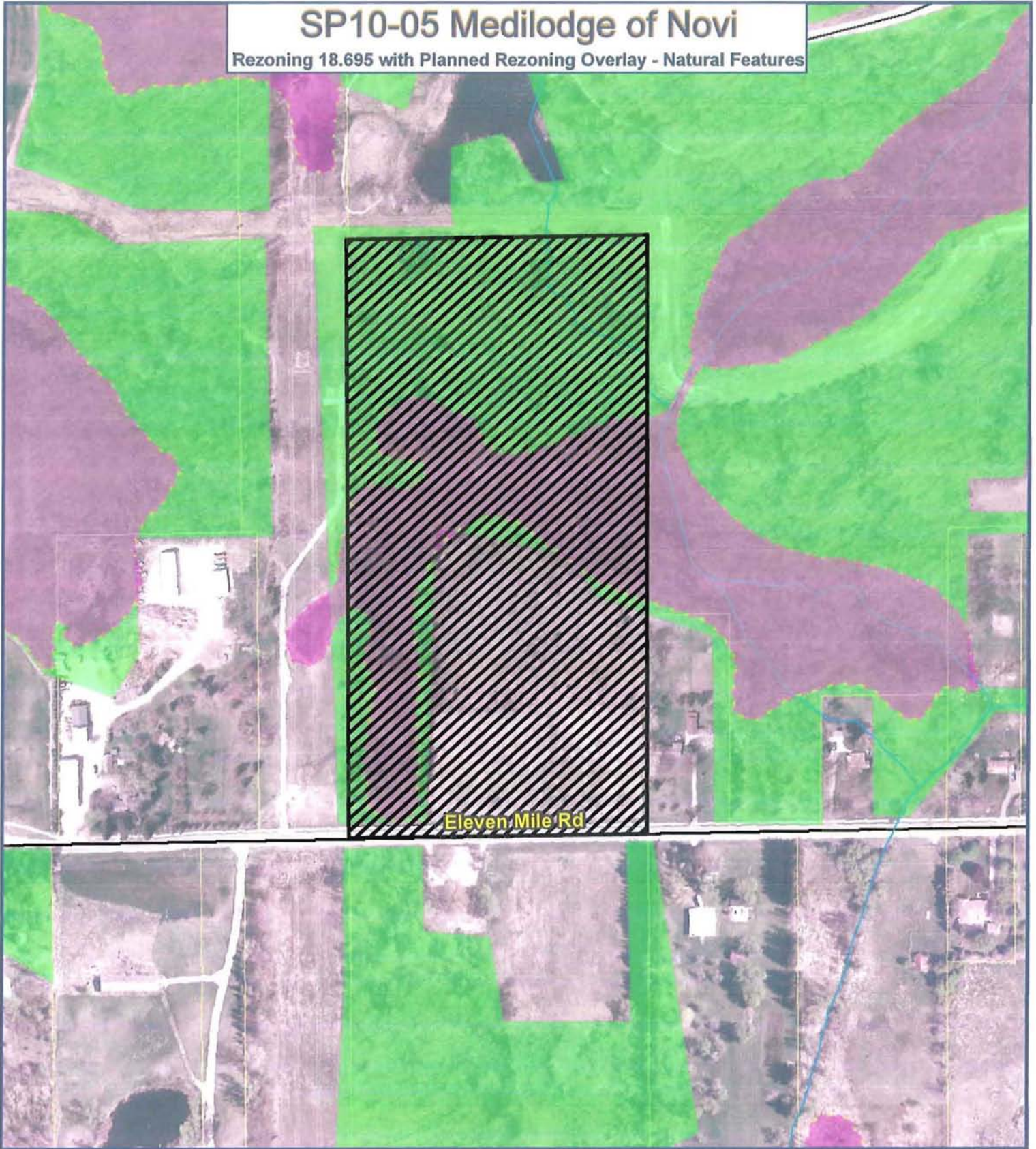


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SP10-05 Medilodge of Novi

Rezoning 18.695 with Planned Rezoning Overlay - Natural Features



Map Author: Kristen Kapelanski
 Date: February 16, 2010
 Project: Medilodge of Novi PRO
 Version #: 1.0

Map Legend

- Wetland Areas
- Woodlands
- Subject Property

MAP INTERPRETATION NOTICE

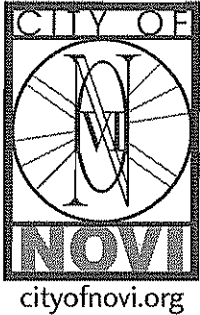
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**PLANNING COMMISSION
MEETING MINUTES EXCERPT
FEBRUARY 24, 2010**



Excerpt DRAFT PLANNING COMMISSION MINUTES

Draft Copy

CITY OF NOVI

Regular Meeting

Wednesday, February 24, 2010 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Cassis, Member Greco, Member Gutman, Member Larson, Member Lynch, Chair Pehrson

Absent: Member Meyer (excused), Member Prince (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; David Beschke, City Landscape Architect; Lindon Ivezaj, City Engineer; Brian Coburn, City Engineer; Kathy Smith-Roy, Finance Director; Kristin Kolb, City Attorney

1. MEDILODGE OF NOVI, SP10-05 WITH ZONING MAP AMENDMENT 18.695

Public Hearing for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay associated with Zoning Map Amendment 18.695, to rezone the property from R-3, One-Family Residential to RM-1, Low Density, Low Rise Multiple Family Residential with a Planned Rezoning Overlay (PRO). The subject property totals approximately 20.05 acres and is located in Section 17, north of Eleven Mile Road between Beck Road and Wixom Road. The applicant is proposing a 120 bed 78,560 square foot convalescent (nursing) home building.

Planner Kapelanski stated that the applicant is proposing the rezoning with PRO of an approximately 20 acre parcel located on the north side of Eleven Mile Road between Beck Road and Wixom Road from R-3, One-Family Residential to RM-1, Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay. To the north of the property is vacant land and the Providence Hospital Campus. To the west is the ITC utility easement with Wildlife Woods Park and single-family residential further to the west. To the south is existing single-family residential and the Oberlin residential development, a single-family condo development that has been approved for this parcel but on which construction has not begun. To the east is a single-family residential home.

The subject property is currently zoned R-3. The site is bordered by R-3 zoning to the north and east, RA zoning to the west and R-1 zoning with a PRO to the south.

The current Future Land Use Map designates the subject property for single-family residential uses. The majority of the property surrounding the site is also master planned for single-family uses with office uses planned for the north and utility uses shown to the west.

There are existing wetlands on the site, mainly concentrated in the center of the site and extending down on the southwestern side. There are also high-quality woodlands on the site occupying the northern half of the property.

Planning staff has recommended the applicant postpone consideration of their proposal until the Master Plan Update has been completed. The likely recommendations of the Master Plan Update will include a new designation, the "Suburban Low-Rise District", for the subject property and the surrounding properties. This new designation is intended to provide a transition area from office and retail developments to single-family uses. The new district would promote a residential character and would include provisions for facades with a residential design, a minimum height of one and one-half stories, no parking in the front yard and adequate parking screening, a berm adjacent to residential uses and standards for maximum lot coverage.

The proposed use is expected to be included in the permitted uses in the Suburban Low-Rise District. If this new designation is approved as part of the Master Plan Update, new zoning ordinance provisions would still need to be drafted before the new district could be utilized. Since the applicant has chosen to move forward at this time, planning staff recommends denial of the proposed rezoning with PRO as the rezoning is not consistent with the recommendations of the current Future Land Use Map. In anticipation of the Master Plan Update recommendations, the applicant has made an effort to incorporate some of these expected regulations into their PRO Concept Plan. In

addition, the Planning Review also notes the applicant should provide additional information with regard to their proposed public benefit. The applicant has indicated in their response letter that in addition to the proposed conservation easement depicted in the included illustration, they are also proposing a trail through the preserved area to be open to the public and are exploring the possibility of connecting that trail to the Providence Hospital Campus.

You will also note in the Engineering Review, that sanitary sewer is required to be extended along the frontage of the property. The applicant has indicated they will explore the possibility of extending the sewer along the southern side of Eleven Mile Road in order to avoid the wetlands that exist directly in front of their property on the northern side of the street. The planning review also notes a number of deviations from the ordinance. The applicant has included reasons for the requested deviations as part of their response letter.

The Landscape Review recommends approval of the proposed concept plan noting landscape waivers are required for the absence of a berm along the northern, eastern and western property lines. Considering the proximity of the parking to the existing single-family residential home to the east, staff would not support a waiver of the berm for the eastern property line.

The Wetland Review recommends approval of the Concept Plan and recommends the applicant place all of the remaining wetlands in a conservation easement. The applicant has proposed an approximately 8.5 acre conservation easement for portions of the rear of the property.

The Woodland Review recommends approval and notes the proposed floodplain mitigation should be relocated and recommends an alternate location. The applicant has agreed to this alternate location. The City's Environmental Consultant has recommended that all remaining natural features be placed in a conservation easement.

The Traffic Review recommends approval of the Concept Plan and Traffic Study and notes items to be addressed on the Preliminary Site Plan.

As previously mentioned, the Engineering Review indicates sanitary sewer should be extended along Eleven Mile Road. The applicant has agreed to extend the sewer. The Engineering Review also required a relocation of the floodplain mitigation out of the utility easement. The applicant has agreed to relocate the mitigation to the area described in the Woodlands Review letter. The Fire Marshal recommended approval of the proposed concept plan.

The Façade Review notes a Section 9 Waiver is required for the overage of asphalt shingles and underage of brick and recommends approval of the required waivers. The review also notes that given the likely recommendations of the Master Plan update, the applicant should consider incorporating additional residential elements into their design. For example, residential size windows, additional dormers, covered porches, shutters and overhangs are some of the features that could be included. It is expected that the residential look of buildings in the proposed Suburban Low-Rise District will be a significant component of that designation.

Mr. Dan DeRemer, J W Design, Architect for the Medilodge Group came forward and introduced himself and included Mr. Mark Russell, Russell Design and Mr. Dave LeClear, Civil Engineer from Livingston Engineering. Mr. DeRemer he and his team have met numerous times with the City staff and have made a number of revisions to the proposed plan. Mr. DeRemer has also attended meetings with the Master Plan and Zoning Committee that is studying the Master Plan update and has tried to incorporate the Committees' thoughts for that area within the concepts of this plan.

The problem that Medilodge faces in postponement or delay of the project is that there is a Certificate of Need that is in place and is due to expire in about two months. If Medilodge does not move forward now, there is a possibility those beds could be lost. That is why it is important to move forward with this prior to the Committee finishing their Master Plan review and approval process.

Mr. DeRemer stated he has presented a number of things to the Master Plan and Zoning Committee and received very favorable responses to the project in a couple of different meetings. One of the proposed public benefits is the dedication of an 8.5 acres conservation easement. Mr. DeRemer has contacted Providence Hospital to talk about providing a trail to connect the two properties. There are high qualities woodlands at the back of the subject property as well as wetlands in a couple of areas that Medilodge would like to preserve as part of the process.

Medilodge has made major revisions to the elevations in response to the comments of the Master Plan and Zoning Committee and staff. The proposed elevations show more stone than is required and than the areas of siding and brick. There is a substantial amount of asphalt shingles due to the nature of this kind of residential building. There were also concerns about the length of the building and that has been addressed. The severely articulated building is never viewed as a long slab building. All of the wings create courtyards in the middle in between the wings and even the articulation of the building is more of a single-story residential quality that would meet the recommendations of the Master Plan and Zoning Committee.

Again, Medilodge is very concerned about any postponement, given the situation with the Certificate of Need and that project can be reviewed and accepted as proposed. Medilodge is willing to work with the Planning Commission and City, just as they have worked with the Master Plan and Zoning Committee on anything that is necessary.

Medilodge has made changes from their original proposal and is virtually developing 7 acres of a 20 acre site and the rest is going into a conservation easement.

There are some setback variances required. In order to maintain a wetland on the eastern side of the property, the building is pushed further to the west creating a need for a variance for the western setback.

Another issue is addressing the sanitary sewer. Medilodge is extending the sewer all the way out to the front of the site and across the entire frontage and has worked with the engineering staff through our civil engineer to develop and try to save the wetland along the northern property line. In order to do that, Medilodge is willing to install the sewer line across the street, along the southern side of Eleven Mile Road as opposed to along the frontage of the Medilodge property. Medilodge will be adding about 1,000 feet of sanitary sewer to serve the future uses in this area as well. Medilodge believes that they are meeting the spirit and the nature of what has been proposed for the Master Plan update at the Master Plan and Zoning Committee level and if there is anything in addition to what Medilodge is proposing, they will be happy to work with the Planning Commission.

No one from the audience wished to address the Commission as part of the public hearing.

Member Greco read the Public Hearing responses into the record. Mr. & Mrs. Burton stated in their letter that they do approve of the request for the Medilodge of Novi, SP10-05 with Zoning Map Amendment 18.695. They asked for the following conditions: 1) Structure should be no higher than one-story; 2) The structure will be built far enough back on the property so we are not looking at the back of the building; and 3) We would like a six foot solid fence or berm between the properties.

Chair Pehrson closed the public hearing at this time and turned it over to the Planning Commission.

Member Cassis asked Planner Kapelanski what was keeping this PRO project from going forward and not meeting our ordinance.

Planner Kapelanski answered Member Cassis by stating that at this time our Future Land Use Map does not indicate multiple-family residential uses for this property, which would be required for the RM-1 District. It is the Planning Division's policy to recommend rezonings in correlation with the Future Land Use Map. Generally, staff does not deviate from the Future Land Use Map and refer to that for all rezonings. Staff has recommended that the applicant postpone this rezoning and staff recommended denial if they chose to move forward now.

Planner Kapelanski continued, noting the applicant has worked with the Master Plan and Zoning Committee to figure out what types of concepts would be included in the Suburban Low-Rise District. The applicant has made an effort to include some of those things and these are noted in the Planning Review Letter. Should this project come in later under the Suburban Low-Rise District, if it was ever proposed, staff would not necessarily be opposed to it. The use would be permitted as it is currently envisioned and there might be some changes that might be needed as well as façade concerns, but the use itself would be permitted and it is likely the site would generally look like what is being proposed.

Member Cassis addressed City Engineer Ivezaj and asked if he had any problems with what the applicant is

proposing and why the project should or should not proceed.

City Engineer Ivezaj stated that his opinion on the use of the sewer is not any different than from what the applicant thinks. The ordinance requires a public utility extension across the whole frontage of the property. In this particular case, the current stub is to the northeast side of the property and the applicant would be bringing it down through their property and staff asked for the sewer to be extended along their frontage as well to serve Eleven Mile Road.

Member Cassis asked City Engineer Ivezaj if there might be other owners that might be able to connect o that sewer along the frontage.

City Engineer Ivezaj answered that was the intention of leaving that stub to the northeast corner of the site and bringing the sewer down to Eleven Mile Road and extending it across the frontage to serve the rest of the properties along Eleven Mile Road.

Member Cassis thanked both Planner Kapelanski and City Engineer Ivezaj for their comments.

Member Cassis stated that he was very familiar with the Certificate of Need process.

Mr. DeRemer stated that it was transferred from another facility and it took a lot of negotiation and the owner is most concerned with the deadline. The owner must have a contract with an architect to ensure the Certificate of Need. Mr. DeRemer is happy to secure an architect once he can assure the owner that he is confident that they can move forward. Medilodge came forward with their conceptual plans and asked how they could move this forward. They understand what the Master Plan and Zoning Committee is doing and applaud the efforts. The Master Plan and Zoning Committee recommended the project proceed in this way and Medilodge has worked with them along the way.

Member Cassis stated that he was on the Master Plan and Zoning Committee with some of his colleagues and did follow the progress. He knows the Certificate of Need is a unique item and that it takes years to get everything in order. A PRO requires certain benefits that a City should be given along with the proposal and Member Cassis asked the applicant what was included as a public benefit.

Mr. DeRemer stated the conservation easement was the major element offered as a public benefit and to work with the very large area that is behind the site and work with the hospital to develop some pathways that would benefit the area. Medilodge is proposing an extension of the sewer and preserving tremendous amounts of natural area along the site.

Medilodge has a 20 acre site and is developing seven acres of it. They would typically do a 160-180 bed facility on this size property and possibly have room for expansion. This is going to be at the ultimate a 120 bed facility because of the nature of this site. They want to preserve the wetland and woodland.

These are things that will benefit the area. Medilodge is not going to relocate the woodland and wetland areas somewhere else in the City. They are preserving it and respecting it. The shape of the facility will be a very residential looking building.

Member Cassis asked Mr. DeRemer if they were ready to move on building this facility.

Mr. DeRemer answered Member Cassis saying that as soon as they get the go ahead, they will then prepare construction documents and that will move very quickly. The Medilodge Group is a very dynamic group right now that is expanding and the need is obviously there.

Member Cassis asked if notices were sent out and where the Burton's, who sent in a public hearing response, lived.

Deputy Director McBeth answered the Burton's property is immediately to the east of this property and contains about two acres of land. The home sits near the front of the property, close to Eleven Mile Road.

Mr. DeRemer stated that there would be trees there between the Burton's and the Medilodge facility.

Member Cassis asked Mr. DeRemer if they were going to do the berm there.

Mr. DeRemer stated that a berm is not proposed because this area is needed for some drainage and Medilodge is proposing putting in natural trees rather than a berm. The planting itself will create a screen. All of the parking here is very simple and it is not a major parking lot. Right now the area you are talking about is an open meadow.

Member Cassis asked Mr. DeRemer what they were doing for the Burton's.

Mr. Mark Russell, Russell Design, came forward and said that the view is currently wide open. He has recommended or proposed providing the required buffer along that area and creating understory to maintain the opacity requirements of the City. He does not want to propose and go forward with a berm. The reason being is that there is some premature vegetation along that eastern boundary line and a berm installation would be detrimental to that. Also, a fence inside the Medilodge property line it might be detrimental to that vegetation or there might be a slight conflict with the detention requirements.

Member Cassis addressed City Landscape Architect Beschke and asked what he thought they could do with the vegetation to make a nicer view for the Burton's.

City Landscape Architect Beschke answered he hadn't seen the final plan that they would be coming forward with. They do have some space there and they are going down rather than up and as they said, they need it for drainage. There is no reason that it can't be a very attractive buffer, but they would have to plant it very thick and use a lot of evergreens to make sure there is a screen there. There are supposed to be berms all around this site because of adjacent residential zoning. City Landscape Architect Beschke does not have a concern to the west or the north property lines because there is a lot of natural buffer there. However, on the eastern property line there is that one house that is fairly close to the property line up front and that responded to the public hearing notice as well. The applicant would need to provide very thick plantings if they were not willing to install a fence.

Member Cassis stated that he liked the setup of the buildings as well as the brick and stone. Member Cassis recalled that he had asked the applicant to provide some dormers at a Master Plan and Zoning Committee meeting.

Mr. DeRemer stated that they changed the style of the windows somewhat and added some dormers to the roof.

Planner Kapelanski added that what the Suburban Low-Rise District anticipates is residential size windows. They do have a lot of windows in their façade. Staff would just envision that they would be a little bit smaller, similar to what you would find in a single family residence.

Mr. DeRemer stated that the windows are scaled to those residences. There is a minimum amount of lighting required for each room by the state. By reducing the window size, Medilodge would have to add a number of windows to each of those rooms in order to make it work. This is going to be a state of the art rehabilitation facility; the idea and concept now is to make it more a hospitality look. This would be a destination, almost a spa kind of feel. The design as proposed does that and still has a very residential scale to it.

Member Cassis agreed with Mr. DeRemer and he liked the idea in the front of the building and it gives it a nice façade and that small windows would not look good in the entrance. He does understand Planner Kapelanski and Deputy Director McBeth's position, and is aware of the Master Plan updates coming forward, but the process has been very slow.

Mr. DeRemer stated that he understood this process. Medilodge wanted to get into that process originally and find out whether they should proceed. The owner has obviously spent a great deal of money to get this far and is confident they are proceeding in the way that makes sense and did not overlap or didn't negate what was being planned by the Master Plan and Zoning Committee. Mr. DeRemer and his team have studied it and looked at all the things that are proposed and feel that they really are within the framework of what is proposed for that area.

Member Cassis stated that he has asked Mr. DeRemer in their Master Plan and Zoning Committee meetings about the firm that he represents and said that he did understand that it was a reputable firm. The Planning Commission really does not know when the Master Plan will be approved and go through the process of the public hearing.

Member Cassis really thinks that this project is ready to go as Mr. DeRemer has said. With this challenged economy, it would be a benefit and will add to our tax base. This is the kind of project that the Master Plan and Zoning Committee is looking for in that area for the Suburban Low-Rise District and Planner Kapelanski agreed with that to. Member Cassis is in favor of giving the applicant the go ahead.

Member Lynch stated that this is far different from the applicant's original proposal. Staff and the Committee asked for the wetlands to be placed in a conservation easement and the applicant agreed; the City asked for a sewer along Eleven Mile Road and the applicant did that. The City wanted a path and the applicant has agreed to put a path in, and the City wanted them to change the architecture within reason and the applicant has altered the facade. The applicant has done a good job with the concept plan to create something to conform with the anticipated recommendations of the Master Plan and Zoning Committee. This would be less traffic than what would normally go there with the current zoning. This would be less demand on City infrastructure than what the current zoning would do. This preserves the wetlands and woodlands on the site.

The issue the Planning Commission faces is; is the Commission going to delay this project because we want to debate for another six, ten, twelve or fourteen months a concept for that area or has the applicant done enough based on the concepts discussed in prior meetings; has the applicant done enough to satisfy where that area is going so they can move ahead right now and will not lose their Certificate of Need. Member Lynch believes that this fits Novi and that area and that the Medilodge is a top notch facility. As far as the screening on the east end, the neighbors are requesting a fence because they just do not want to see the building. The applicant is proposing installing trees, which is more natural and in essence, satisfies the neighbors' request by putting in a natural fence of trees. If evergreens are used the applicant can satisfy the neighbors and keep the natural setting. Member Lynch feels that it would be a travesty if the Planning Commission were to delay this project any further based on what the Commission thinks the area should look like. This meets the intent of the concept for the Suburban Low-Rise District and Member Lynch is in full support of moving forward on this.

Member Baratta appreciates the hard work and the very thorough examination of the project by Member Cassis and Member Lynch. He is very familiar with this property and passes it regularly and has a couple of concerns specifically with the screening of the adjacent residential use. The applicant should agree to some sort of screening with mature plants and trees. After watching the most recent City Council meeting on television, Member Baratta noticed that the Council recommended that the petitioner of Rezoning 18.694 apply for the same kind of rezoning that this group is currently doing, the PRO, in recognition that there was a timing issue and some other issues. With that understanding, there is a very limited concern of not having that Master Plan in place today, but this project meets for all intents and purposes what the Master Plan update is going to include anyway. Member Baratta would be very supportive of the proposal and thinks the applicant has followed the intent and really the recommendation of the City Council.

Member Larson stated that he agrees with everything the other members have said and has only two concerns. One of them is the height of the trees on Eleven Mile Road in relation to the roof line of the building. Is there any idea or stipulation on how high those trees will be and how much of the roof line will be visible?

Mr. Russell stated that they have not yet identified those species, but per ordinance requirements, those trees will be deciduous canopy trees, about forty to fifty feet tall at mature height. When they are just put in, they will be two and one-half or three inch caliper trees and they will probably be fifteen to twenty feet tall.

Member Larson stated that he also has some concerns with the west elevation where the elevation is going to face Eleven Mile Road, there is a lot of asphalt roof.

Mr. Russell stated that the roof is thirty feet to the center line of the eave of the roof. It is forty feet to the peak. The vision of the roof will be screened with the trees. The intent would be to screen the roof and there will be plenty of plant material there to do that.

Mr. DeRemer stated that if the roof configuration is greater than what the City Ordinance would allow, Medilodge could reduce the pitch on it. The pitch could be reduced and the building would still have a residential look to it. A detailed shingle that has a three dimensional look to it is proposed.

Mr. Larson said the roof looks imposing from the elevation shots. Short of that, he thinks it is a fabulous project and will support it.

Member Gutman stated that his colleagues on the Master Planning Committee have summarized our lengthy multiple discussions very well. He thinks the intention of this project meets very well with the future Suburban Low-Rise concept and the applicant has worked hard to meet that and he appreciates that.

Moved by Member Gutman, seconded by Member Lynch:

In the matter of Medilodge of Novi, SP10-05 with Zoning Map Amendment 18.695, motion to recommend approval to the City Council to rezone the subject property from R-3 (One-Family Residential) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay, with the following considerations: (a) The applicant providing the required sanitary sewer extension along Eleven Mile Road, with the preference that the sewer be installed along the southern side of Eleven Mile Road to preserve valuable natural resources on the north side of Eleven Mile Road; (b) The applicant relocating the proposed floodplain mitigation to another area of the site, consistent with the recommendations of the Woodland Review Letter to preserve valuable natural resources on site; (c) The applicant incorporating additional features of the proposed Suburban Low-Rise concept as stated in the Façade Consultant's review letter; (d) Subject to the deviations of ordinance standards and all conditions as identified in the staff and consultant's review letters, and specifically as identified in the February 9, 2010 Planning Review letter, the February 11, 2010 Landscape Review letter and the February 16, 2010 Engineering Review letter, and acknowledging those ordinance deviations as acceptable to the Planning Commission for inclusion in a PRO Agreement; (e) City Council's acceptance of the conservation easement of 8.5 acres of land on the north side of the property, with pathways proposed for the benefit of the public as a demonstration of the public benefit associated with this PRO. This motion is made for the following reasons: (1) Due to the location of the subject site near the Providence Park Hospital Complex and the site's adjacency to Eleven Mile Road, lower density single family uses and the ITC corridor, the parcel may be considered to meet the intent of the RM-1 Districts: "The RM-1, Low Density, Low-Rise Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures and related uses, which will generally serve as zones of transition between the nonresidential districts and major thoroughfares and freeways and lower-density Single Family Districts;" (2) Because of the location of the parcel in question, its size, and the influence of the surrounding properties, a convalescent (nursing) home is a reasonable alternative to the master plan; (3) The submitted PRO request and the anticipated development of a PRO Agreement could identify mutually beneficial conditions that would address a number of the concerns identified for this property. *Motion carried 7-0.*

City Landscape Architect Beschke stated that he wanted to bring up one more issue. Staff has been talking with the City's Environmental Consultant and there have been several site visits. The applicant is setting quite a bit of land aside as part of the conservation easement, but there is a fair amount of land behind the building that is not included in that conservation easement. It almost looks like a phase II of a phase II project. If the Commission is considering rezoning this whole parcel, perhaps the applicant should indicate why that area was left out of the conservation easement. The colored drawing provided by the applicant makes it look like a meadow there, however, it's mature woodlands. Mr. Beschke stated his opinion, that if that land is not going to be developed, it should be included in the conservation easement.

Mr. DeRemer stated that the property is open through the middle and all the trees have been surveyed. The owner doesn't want to give away the entire site. Something may happen there at some point.

Mr. DeRemer stated that in his lifetime, most likely there will never be anything back there. The owner understands that he would have to come back for any site plan approval for development of that area. The thought is that it could be developed as assisted living cottages or something of that nature. It is great natural area for something like to happen. However, the market is not there, and people moving into assisted living elements right now are not able to sell their single family homes so they could move into something like that. It isn't intended to happen for a very long time. So, short of showing the Planning Commission something as a master plan that would help in that area, there is no way to tell what that market is going to be 20 years down the road. This owner has typically purchased major

pieces of property adjacent to other properties for future expansion. They do not want to sell themselves short and there might be some future expansion.

Member Gutman asked City Engineer Ivezaj about the sewers that the applicant is tapping into from the northeast and is one of the requirements of this kind of development to have the sewer frontage along Eleven Mile Road as part of a typical development.

City Engineer Ivezaj answered that anytime a new development is put in at the City, staff typically asks for sewer or water to be installed across the entire frontage of the parcel. There are certain cases where a property is at the end of the stub or end of the sewer district, where staff wouldn't require them to install sewer or water across their entire frontage, but in this particular case, because the purpose of that stubbing left there was to service Eleven Mile Road or for future development along Eleven Mile Road, staff is requesting the sewer extension.

Chair Pehrson asked Deputy Director McBeth when the Master Plan updates will be complete.

Deputy Director McBeth stated that the final documents are being reviewed by staff and finalized and staff expects there is going to be another Master Plan and Zoning Committee meeting where the final documents will be presented along with another similar request with a modification to the documents. Staff is hoping that meeting will be held in the next couple of weeks and then the public hearing will follow. Staff would like to schedule the updates for consideration by the Planning Commission in April and then it will go to City Council for consideration and distribution out to neighboring communities and utility companies. Those organizations have several weeks to respond. The Master Plan may be adopted at that point. Again, as discussed, if there are some ordinance amendments to consider, the drafting of those could begin during that waiting period if staff gets the go ahead from the Planning Commission on that Master Plan document. It will be several months before the final approval of the Master Plan.

Chair Pehrson stated that this is a great development, but would approval of the request set a precedent for approval of other rezonings contrary to the recommendations of the Master Plan.

Deputy Director McBeth stated that the way the motion was phrased covers various aspects of that concern. In this instance, this is not a straight rezoning request without a concept plan for consideration. Staff has gotten quite a bit of detail about what that concept plan will include. Perhaps there is a certain comfort level that Planning Commission would feel, acknowledging that this particular site and this location may be appropriate for multiple-family uses and this use in particular. Due to the location of the parcel and its size and its proximity to the surrounding uses, the proposal may be appropriate for this location. A PRO has also been submitted which provides an additional layer of protection for the Planning Commission. Deputy Director McBeth does not think that this necessarily sets a negative precedent.

City Attorney Kolb agreed with Ms. McBeth's comments.

Member Cassis asked the applicant how far they have gone in contacting the hospital and has there been any reaction.

Mr. DeRemer stated that the ownership, Medilodge Executive Committee had met with the hospital quite some time ago, before they started working on this site, about the possibility of referrals. This whole business, the rehabilitation portion of it especially takes place because of referrals from hospitals. If a person goes in for a hip or any other replacement, they are referred to a facility after they leave the hospital. So Medilodge has laid some of the ground work ahead of time for that referral process. There are service planners, placement planners within their organization that work with the placement people within the hospital. The proximity of the hospital is a fine part of this location.

Member Cassis stated that this is an additional business for the hospital. Member Cassis asked Mr. DeRemer if there was going to be any areas for benches or activity for the residents so they are not inside all the time.

Mr. DeRemer answered Member Cassis saying that those are not shown right now, because there is not detailed topography of the entire site completed and in order to show those features; that has to be done. Medilodge wants the residents to be able to get out and walk. The whole idea of the rehabilitation is that someone is not going to spend thirty days in a wheelchair. After four days, they are up and moving and they will be outside. This will be a fairly mobile population and Medilodge wants them to get out and move around. We do have one hospice wing that

will be internal only. One of the reasons why Medilodge is not going to a two-story operation is so the patients have the ability to move around. Medilodge has found that the residents will not use the facilities if they have to move up and down in an elevator and be inconvenienced.

Member Cassis asked Mr. DeRemer if he would work with staff on the location of the amenities.

Mr. DeRemer stated that Medilodge wants to work with the City and serve this area.

Member Lynch asked City Landscape Architect Beschke if there was something he had missed regarding the conservation easement.

City Landscape Architect Beschke answered that he had walked the property and it does look as if the applicant is leaving a certain portion outside the easement, they could put a pretty fair amount of building back there. Mr. Beschke wondered why that area was left out of the conservation easement.

Member Lynch stated that if the applicant wanted to construct something in the rear of the site, he thinks it would fit in nicely.

Deputy Chair McBeth wanted to clarify one point that was made in the motion. The fourth point was approval subject to the deviations of ordinance standards and all conditions as identified in the staff and consultant's review letters. Since those were not specifically listed in the motion itself, if the Planning Commission could confirm that those were noted and there was no disagreement about any of those deviations from ordinance standards with the acknowledgment that those will be carried out in the PRO Agreement.

Member Gutman agreed to the suggested amendment to the motion as did the seconder, Member Lynch.

ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR SP10-05 WITH ZONING MAP AMENDMENT 18.695 MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH.

In the matter of Medilodge of Novi, SP10-05 with Zoning Map Amendment 18.695, motion to recommend approval to the City Council to rezone the subject property from R-3 (One-Family Residential) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay, with the following considerations: (a) The applicant providing the required sanitary sewer extension along Eleven Mile Road, with the preference that the sewer be installed along the southern side of Eleven Mile Road to preserve valuable natural resources on the north side of Eleven Mile Road; (b) The applicant relocating the proposed floodplain mitigation to another area of the site, consistent with the recommendations of the Woodland Review Letter to preserve valuable natural resources on site; (c) The applicant incorporating additional features of the proposed Suburban Low-Rise concept as stated in the Façade Consultant's review letter; (d) Subject to the deviations of ordinance standards and all conditions as identified in the staff and consultant's review letters, and specifically as identified in the February 9, 2010 Planning Review letter, the February 11, 2010 Landscape Review letter and the February 16, 2010 Engineering Review letter, and acknowledging those ordinance deviations as acceptable to the Planning Commission for inclusion in a PRO Agreement; (e) City Council's acceptance of the conservation easement of 8.5 acres of land on the north side of the property, with pathways proposed for the benefit of the public as a demonstration of the public benefit associated with this PRO. This motion is made for the following reasons: (1) Due to the location of the subject site near the Providence Park Hospital Complex and the site's adjacency to Eleven Mile Road, lower density single family uses and the ITC corridor, the parcel may be considered to meet the intent of the RM-1 Districts: "The RM-1, Low Density, Low-Rise Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures and related uses, which will generally serve as zones of transition between the nonresidential districts and major thoroughfares and freeways and lower-density Single Family Districts;" (2) Because of the location of the parcel in question, its size, and the influence of the surrounding properties, a convalescent (nursing) home is a reasonable alternative to the master plan; (3) The submitted PRO request and the anticipated development of a PRO Agreement could identify mutually beneficial conditions that would address a number of the concerns identified for this property. *Motion carried 7-0.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

February 9, 2010

Planning Review

Medilodge of Novi

Planned Rezoning Overlay, SP# 10-05 with Rezoning 18.695

Petitioner

The Medilodge Group

Review Type

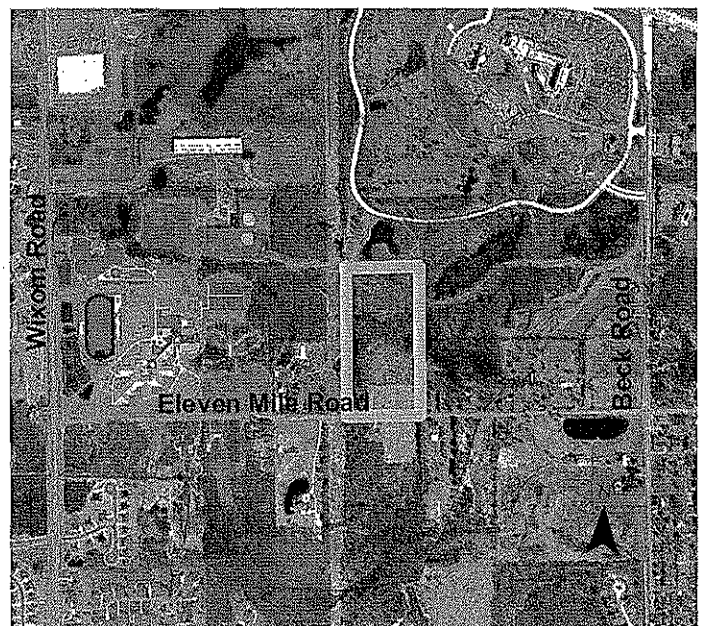
Proposed Rezoning from R-3, One-Family Residential to RM-1, Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay

Property Characteristics

- Site Location: North side of Eleven Mile Road between Beck Road and Wixom Road (Section 17)
- Site Zoning: R-3, One-Family Residential
- Adjoining Zoning: North and East: R-3, One-Family Residential (OSC, Office Service Commercial further north); West: RA, Residential Acreage; South: R-1, One-Family Residential with a PRO (across Eleven Mile Road)
- Site Use: Vacant
- Adjoining Uses: North: Vacant, Providence Hospital Campus (further north); East: Vacant, Single-family Residential; West: ITC Easement, Wildlife Woods Park and Single-family Residential (further west); South: Existing Single-family Residential and approved but not built residential development
- Proposed Use: 120 bed convalescent home
- Site Size: 20 acres
- Plan Date: 01/18/10

Project Summary

The petitioner is requesting comment on a proposed rezoning with a Planned Rezoning Overlay. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As a part of the PRO, the underlying zoning is changed, in this case to RM-1 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. After final approval of the PRO plan and agreement, the applicant will submit for Preliminary and Final Site Plan under the typical review procedures. The PRO runs



with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the rezoning and PRO concept plan expires and the agreement becomes void.

The parcels in question are located on the north side of Eleven Mile Road, between Wixom Road and Beck Road in Section 17 of the City of Novi. The property totals 20 acres. The current zoning of the property is R-3, One-Family Residential and the applicant is proposing to rezone the property to RM-1, Low Density, Low-Rise Multiple-Family Residential. The applicant has indicated that the rezoning is being proposed to facilitate the construction of a 78,560 square foot, 120 bed convalescent home. The proposed convalescent home would include centralized dining and physical therapy facilities along with other ancillary features. The proposed use is not permitted in the existing R-3 District.

Recommendation

Staff recommends the applicant postpone their proposal until the Master for Land Use update, which specifically addresses the future use of the subject property, is completed.

If the applicant chooses to move forward prior to the completion of the Master for Land Use update, staff would recommend denial of the proposed Zoning Map Amendment, which would rezone the subject property from R-3, One-Family Residential to RM-1, Low Density, Low-Rise Multiple-Family Residential. Denial is recommended for the following reasons.

- The proposed rezoning to RM-1, Low Density, Low-Rise Multiple-Family Residential would be contrary to the recommendations of the current Master Plan for Land Use, which recommends single-family uses for the property.
- The majority of the proposed public benefits are benefits that would typically be associated with the development of the site. The area and boundaries of the proposed preservation easement are not clearly defined and therefore, its overall benefit in relation to the development of the site cannot be easily ascertained.

The City of Novi is currently in the process of updating portions of the Master Plan for Land Use, including a study area encompassing the subject property. As noted later in this review letter, the recommendations of the Master Plan and Zoning Committee are being finalized and are likely to include the creation of a new future land use designation, the Suburban Low-Rise District, for the subject property and some surrounding properties. This new designation could not be utilized for development until district regulations were established via the approval of a proposed text amendment. Some of the standards that are likely to be included as part of the Suburban Low-Rise regulations are noted later in this letter. The applicant has made an effort to incorporate some of these expected regulations into their PRO concept plan and the proposed use of a convalescent home would be a use that is expected to be permitted in the Suburban Low-Rise District. The utilization of the PRO option would allow this site to be rezoned to the RM-1 District (where a convalescent home is permitted) while also ensuring that the anticipated regulations of the Future Land Use expected to be planned for this area (Suburban Low-Rise) are incorporated into the site.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the parcel to RM-1, Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay (*APPLICANT REQUEST*). This option would allow the applicant to proceed with their proposed development while also ensuring some of the standards of the anticipated future land use are integrated into the development.

2. Recommend postponing a decision on the request until the completion of the Master Plan for Land Use update (**STAFF RECOMMENDATION**).
3. Deny the request, with the zoning of the property remaining R-3, One-Family Residential (**STAFF SECONDARY RECOMMENDATION**).
4. Recommend rezoning of the parcel to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option may require the Planning Commission to hold and send notices for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

Master Plan for Land Use

The Master Plan for Land Use is currently under review by the Master Plan and Zoning Committee and the subject property is part of a larger study area to be examined as part of the Master Plan review. The Master Plan update should be completed in the coming months. Several alternatives for future land use are being considered for the subject property and the surrounding area. The recommendations of the Master Plan and Zoning Committee for the subject property are in the process of being finalized and will likely include the creation of a new future land use designation, the Suburban Low-Rise District. This new designation would apply to the subject property and other properties in the area currently designated for single-family uses. It is intended to provide a transition area from higher intensity office and retail uses to one-family residential developments that promote a residential character to the streetscape and provide increased economic value. If this concept is ultimately approved by the Planning Commission as a whole and included in the updated Master Plan, new zoning ordinance provisions would still need to be drafted and approved by the City Council before the new district could be utilized. The following provisions are suggestions by staff of what could be included as part of the Suburban Low-Rise District ordinance:

- Anticipated permitted uses would include low-rise office and medical office, day care facilities, low-rise multiple-family, community buildings, public parks and public recreational facilities, mortuaries, places of worship, educational facilities and senior housing. (The proposed use of a convalescent center would be a senior housing use anticipated to be included in the Suburban Low-Rise District.)
- Proposed buildings would have a minimum required height of 1.5 stories and 20 feet and a maximum height of 3.5 stories and 40 feet. (The proposed Medilodge is one story and 42 feet in height.)
- Buildings should have a residential character to their façade, including peaked roofs, dormers, covered porches, etc. (The applicant is proposing a building with peaked roofs and residential building materials. No dormers or covered porches are included. Please see the façade review letter for additional information.)
- Access points to properties should be limited to roads other than major or minor arterial roads or major collector streets. (The applicant is proposing access to the site off of Eleven Mile Road, a residential collector street.)
- No parking should be permitted in the front yard and parking should be screened with a landscape berm when the proposed building does not provide adequate screening. No landscape berm is proposed. However, screening with landscape trees has been included. Please see the landscape review letter for additional information.
- A buffer or berm should be provided adjacent to single-family residential uses. (The applicant is proposing a natural buffer on either side of the subject property adjacent to the one-family residential zoning.)
- Maximum lot coverage by the building should not exceed 25% and lot coverage by impervious surfaces should not exceed 60%. (The percentage of lot coverage by the building does not appear to exceed 25% and impervious surface lot coverage appears to be below 60%.)

- Natural features should be preserved whenever possible. (The applicant has proposed preservation of the majority of the natural features (woodlands and wetlands) on the site.)

The existing Master Plan for Land Use currently designates this property for single-family residential uses. A rezoning of the property to RM-1 would be inconsistent with the recommended actions of the Master Plan. The Master Plan recommends single-family uses not only for this parcel, but also for the majority of parcels immediately surrounding the subject property.

This proposal appeared before the Master Plan and Zoning Committee on January 6, 2010. At that meeting the Committee provided preliminary comments to the applicant and was generally in favor of the plan presented and the proposed use.

Existing Zoning and Land Use

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

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

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Site	R-3, One-Family Residential	Vacant	Single-Family Residential
North Parcels	R-3, One-Family Residential (OSC, Office Service Commercial further north)	Vacant (Providence Hospital Campus further north)	Office
Eastern Parcels	R-3, One-Family Residential	Vacant, Single-Family Residential	Single-Family Residential
Southern Parcels	R-1, One-Family Residential with a PRO	Existing Single-family Residential and approved but not built residential development	Single-Family Residential
Western Parcels	RA, Residential Acreage	ITC Easement (Wildlife Woods Park and Single-family Residential further west)	Utility (Public Park and Single-Family Residential further west)

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the proposed development with the zoning and uses on the adjacent properties should be considered when examining the proposed rezoning with PRO.

Directly to the north of the subject property is vacant land with the Providence Hospital campus just north of the vacant land. The properties to the **north** are zoned R-3 and OSC. The property immediately adjacent to the subject property is owned by Providence Hospital. The proposed convalescent home use would complement the existing hospital and would provide an area close to the hospital where patients could undergo needed rehabilitation. The properties to the north would not be adversely affected by the proposed rezoning with PRO.

The properties to the **east** of the subject property are vacant land and single-family residential homes with R-3 zoning. The proposed rezoning with PRO would increase traffic in the area. However, it is important to note that the Rezoning Traffic Impact Study did indicate that development of the site under the current zoning would lead to a greater increase in traffic when compared to the proposed Medilodge facility. For additional information regarding traffic concerns, please see the Traffic Study submitted by the applicant and the attached review letter from the City's Traffic Consultant.

The properties to the **south** of the subject property are currently developed with single-family residences and zoned R-1 with a PRO. There is an existing approved PRO and Preliminary Site Plan, the Oberlin Development, a single-family detached condominium development of not more than 58 units. Construction of the Oberlin Development is on hold due to the current economic conditions and approvals for the project were recently extended by the City Council. The properties to the south would be minimally affected by the proposed rezoning with PRO of the subject property and the most likely negative impact, the traffic increase, would be less than what would be expected with the development of the subject property under the current zoning district.

Directly **west** of the subject property is the ITC utility easement with the Wildlife Woods Park and existing single-family residential to the west of the utility easement. The utility easement will incur little to no impact as a result of the proposed rezoning with PRO. Impacts to the existing public park would also be very minimal. The existing single-family homes would experience the same traffic impacts as previously mentioned.

The development of the proposed Medilodge would add traffic to the area. A Traffic Impact Study has been submitted by the applicant. This study indicates traffic impacts would be greater if the property were developed under the current R-3 zoning with single-family homes than with the development of the proposed Medilodge. For additional information, please see the Traffic Impact Study and the review letter prepared by the City's traffic consultant.

Comparison of Zoning Districts

The following table provides a comparison of the current and proposed zoning classifications. No alternatives have been provided at this time. All alternative districts that permit convalescent homes would not be in compliance with the recommendations of the Master Plan.

	R-3 Zoning (Existing)	RM-1 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-family dwellings. 2. Farms and greenhouses subject to the standards in Section 301. 3. Publicly owned and operated parks, parkways and outdoor recreational facilities. 4. Cemeteries which lawfully occupied land at the time of the adoption of this ordinance. 5. Home occupations, as set forth in Section 201 of this ordinance. 6. Accessory buildings and uses customarily incidental to any of the above uses. 7. The keeping of horses and ponies (subject to specific conditions). 	<ol style="list-style-type: none"> 1. All uses permitted and as regulated in the RT Two-Family Residential district. 2. Multiple-family dwellings. 3. Independent and congregate elderly living facilities as defined by Section 201 and subject to the requirements of this section. 4. Accessory buildings and uses customarily incidental to any of the above permitted uses.

	R-3 Zoning (Existing)	RM-1 Zoning (Proposed)
	8. Family day care homes, as regulated pursuant to MCL 125.583b, provided the licensee shall occupy the dwelling as a residence.	
Special Land Uses	<ol style="list-style-type: none"> 1. Churches and other facilities normally incidental thereto (subject to certain conditions). 2. Public, parochial and private elementary, intermediate or secondary schools offering courses in general education, not operated for profit, and not including dormitories (subject to certain conditions). 3. Utility and public service buildings and uses without storage yards (subject to certain conditions). 4. Group daycare homes, daycare centers and adult daycare centers (subject to certain conditions). 5. Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs, not including indoor ice skating rinks and indoor tennis courts (subject to certain conditions). 6. Golf courses, consisting of at least nine holes and not including driving ranges, "pitch and putt," miniature or "par 3" courses, which may or may not be operating for profit (subject to certain conditions). 7. Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit (subject to certain conditions). 8. Private pools permitted as an accessory use within the rear yard or a nonrequired interior side yard. 9. Cemeteries (subject to certain conditions). 10. Railroad right-of-way, but not including terminal freight facilities, 	<ol style="list-style-type: none"> 1. Convalescent homes, assisted living facilities, hospice care facilities and child care centers (subject to specific conditions). 2. Accessory building and uses customarily incident to any of the above permitted uses.

	R-3 Zoning (Existing)	RM-1 Zoning (Proposed)
	transfer and storage tracks. 11. Mortuary establishments (subject to certain conditions). 12. Bed and breakfasts subject to the standards of Section 2522. 13. Accessory buildings and uses customarily incident to any of the above permitted uses.	
Maximum Density (Dwelling Units/Net Site Area)	1.65 (Dwelling Units/Net Site Area)	1 bedroom = 10.9 dwelling units/gross acre 2 bedroom = 7.3 dwelling units/gross acre 3 bedroom = 5.4 dwelling units/gross acre
Building Height	2.5 stories or 35 feet	2 stories or 35 feet
Building Setbacks	Front: 30 feet Sides: 15 feet Rear: 35 feet	Front: 50 feet Sides: 75 feet Rear: 75 feet

Infrastructure Concerns

An initial engineering review was done to analyze the information that has been provided thus far. The City’s engineering staff noted that the proposed rezoning would reduce the utility demands of the property. The concept plan review indicates the site layout generally complies with City standards provided two issues are addressed. Floodplain fill is not permitted over a sanitary sewer easement. The woodland review letter suggests alternate locations for this fill. In addition, the applicant will be required to extend the sanitary sewer across the frontage of their property. Additional information can be found in the attached review letters. A full scale engineering review will take place during the course of the Site Plan Review process.

A Traffic Impact Study was required for this rezoning with PRO request. The Traffic Impact Study provided by the applicant indicated traffic impacts would be greater if the site were developed with Single-Family homes under the current R-3 zoning versus the development of the proposed Medilodge. The City’s traffic consultant has reviewed the Traffic Impact Study, concept plan and rezoning request. The traffic consultant recommended approval of the Traffic Impact Study and noted comments to be addressed on the Preliminary Site Plan. See the traffic review letter for additional information.

The City’s Fire Marshall also did an initial review of the proposed plan. He indicated that the access drive around the building should be 20 feet instead of the proposed 18 feet. Other issues to be addressed on the Preliminary Site Plan are also noted.

Natural Features

There are substantial regulated woodlands and wetlands on the site, generally of a very high quality. The site is part of a Priority Three Area, as identified by the Michigan Natural Features Inventory. These features are described in the woodland review letter. The proposed plan conserves most of the natural features area on the site and both the woodland and wetland review letters recommend approval of the proposed concept plan. A DNRE Wetland Permit, a City of Novi Wetland Permit, a

City of Novi Authorization to Encroach into the 25' Natural Features Setback and a City of Novi Woodland Permit are required. Both the woodland and wetland review letters recommend a conservation easement be placed over the remaining natural features and the applicant has proposed a preservation easement but has not specifically identified the boundaries of the proposed easement. The woodland review recommends the floodplain fill currently proposed in the area of the sanitary sewer easement be relocated and suggests alternate locations. As previously mentioned, the engineering review also indicates the proposed floodplain fill be relocated and the Engineering Division has no issue with the locations suggested in the woodland review letter. The woodland review also recommends a relocation of the proposed sanitary sewer line. Please see the wetland and woodland review letters for additional information.

Development Potential

The maximum permitted density in the R-3 District is 2.7 units per acre of the net site area. The net site area is defined as the area of the parcel minus regulated wetlands over 2 acres in size. The subject property has a net site area of 14.6 acres. Development under the current R-3 zoning could result in a residential development totaling approximately 39 single-family homes.

The development of a multiple family housing project under the proposed RM-1 zoning could result in a multi-story housing facility. However, the Planned Rezoning Overlay, if approved, would hold the applicant to the proposed plan, meaning a multi-family development would not be permitted per the conditions of the Planned Rezoning Overlay and approved concept plan.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Article 34). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant's conceptual plan has been reviewed along with a letter describing the proposed use and suggesting items that could be included as public benefits. The following are items stated by the applicant to be included as part of the proposed public benefit but are not clearly depicted on the plan.

- A portion of the site will be placed in a preservation easement.

Ordinance Deviations – Planned Rezoning Overlay

Under Section 3402.D.1.c, deviations from the strict application of the Zoning Ordinance may be permitted by the City Council in the PRO agreement. These deviations must be accompanied by a finding by the City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* For each such deviation, City Council should make the above finding if they choose to include the items in the PRO agreement. The following are areas where the current concept plan does not appear to meet ordinance requirements. The applicant should include a list of ordinance deviations as part of the proposed PRO agreement. The proposed PRO agreement will be considered by City Council after tentative preliminary approval of the proposed concept plan and rezoning.

1. **Building Length:** Section 2400, footnote e indicates the maximum building length for buildings in the RM-1 District when bordering a residential district or major thoroughfare is 180 feet. The

permitted maximum building length can be increased by the Planning Commission if certain findings are made but in no circumstance can the building length exceed 360 feet. The proposed Medilodge building has a maximum building length of 492 feet. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

2. Building Setbacks: Section 2400 lists the building setbacks required for each district. A convalescent home in the RM-1 District is required to be setback 75 feet on all sides plus one foot for every three feet of building length in excess of 180 feet and up to 360 feet. Given that the building length exceeds 360 feet, the maximum required setback is 134 feet for the interior side yards. The building is setback 123 feet on the eastern interior side yard. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**
3. Dumpster Location: Sections 2503.2 and 2520.1 list the requirements for dumpsters and dumpster enclosures including the stipulation they must be located in the rear yard. The proposed dumpster and dumpster enclosure is shown in the interior (western) side yard. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**
4. Landscape Waivers: Please see the landscape review letter for additional information regarding landscape deficiencies and required waivers. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Items for Further Review and Discussion

There are a variety of other items inherent in the review of any proposed development. At the time of Preliminary Site Plan review, further detail will be provided, allowing for a more detailed review of the proposed development. After this detailed review, additional variances may be uncovered, based on the actual product being proposed. This would require amendments to be made to the PRO Agreement, should the PRO be approved. **The applicant should address the items in bold at this time in order to avoid delays later in the project.**

1. Building Orientation: Section 2400, footnote e requires all structures in the RM-1 District adjacent to residentially zoned properties to be oriented at a minimum angle of 45°. The structure appears to be oriented at an angle but the exact degree of orientation is not indicated. **The applicant should indicate the orientation angle of the building in relation to the eastern and western property lines in their required response letter and indicate whether they would like this deviation to be included in the PRO Agreement.**
2. Setback Coverage: Section 2400, footnote e states not more than 30% of the required front, side or rear yard building setback areas can be used for off-street parking, maneuvering lanes, service drives or loading areas. It appears the proposed plan meets this requirement. **The applicant should provide an additional plan sheet showing setback coverage calculations prior to the Planning Commission meeting. If the proposed concept exceeds the maximum allowed coverage of the required setback area, the applicant should indicate whether they would like this deviation included in the PRO Agreement.**

3. Lot Coverage: Per Section 2400, the maximum permitted lot coverage in the RM-1 District is 25%. The proposed plan appears to meet this requirement. **The applicant should provide an additional plan sheet showing lot coverage calculations prior to the Planning Commission meeting. If the proposed concept exceeds the maximum allowed lot coverage, the applicant should indicate whether they would like this deviation included in the PRO Agreement.**

4. Barrier Free Spaces: The Barrier Free Code requires five barrier free spaces for parking lots containing 101 to 150 total parking spaces. However, the Barrier Free Code also requires 20% of the total number of parking spaces serving physical therapy uses to be barrier free. **The applicant should contact the Community Development Department prior to the Planning Commission meeting so that the required number of barrier free spaces can be verified with the Building Division. The concept plan may need to be adjusted to include additional barrier free spaces.**

5. Public Benefit: The applicant has indicated that a preservation (conservation) easement is being proposed as part of their public benefit. The area for this easement is not clearly identified on the concept plan. **The applicant should provide an additional plan sheet prior to the Planning Commission meeting clearly showing the proposed area to be included in the conservation easement.**

6. Preliminary Site Plan Submittal and Special Land Use Review: A convalescent home in the RM-1 District is a Principal Permitted Use subject to Special Conditions. The Special Land Use permit will be reviewed at the time of the Preliminary Site Plan submittal. There are a number of items noted in the Planning Review Summary Chart that should be addressed on the Preliminary Site Plan submittal.

7. Engineering Review: The engineering review notes two substantial issues concerning the proposed concept plan. **The floodplain fill should be relocated to an area outside of the sanitary sewer easement. The sanitary sewer should be extended along the frontage of the property.**

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to make certain showings under the PRO ordinance that requirements and standards are met. The applicant should be prepared to discuss these items, especially in part a, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 3402.D.2 states the following:

1. *Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a*

proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.

Public Benefit Under PRO Ordinance

At this time, the applicant has identified items of public benefit the Project Description/PRO Review letter submitted as part of their application materials. These items should be weighed against the proposal to determine if the proposed PRO benefits **clearly outweigh** the detriments of the proposal. The benefits proposed include:

- A portion of the site is being considered as a preservation easement that will further preserve natural features of the site and provide space for resident and visitor outdoor activity. **(The applicant should indicate the area of the site proposed to be preserved. The applicant may want to consider providing a pathway through the natural area in the rear of property not only for the enjoyment of the residents and visitors but for use by the general public as well.)**
- Natural landscape features, supplemented by new plantings, rain gardens and multiple storm detention and retention areas will create a park-like development not afforded by the basic zoning regulations. (Landscaping and detention/retention areas are required as part of any proposed development.)

For additional information on the proposed public benefits, please see Project Description/PRO Review letter submitted by the applicant.

Submittal Requirements

- The applicant has provided a survey, legal description and aerial photograph of the property in accordance with submittal requirements.
- The rezoning sign should be erected on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. This sign should be erected no later than 15 days prior to the scheduled public hearing.
- A traffic impact study has been submitted.
- A written statement explaining the full intent of the applicant and providing supporting documentation has been submitted.



Report by Planner Kristen Kapelanski (248) 347-0586

PLANNING REVIEW SUMMARY CHART
Rezoning with PRO Rezoning 18.695/SP10-05
Project Name: MediLodge of Novi
Plan Date: 01/18/10

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Single-Family Residential	Multiple-Family Residential	No	Applicant should be advised that this property is currently part of the Master Plan update, which is nearing completion. The updated Master Plan (yet to be approved by the Planning Commission) may include an option in the form of a new zoning district that could be utilized on this property. The proposed 'Suburban Low-Rise District' would permit the proposed use and would be in compliance with the Master Plan. The proposed rezoning is not in compliance with the current Master Plan.
Zoning	R-3, One-Family Residential	RM-1 with PRO		Use permitted in RM-1
Balance of Review Based on Proposed RM-1 District				
Principal Uses Permitted (Sec 601)	Single, two and multiple - family residential.		N/A	
Uses Permitted Subject to Special Conditions (Sec 602)	Convalescent homes, assisted living facilities, hospice care facilities and child care centers subject to: (1) Convalescent homes, assisted living facilities and hospice care facilities: 1,500 sq. ft. total land area per bed. (2) Child care centers: min. 100 sq. ft. outdoor play area per child and min.2,800 sq. ft. and fenced and screened from any residential district. (3) Min. 40 ft. building setback. (4) Accessory buildings and uses	120 bed convalescent home -- 7,260 sq. ft. of lot area per bed provided 40' + building setback on all sides	Yes	See more restrictive setback requirements listed below.

Item	Required	Proposed	Meets Requirements?	Comments
	customarily incident to any permitted use.			
Building Height (Section 2400, Schedule of Regulations & 2503.2 E)	35 ft. two stories Roof top appurtenances additional 5 ft.	30 feet (to midpoint of roof) one story	Yes	Applicant should reduce the height of the building or indicate they would like this deviation included in the PRO agreement.
Building Length (Section 2400, footnote e)	180 ft. or up to 360 ft. if building setback increased 1 ft. for every 3 ft. building length when bordering a residential district or major thoroughfare	Maximum 492' length proposed	No	Applicant should reduce building length to a maximum of 360 feet or indicate they would like this deviation included in the PRO agreement
Additional RM-1 Requirements (Section 2400, footnote e)	<ol style="list-style-type: none"> 1. Minimum setback of 150 ft. from shoreline 2. Must front on public or private road 3. Structure shall be oriented at a minimum angle of 45° to adjacent RA and R-3 properties. 4. Maximum 30% of setback areas parking, drives & loading area 5. Off-street parking and drives shall not be located closer than 25' to any wall of a dwelling structure which contains openings involving living areas nor closer than 8' to any wall that does not contain openings. 6. Sidewalk connectivity 7. Minimum distance between buildings $S = LA + LB + 2(HA + HB)$ 	<ol style="list-style-type: none"> 1. N/A 2. Fronts public road 3. unknown 4. unknown 5. Adequate setbacks provided 6. Provided 7. N/A 	Yes/No?	<p>Applicant should provide verification that the proposed building is set at a 45° angle in relation to adjacent property lines – If deficient redesign to provide required minimum angle or they should indicate they would like this deviation included in the PRO agreement.</p> <p>Applicant should provide setback area calculations – If deficient redesign to provide additional area or indicate they would like this deviation included in the PRO agreement.</p>
Lot Coverage (Section 2400, footnote e)	Maximum 25%	Unknown	Yes?	Site appears to meet maximum lot coverage standards. Applicant should provide lot coverage calculations.

Item	Required	Proposed	Meets Requirements?	Comments
Building Setback				
Front south (2400 & footnotes b, e & t)	75 ft. plus 1/3 ft. for every foot building length exceeding 180 ft. $(205-180 \times 0.33)+75 = 83$ ft.	88 feet	Yes	
Side interior east (2400 & footnotes b, c, e & t)	75 ft. plus 1/3 ft. for every foot building length exceeding 180 ft. $(360-180 \times 0.33)+75 = 134$ ft.	123 feet	No	Applicant should redesign the site to accommodate the required setback or indicate they would like this deviation included in the PRO agreement.
Side interior west (2400 & footnotes b, c, e & t)	75 ft. plus 1/3 ft. for every foot building length exceeding 180 ft. $(360 -180 \times 0.33)+75 = 134$ ft.	179 feet	Yes	
Rear north (2400 footnotes b, c, e & t)	75 ft. plus 1/3 ft. for every foot building length exceeding 180 ft. – North frontage does not exceed 180 ft. – 75 ft. required	400 feet +	Yes	
Parking Setback				
Front south (2400 footnote b)	75 ft. Must comply with building setback	80 feet	Yes	
Side interior east (2400 footnote b)	20 ft.	29 feet	Yes	
Side interior west (2400 footnote b)	20 ft.	145 feet	Yes	
Rear north (2400 footnote b)	20ft.	400 feet +	Yes	
Parking Requirements				
Number of Parking Spaces (2505)	One per 4 beds and one for each employee 120 beds/4 = 30 parking spaces 30 employees = <u>60</u> spaces required	122 provided	Yes	Applicant should verify numbers of parking spaces are labeled correctly. There seems to be incorrect calculations for parking spaces on the southeast portion of the site.
Parking Space Dimensions and Maneuvering Lanes (2506 & 2509, c, 2, f)	9 ft. x 19 ft. parking space dimensions and 24 ft. wide two-way drives. 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks	9 ft. x 19 ft. with 24 ft. wide drives	Yes	

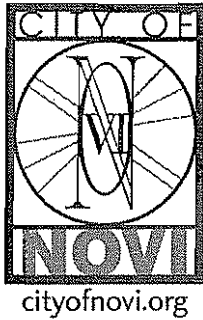
Item	Required	Proposed	Meets Requirements?	Comments
	as long as detail indicates a 4" curb at these locations and along landscaping.			
Barrier Free Spaces (Barrier Free Code)	5 barrier free spaces required: 4 standard barrier free, 1 van accessible for general use Physical therapy uses require 20% of all parking provided to be barrier free	7 barrier free spaces provided – 6 standard and 1 van accessible	Yes?	Applicant should contact the Community Development Department so that the number of barrier free spaces required can be verified. Applicant may need to adjust the concept plan.
Barrier Free Space Dimensions (Barrier Free Code)	8 ft. wide with a 5 ft. wide access aisle for standard barrier free spaces, and 8 ft. wide with an 8 ft. wide access aisle for van accessible spaces	Barrier free spaces sized correctly.	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	Signs provided.	Yes	
Loading Spaces (Section 2507)	Five (5) square ft. per front foot of building up to a total area of three hundred sixty (360) square ft. per building = 360 sq. ft. required	360 sq. ft. loading space provided.	Yes	<i>The Preliminary Site Plan shall include striping for the loading zone.</i>
Dumpster (Chapter II, Section 21-146 and Section 2503.2.F)	Screen wall or fence required for all dumpsters, must be at least five ft. in height, and provided on three sides. Enclosure to match building materials – Design must include protective features.	No enclosure detail provided.	No	<i>Applicant should include dumpster enclosure details with the Preliminary Site Plan submittal.</i>
Dumpster Enclosure (Sections 2503.2.F and 2520.1)	Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback. It is to be located as far from barrier free spaces as possible. Enclosure to match	Dumpsters located in the interior (western) side yard setback equal to the parking lot.	No	Dumpster should be relocated to the rear yard or the applicant should indicate they would like this deviation included in the PRO agreement.

Item	Required	Proposed	Meets Requirements?	Comments
	building materials			
Roof top equipment and wall mounted utility equipment (Section 2503-2.E.(J))	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	None Depicted	Yes?	<i>Applicant should depict all roof top and wall mounted equipment if any on the Preliminary Site Plan.</i>
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Preliminary Site Plan submittal		N/A	<i>Applicant should provide lighting details with the Preliminary Site Plan submittal.</i>
Sidewalks (City Code Section 11-276(b))	A 5 ft. -8 ft. wide sidewalk shall be constructed along all major thoroughfares as required by the City of Novi's Pedestrian and Bicycle Master Plan.	5 ft. sidewalk proposed on Eleven Mile Rd. Sidewalks provided	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.			
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	
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval			Contact Angie Pawlowski at 248-735-5631 to schedule a meeting with the Committee
Development/ Business Sign	Signage if proposed requires a permit.			For sign permit information contact Jeannie Niland at 248-735-5678.
PRO Requirements (3402)	Describe each Zoning Ordinance deviation and why if the not granted would prohibit an enhancement of the development that would be in the public interest, and describe how the deviation would be consistent with the City's Master	Letter describing basic concept included.	No	Applicant should provide a letter describing each deviation requested to be included in the PRO agreement and provide additional detail on the proposed public benefits. See Planning Review letter for additional information.

Item	Required	Proposed	Meets Requirements?	Comments
	Plan and compatible with the surrounding area.			
	Describe how an enhancement of the project area would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.			
	Describe benefits which would reasonably be <u>expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments</u> thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles.			

Prepared by Kristen Kapelanski, AICP (248) 347-0586

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

February 8, 2010

Engineering Review

MediLodge of Novi PRO/Conceptual
SP #10-05

Petitioner

The MediLodge Group

Review Type

Concept Plan/ PRO

Property Characteristics

- Site Location: North side of Eleven Mile Road between Wixom and Beck Roads
- Site Size: 20 acres
- Date Received: 1-19-2010

Project Summary

- The applicant is proposing a rezoning overlay of 20 acres from R-3 to RM-1. The plan consists of constructing at 78,000 sf single story, 120 bed nursing home with associated parking. Site access would be provided by two access points on Eleven Mile Road.
- Water service would be provided by two connections to the existing 16-inch watermain along the south side of Eleven Mile Road. Three new hydrants are proposed as well.
- Sanitary sewer service would be provided by a connection to the existing 21-inch sewer at the northeast corner of the site. The current plan proposes an 8-inch sewer, however capacity requirements may require a larger diameter sewer.
- Storm water would be collected by a single storm sewer collection system and routed to five on-site equalizer detention basins sized for the 100-year storm. A permanent pool within the basin is proposed to allow for sedimentation to settle. The basin would discharge at controlled rates to the existing wetlands on the site.

Additional Comments (to be addressed prior to the Preliminary Site Plan submittal):

General

1. This review was based on preliminary information provided for Conceptual Plan/PRO review. As such, we have provided some basic comments below to assist in the preparation of a concept/preliminary site plan. Once the information below is provided, we will conduct a more thorough review.
2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. The site plan shall be designed in accordance with the Design and Construction Standards (Chapter 11).
4. The proposed plan shows mitigated flood plain along a proposed public sanitary sewer easement. **As stated in the previous review, mitigated flood plain shall not be permitted within a public utility easement.** Based on our phone conversation and part of ECT's review, the applicant has stated that a new area outside of sanitary or any other easements will be proposed at the next plan submittal.
5. **Per the City of Novi Design and Construction Standards, sanitary sewer shall be extended across the entire frontage of the parcel.** Based on recent phone and email correspondence, the applicant has agreed to propose sanitary sewer across their entire frontage on the next site plan submittal. If for any reason sanitary sewer is not proposed, then the Engineering Division can not support approval of the site plan.
6. Provide a traffic control plan for the proposed road work activity on Eleven Mile Road.
7. A right-of-way permit will be required from the City of Novi.

Utilities

8. The proposed sanitary sewer extension from the northeast corner of the site shall be extended all the way into the Eleven Mile Road right-of-way and along the entire frontage of the proposed parcel (on the north side of Eleven Mile Road). The current plan shows the sanitary sewer ending short of the right-of-way and does not show any sewer across the frontage of the parcel.
9. Storm water in paved areas is required to be pretreated with an oil/gas separator prior to being sent to a detention basin. Further pretreatment is not required since each basin is shown to have a permanent pool.
10. Maintain a minimum of 10-feet of horizon separation between all proposed and existing public utilities.

Storm Water Management Plan

11. Provide a sheet or sheets entitled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
12. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be

done by comparing pre- and post-development discharge rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.

13. Access to each storm water facility and outlet standpipe shall be provided for maintenance purposes in accordance with Section 11-123 (c)(8) of the Design and Construction Standards.

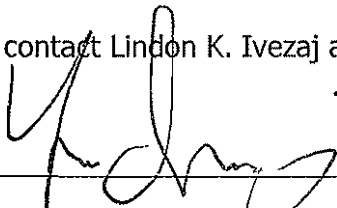
Paving & Grading

14. If the proposed looped road connection on the north side of the building is proposed as being two-way traffic, then the width shall be a minimum of 22-feet. Otherwise, proper signage is required showing it is only to be used for emergency vehicles or one-way traffic.
15. Clearly label the existing/proposed sidewalks within the right-of-way on the plan.

Off-Site Easements

16. Any off-site easements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal.

Please contact Lindon K. Ivezaj at (248) 735-5694 with any questions or concerns.



cc: Brian T. Coburn, P.E., Senior Civil Engineer
Ben Croy, P.E., Civil Engineer
Kristen Kapelanski, Planner

TRAFFIC REVIEW

January 31, 2010

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Medilodge of Novi, Conceptual PRO and Rezoning,
SP#10-05 and ZCM#10-0005, Traffic Review**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendations and supporting comments.

Recommendation

We recommend approval of the rezoning traffic study. If the City approves the requested rezoning, we also recommend approval of the conceptual development plan, subject to the issues shown below in **bold** being satisfactorily addressed on subsequent plans.

Project Description

What is the applicant proposing?

1. The Medilodge Group proposes the rezoning of approximately 20 acres on the north side of Eleven Mile Road between Beck and Wixom Roads, from One-Family Residential (R-3) to Low-Density Multiple Family (RM-1) with PRO, to facilitate the construction of a 120-bed nursing home.
2. The conceptual development plan calls for two undivided access drives 321 ft apart (near-edge to near-edge). The west drive for Medilodge would be more-or-less aligned with the approved (but not yet built) west drive for Oberlin, a planned 58-unit detached condominium development. The east drive for Medilodge would be 265 ft west of Oberlin's approved east drive (center-to-center).
3. To enhance on-site circulation by emergency vehicles, the east and west parking lots for the facility would be connected at the rear by an 18-ft wide driveway. The visitor entrance would be on the east lot and the service entrance would be on the west lot.
4. **No curb-and-gutter appears on any of the concept plans. All proposed curb and gutter must be shown, and all back-of-curb radii must be dimensioned.**

Traffic Study

Was a study submitted and was it acceptable?

5. We have reviewed the applicant's Rezoning Traffic Impact Study (by Traffic Engineering Associates, Inc., dated 1-16-10) and found it acceptable. Per City policy, the purpose of the study was to (a) describe area road and traffic conditions, and (b) compare the site's trip generation potential under existing and proposed zoning.
6. Eleven Mile Road is a 30-mph, two-lane residential collector; Beck Road is a 45-mph, variable-width arterial; and Wixom Road is a 35-mph, 2-3 lane minor arterial. All three roads are under City of Novi jurisdiction. Eleven Mile's intersections with both Beck and Wixom are equipped with appropriate turn lanes. The Wixom intersection is under one-way STOP control, and the Beck intersection is equipped with a fully actuated traffic signal.
7. According to traffic counts made by the signal controller at Eleven Mile and Beck, Eleven Mile at that location was serving about 3,200 vehicles on an average day in March 2009 (per *Master Plan Update Transportation Analysis – Beck / 11 Mile Study Area*, Birchler Arroyo Associates, May 2009). Volumes are lower west of Beck than east of Beck, no doubt due to the area population distribution and the use of Beck to reach and return from I-96.
8. Trip generation forecasts presented in the TEA study are correct with the exception of the nursing home's exiting volume in the AM peak hour, which is overstated by 10 vehicles. With that value corrected, the results can be summarized as follows:

Trip Generation Comparison

Land Use	ITE Use #	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Development under Proposed RM-1 Zoning									
Low-Rise Apartments	221	160 d.u.	1,207	17	64	81	66	36	102
Nursing Home	620	120 beds	282	13	7	20	9	17	26
Development under Existing Zoning									
Single-Family Homes	210	43 d.u.	478	10	30	40	31	18	49

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

9. The same-side spacing between the two proposed driveways, 321 ft (near-edge to near-edge), is well in excess of the City minimum for a 30-mph "road speed" (125 ft, per Design and Construction Standards, Section 11-216(d)(1)d). The only other same-side driveways in the general area are for individual homes, for which the spacing standard does not apply.

10. With respect to opposite-side driveways:

- a. The proposed west drive should be considered aligned with the approved west drive for Oberlin, since the physical centerline of the former appears to align with the west edge of Oberlin's boulevard island (the latter being the equivalent of a driveway centerline in evaluating possible entering left-turn interlock).
- b. The proposed east drive is offset 356 ft east of Oberlin's approved west drive and 265 ft west of Oberlin's approved east drive. Both of these distances are well in excess of the applicable City standards for opposite-side driveway spacing (200 ft and 150 ft, respectively, per DCS Figure IX.12).

Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

11. Given the average daily traffic volume on Eleven Mile (roughly 3,000 vehicles), more than 20 entering left turns in any one hour would be required at either access drive to warrant a passing or center left-turn lane (per DCS Figure IX.8). Since the proposed nursing home would generate a total of only 9-13 entering vehicles per hour from both directions, no road improvements are needed to accommodate entering left turns.
12. Similarly, the potential entering right turns – some fraction of the 9-13 total entering vehicles per hour – will be well below the warrants for right-turn road improvements (about 80 for a taper and 235 for a full deceleration lane).

Driveway Design and Control

Are the driveways acceptably designed and signed?

13. Each driveway has been designed as we suggested in our pre-application review comments (assuming that the stated dimensions are to back of the curbs not shown). **No later than the final site plan, a 24-inch STOP (RI-1) sign should be shown on the exiting side of each drive, placed 4 ft in advance of the Eleven Mile Road sidewalk.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

14. A 5-ft wide concrete sidewalk and boardwalk already exist on the site frontage, consistent with the City's Bicycle & Pedestrian Master Plan. An appropriate internal walk along each access drive would connect to this existing sidewalk.

Parking and Circulation

Are parking spaces appropriately located and designed? Can vehicles safely and conveniently maneuver through the site?

15. The dimensions of the proposed parking lots and abutting sidewalks appear generally satisfactory. **On more detailed later plans, notes should be added confirming**

that the 7-ft wide sidewalks abutting the lots will be limited to 4 inches in height above the abutting pavement, and the end parking spaces (adjacent to landscape islands) will be a full 9 ft wide (for regular spaces) or 8 ft wide (for barrier-free spaces) to the face of curb (not back of curb).

16. Seven barrier-free parking spaces are proposed, two more than the ADA-required minimum. All seven such spaces would be located near the building's main (reception) entrance. ADA guidelines state, however, that "in buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances." **To comply with ADA, we recommend that 1-2 barrier-free spaces be provided in the west lot near the door immediately south of the loading area. A sidewalk ramp will be required.**
17. The proposed rear driveway connecting the two parking lots is of a sufficient width for one-way traffic and emergency vehicle use, assuming that the two lines scaling 18 ft apart represent the pavement edges **(if the City requires curbing, this drive should be 19 ft wide, back-of-curb to back-of-curb). To avoid the need for widening the drive or obtaining a variance from the ZBA, this drive must be clearly marked and signed for one-way-only use, since Section 2506.2 of the Zoning Ordinance requires a two-way width of "22 feet, plus curb and gutter (if curbed)." If the drive is to be limited to one-way traffic and emergency vehicle use, we recommend that the designated legal direction be from east to west, so that visitors in the east lot will have the option of exiting via either site access drive.**
18. The driveway width on the north and south sides of the landscape circle by the main entrance, and the aisle width immediately south of this area, scale only 20 ft wide. **Per the preceding comment, the minimum permissible width (given the two-way traffic flow) is 25 ft back-to-back (i.e., 22 ft plus an 18-inch wide curb and gutter on each side).**
19. Striping and signing details to be addressed on future plans include (but are not necessarily limited to) the following:
 - a. **The wheelchair symbols in the barrier-free spaces should face the aisle, not the sidewalk.**
 - b. **The sign symbols shown at the back of walk opposite each barrier-free parking space should be indicated as an R7-8, supplemented with a VAN ACCESSIBLE plate (R7-8a) as applicable.**
 - c. **A plan note should indicate that all regular parking spaces shall be striped with white paint and all barrier-free parking spaces shall be striped with blue paint, per City policy and Section 3B.18 of the Michigan Manual of Uniform Traffic Control Devices.**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering

WETLANDS REVIEW



Environmental Consulting & Technology, Inc.

February 2, 2010

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Medilodge SP 10-05 (formerly ZCM 09-0041) Wetland Review for Concept and Rezoning Plan

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Medilodge Concept and Rezoning Plans (Plan) prepared and submitted by JWDesign dated January 18, 2010. ECT has confirmed that there are City-regulated wetlands on the property that are in areas overlapping with the proposed project. The following is a summary of our findings thus far.

Site Comments:

ECT previously visited the site for the purpose of verifying wetland boundaries depicted on a survey submitted by King & MacGregor Environmental (KME). An ECT summary of the wetland boundary was submitted to the city on November 16, 2009. The wetland boundary was found to be accurate then, and is accurately depicted on the Plan.

The entire site is approximately 20-acres with approximately 5.4 acres of wetland and 2.87-acres of Natural Features Setback. The proposed Plan would construct a 78,560 square foot, 120-bed rehabilitation facility and associated infrastructure. The parcel is about twice as long as it is wide, with the long dimension running north-south. The proposed development in the southern half of the property, near 11-Mile Road. Most of the northern half of the parcel would remain undeveloped except for installation of a sanitary sewer.

The west side of the southern half of the property contains forested and scrub-shrub wetland. Additional forested and scrub shrub wetland occurs in the east-central portion of the property and in smaller areas in the northern half of the property. Approximately the northern 30-percent of the parcel adjacent to Providence Hospital contains some high-quality forested wetland and upland beech-maple-hickory woodland.

Proposed Impacts

The Plan proposes to fill approximately 0.23-acre of regulated wetland, mostly on the west side of the building. The Plan would also permanently impact approximately 0.45-acre of the 25-foot Natural Features Setback and temporarily impact 0.11-acre of same.

2200 Commonwealth
Boulevard, Ste. 300
Ann Arbor, MI
48106

(734)
769-3004

FAX (734)
769-3164

Permits

The wetlands on the site appear to be regulated by the City of Novi and the MDEQ by virtue of being within 500-feet of a tributary to Island Lake and Davis Creek. A pond located to the north on Providence Hospital property may be another MDEQ regulating water body. It is ECT's opinion that the proposed project would require a DNRE (fka MDEQ) Wetland Use Permit, a City of Novi Non-Minor Use Permit, and *Authorization to Encroach* into the 25-Foot Natural Features Setback.

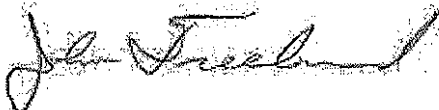
Conclusion and Recommendations

ECT believes the applicant has made efforts to avoid and minimize impacts to wetland and the Natural Features Setback. Although the area of proposed wetland impact is less than 0.25-acre and does not require mitigation under the City's Wetland Ordinance, ECT recommends that the proposed stormwater basins be "naturalized" to have the look and function of natural wetlands, consistent with to the extent allowed under the specifications approved by the City's stormwater engineer. ECT also recommends that the northern third, or so, of the property be placed into a conservation easement. ECT recommends approval of the Concept and Rezoning Plan, conditional on the applicant's satisfactory adoption of recommendations described above.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



John A. Freeland, Ph.D., PWS
Environmental Scientist

WOODLANDS REVIEW



Environmental Consulting & Technology, Inc.

2200 Commonwealth Blvd.
Suite 300
Ann Arbor, MI 48105
(734) 769-3004
FAX (734) 769-3164

MEMORANDUM

TO: Barbara McBeth, Deputy Director of Community Development

FROM: Martha Holzheuer, ISA Certified Arborist, ESA Certified Ecologist *MRH*

DATE: February 9, 2010

RE: Medilodge SP 10-05 (formerly ZCM 09-0041) Conceptual & PRO Woodland Review

Environmental Consulting & Technology, Inc. (ECT) has reviewed the PRO Conceptual Plans (Plan) prepared and submitted by JWDesign dated January 18, 2010. The proposed development is located north of Eleven Mile Road between Wixom and Beck Roads in Section 17. The proposed Plan would construct a 78,560 square foot, 120-bed licensed skilled nursing home and associated infrastructure, parking, and stormwater detention basins.

Site Comments:

The entire site is approximately 20-acres with 12.5 acres of regulated woodland dominating the northern and western two-thirds of the property. Approximately 5.4 acres of the regulated woodland consists of forested and scrub-shrub wetland on the west side of the southern half of the property, in the east-central portion of the property, and in four smaller areas on the northern half of the property. Considering the site at a landscape scale, the regulated woodland onsite is associated with a tributary of Davis Creek in the northeast corner of the property and, therefore, ultimately drains to Island Lake to the southwest. It is contiguous with upland and lowland forest to the north, east, and west. In their Potential Conservation/Natural Areas Report (July 2002, updated April 2004) for Oakland County, Michigan Natural Features Inventory (MNFI) identified this swath of contiguous woodland as a Priority Three Area for conservation, based upon total size, core area size, stream corridor, landscape connectivity, restorability of surrounding lands, vegetation quality, parcel fragmentation, and element occurrences (rare species) criteria (see attached map). Separated by Eleven Mile Road, the onsite regulated woodland is adjacent to one of only three Priority Two Areas designated within the City of Novi. When considered with adjacent Priority Two and Priority Three Areas and additional regulated woodland such as Wildlife Woods Park to the west, the onsite woodland serves as an important stepping stone feature in the landscape connecting the only two Priority One Areas designated in the City, near Walled and Island Lakes, respectively (see attached map).

Based on historical aerial photographs, the property was predominantly farm field circa 1949, with woodland associated with only the northernmost wetlands. Reforestation of the property progressed throughout the following decades, first in association with the wetlands and later in the upland portions of the site. As a result, the northern and wetland portions of the site contain the highest quality, most mature woodland vegetation. In particular, the northern third of the parcel adjacent to the sanitary sewer right-of-way and Providence Hospital property contains high quality forested wetland and upland mesic southern forest. During a field visit on February

8, 2010, ECT observed that this northern portion of the site was dominated by sugar maple, northern red oak, American elm, white ash, red maple, shagbark hickory, ironwood, American beech, and musclewood in the upland overstory and understory (see attached photos). The forested wetland areas were dominated by large-diameter eastern cottonwood, silver and red maple, red ash, and bur oak in the overstory and maple, ash, elm, musclewood, and silky dogwood in the understory. The woodland groundcover was intact, with a diverse composition of native tree seedlings, shrubs, forbs, and graminoids. The diversified age structure of the woodland is also noteworthy, ranging from seedlings and understory saplings to mature overstory trees with 20-inch dbh or more. The woodland understory contained relatively few invasive species and significant amounts of native tree advanced regeneration, understory trees positioned to move into the overstory as mature trees die or blow over, opening gaps in the canopy. The upland southern two-thirds of the property were dominated by native pioneer species, including American elm, white ash, black cherry, and grey dogwood in the woodland areas and grey and silky dogwood, eastern redcedar, and ground juniper in the area that was cultivated the longest. This area also had low invasive species density, especially considering the past land use history of this portion of the property.

Proposed Impacts:

In general, the proposed site plan appears to respond to the important natural features of the site by restricting the development to the southern half of the property near Eleven Mile Road where vegetation disturbance has been most intense and most recent. Most of the northern half of the parcel with the highest quality regulated woodland would remain undeveloped except for installation of a sanitary sewer line. ECT has the following comments regarding proposed impacts to regulated woodland:

1. A significant portion of the regulated trees proposed for removal are associated with the sanitary sewer line. The quality of trees along the northeast side of the site where the sewer line first enters the property is especially high, and ECT recommends that alternative sewer routing be considered, if at all possible. Bringing the sewer line in along Eleven Mile Road would greatly reduce regulated woodland impacts, concentrating disturbance in a lower quality portion of the site.
2. ECT is concerned that the floodplain impact compensating cut proposed along the disturbed area of the sanitary sewer excavation (Sheet C-2) is within the regulated woodland and would not only impact regulation-size trees but regulated woodland understory and groundcover vegetation and woodland soils, as well. ECT recommends that the compensating floodplain cut be minimized to the greatest extent possible within the easternmost 150' of the proposed sewer line, where woodland quality is the highest. More suitable areas for compensating cut that could be considered are southeast of where the sewer changes direction and west of the north-south portion of the sewer line between the two western wetlands, where lower quality woodland and scrub-shrub vegetation predominates.
3. The Applicant should also confirm that no additional regulation-size (≥ 8 " dbh) trees occur within 50' on either side of the proposed sewer line and other grading activities. Please note that per Sec. 37-9(a)(1) of the updated Woodland Protection Ordinance, "accurate critical root zones must be depicted on the site plan for all regulated trees within 50' of proposed grading or construction activities."
4. Per Sheet L-2, the site plan proposes removal of 36 regulation-size trees requiring 46 woodland replacement credits. Based on the Tree Survey Schedule provided, ECT found that 49 replacement credits would be required. Please note that per Sec. 37-8(e)

- of the updated Woodland Protection Ordinance, replacement credits for multi-stemmed trees should be calculated by summing the diameters of all regulation-size stems, dividing by 8, and rounding up to the nearest whole credit. ECT believes this may be part of the discrepancy. Additional replacement credits may be required pending critical root zone information addressed above in Item 3.
5. Several items must be provided in the subsequent Preliminary Site Plan to comply with site plan standards outlined in the update Chapter 37 Woodland Protection Ordinance. Currently, the Concept Plan does not provide existing general soil conditions, a method for protecting regulated woodland and trees to remain during construction, a description of proposed changes to drainage within regulated woodlands (including grades changes and changes in water levels), how many replacement credits will be provided for each tree proposed for removal, cost estimate for the provision of these replacement credits, and species/quantities/sizes of replacement materials. Although tree survey numbers were depicted on the plan on Sheet L-2, the line type and tree removal symbols used greatly decreased the legibility of the tree survey numbers.
 6. ECT noted that woodland replacement credits are proposed to be achieved onsite, mostly near the developed portion of the site, along the loop drive and near the detention basins. Since these areas will require ongoing maintenance and the remaining regulated woodland onsite provides an excellent ecological restoration opportunity, ECT strongly encourages the Applicant to consider planting and/or seeding a variety of native woodland plant species and types as woodland replacement credits (refer to Section 37-8 of the updated Woodland Protection Ordinance). For example, the area beyond the loop drive north and west of the proposed development could be seeded or planted with native woodland edge species to transition from the maintained lawn of the development to the natural regulated woodland edge. Additional opportunities exist for planting native groundcover, shrubs, and small trees within the existing regulated woodland. Infill planting/seeding could occur 1) in the low density woodland north of the development, 2) along the west, north, and east borders of the property where the electric transmission corridor and sewer right-of-way provide relatively easy access for plant material staging, and 3) within the areas of floodplain impact compensating cut and disturbance from sewer line excavation. To minimize impacts to the regulated woodland, ECT believes the latter, revegetation of compensating cut and sewer excavation areas with native species, is of utmost importance, especially if the sewer line cannot be relocated solely along Eleven Mile Rd. Accomplishing woodland replacement credits in this manner also frees up space immediately adjacent to the development for plant material fulfilling landscape, parking, and greenbelt requirements.
 7. Lastly, ECT applauds the Applicant for avoiding impacts to the majority of site natural features and strongly encourages the Applicant to place the remaining regulated woodland and wetlands onsite in a conservation easement.

Required Permits:

Based on information provided on the Plan and field review of the site, the proposed project requires a City of Novi Woodlands Permit.

Conclusion:

ECT believes the Applicant has made a considerable effort to minimize impact to the regulated woodlands and other natural features on the project site. ECT is concerned, however, about the impacts to relatively high quality regulated woodland by the proposed sewer line and compensating floodplain cut in the northeast portion of the site. To minimize woodland impacts,





ECT recommends that a sewer line connection along Eleven Mile Rd. and compensating floodplain cut in low density, lower quality woodland areas are considered. Additional information outlined above must be provided in the Preliminary Site Plan to meet the site plan standards of the Woodland Protection Ordinance. ECT also suggests that woodland replacement credits be achieved via a diversified approach including seeding and planting of a variety of native species and plant material types within the existing regulated woodland in areas of low density, lower quality vegetation and areas impacted by sewer line excavation and/or floodplain compensating cut. ECT also recommends placement of the remaining site natural features under a conservation easement as a means of long-term protection. ECT recommends approval of the Concept and Rezoning Plan, conditional on the Applicant's satisfactory adoption of the recommendations described above.

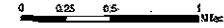
If you have questions, please contact us.

cc: Kristen Kapelanski
David Beschke
Angela Pawlowski

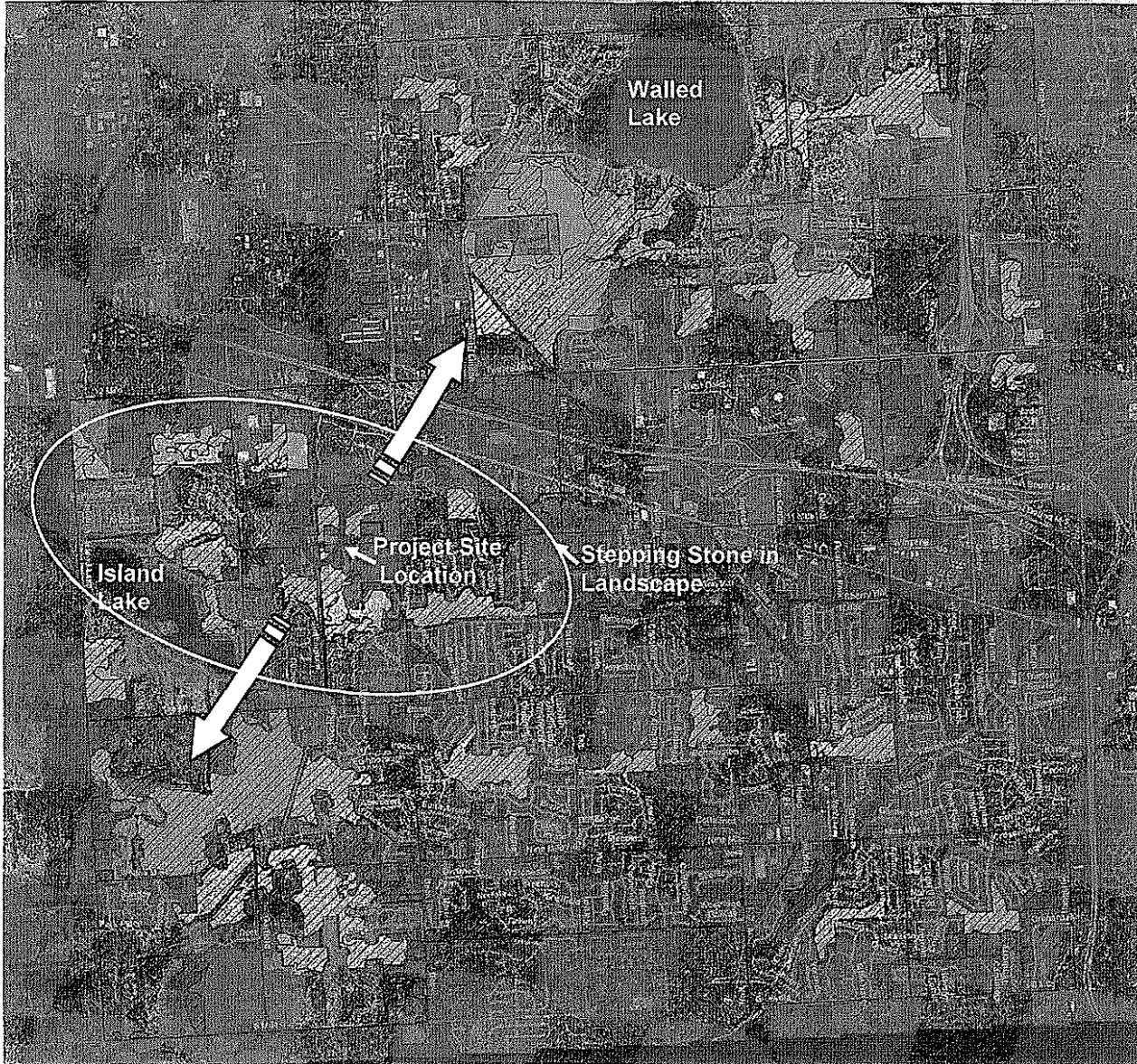


City of Novi Natural Areas

-  Novi Woodland
- Natural Areas 2004**
-  Priority One
-  Priority Two
-  Priority Three



Date provided by City of Novi





Above: Forested/scrub shrub Wetland A-B west side of property
Below: Forested/scrub shrub Wetland A-B east side of property





Above: Low density woodland north of development, opportunity for planting replacement credits
Below: Low density woodland north of development, opportunity for planting replacement credits





Above: High quality mesic southern forest north end of property
Below: High quality forested wetland northeast corner of property, wetland C-D





Above: Large northern red oak in high quality mesic southern forest and forested wetland north end of property
Below: High quality mesic southern forest and forested wetland northeast corner of property, wetland C-D





Above: High quality forested wetland northwest corner of property, wetland E
Below: High quality mesic southern forest northwest end of property

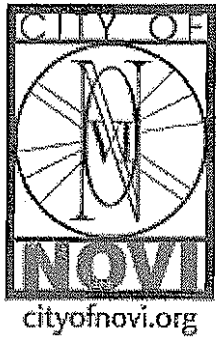




Above: High quality mesic southern forest to be impacted by east end of sewer line
Below: High quality mesic southern forest to be impacted by east end of sewer line



LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 11, 2010

PRO Landscape Review

Medilodge of Novi SP#10-05

Property Characteristics

- Site Location: Eleven Mile Road
- Site Zoning: R-3 One Family Residential
- Proposed Zoning: RM-1 Low Density Multi-family Residential
- Plan Date: 1/19/10

Recommendation

Approval of the Preliminary Site Plan for 10-05 Medilodge of Novi is recommended provided the applicant receives the necessary waiver. Please address all other minor comments on the Preliminary Site Plan submittal.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. The project site is adjacent to residential properties on all property boundaries. Typically a 4'6" to 6' high landscape berm is required along these property boundaries. The applicant may choose to request a Planning Commission waiver for the berms if it can be shown that significant natural features would be disturbed by the installation. Regardless of berm installation, the applicant must provide buffer landscape along the property boundaries or preserve existing vegetation. It appears that the westerly property line will be adequately buffered with the proposed plantings and existing vegetation. The applicant should demonstrate that the buffer proposed at the easterly property line will be adequate to buffer the adjacent residential property. **A Planning Commission waiver will be necessary if no berm is proposed at the property boundaries. Staff would support waivers for the north and west boundary.** Additional information would be necessary in order to gain support for a berm waiver at the east boundary.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. The applicant has not proposed parking bays directly adjacent to the public right-of-way that would require buffering.

Street Tree and Buffer Requirements (Sec. 2509.3.b.)

1. One canopy deciduous street tree is required per 35 L.F. of frontage along Eleven Mile Road to be located between the curb and sidewalk. The applicant has met this requirement.
2. One canopy deciduous or large evergreen tree is required per 35 L.F. of buffer along Eleven Mile Road. The applicant has met this requirement.
3. One sub-canopy tree is required per 25 L.F. of buffer along Eleven Mile Road. The applicant has met this requirement.

Parking Landscape (Sec. 2509.3.c.)

1. A total interior landscape island area of 4,439 S.F. is required and has been provided.

2. Sixty (60) parking lot canopy trees will be required. The applicant has met this requirement.
3. A minimum one parking lot perimeter canopy tree per 35 L.F. is required. The applicant has met this requirement.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. It appears that the applicant can meet this requirement. More detail for the foundation landscaping will be required upon subsequent submittals.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. It appears that the applicant can meet this requirement.

Loading Zone Screening

1. The Applicant has proposed a utility area on the west side of the building. The utility fixtures and loading zone must be adequately screened through the use of privacy fencing and/or landscape. Please provide additional details for the screening on subsequent submittals.

Plant List (LDM)

1. A Plant List has yet to be provided. Costs per City of Novi standards must be included on the plant list, including costs for irrigation (as necessary), seed/sod and mulch.

Planting Details & Notations (LDM)

1. Planting notations have been provided. Please provide required landscape planting details. Specify fabric guys only.

Irrigation (Sec. 2509 3.f.(6)(b))

1. All landscape areas are required to be irrigated. Please provide an Irrigation Plan and cost estimate on subsequent submittals.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA ASLA

FAÇADE REVIEW



February 16, 2010

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

Re: **FACADE ORDINANCE - Facade Review**
Medilodge of Novi, ZCM10-0005 (facade)
 Façade Region: 1, Zoning District: R-3 (RM-1)

Dear Ms. McBeth;

The following is the Facade Review for Conceptual/P.R.O. of the above referenced project based on the drawings prepared by J.W. Design, dated 2/1/10. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule are highlighted in bold.

Please note that this review is based on conceptual drawings. While these drawings adequately portrayed the overall design approach, calculation of the precise percentages of materials was not possible at the time of this review. It should also be noted that the design has evolved significantly since the prior submittal. No sample board was available at the time of this review.

Approximate Percentages	EAST	WEST	NORTH	SOUTH	Ordinance Maximum (Minimum)
BRICK	15%	11%	11%	11%	100% (30% MIN)
CULTURED / DECORATIVE STONE	31%	23%	23%	23%	50%
SMOOTH STONE	12%	5%	5%	5%	50%
VINYL SIDING	1%	1%	1%	1%	50%
ASPHALT SHINGLES	41%	60%	60%	60%	25%

As shown above the percentages of Asphalt Shingles exceeds the maximum percentage allowed by the Facade Chart, and the percentage of Brick is below the minimum percentage required by the Facade Chart.

This project is located within the City's proposed Suburban Low-Rise Zoning District which is intended to maintain architecture that is in context with nearby residential neighborhoods. This standard suggests the use of residential style elements such as gable facing roof lines, facade shifts, varied colors, dormers, covered porches with decorative trim and balustrades, residential sized windows, shutters, overhangs, and others features typical of residential architecture. A primary goal of the proposed Ordinance is to limiting the amount of sloped roof facade that

typically occurs on large residential style buildings. The proposed facades and roof lines appear to be generally responsive to these guidelines however several inconsistencies between the elevations and floor plan are noted. Covered porches are indicated in eight locations on the floor plan. However, not all of these porches are indicated on the elevations and those that are lack well defined residential character. The applicant should coordinate the drawings and clarify the treatment of the covered porches. While the roofs associated with the building secondary "wings" are well articulated, a comparatively large expanse of asphalt shingled roof exists over the central portion of the building. Additional features such as gabled dormers, roof balustrade, or cupolas should be considered to further punctuate this part of the roof.

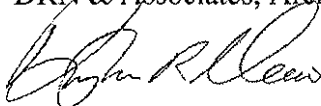
Many 3-sides exterior courts are created by the buildings unique floor plan. It is noted that little or no plant material is currently proposed in these areas. It is suggested that additional carefully placed plantings be used to frame and subdivide views of the building when viewed from the ring-road, as well as add interest in the court areas when viewed from the building's interior.

Recommendations: With respect to the percentage of brick being significantly below the minimum percentage required by the Ordinance, the sum of the percentage of all masonry materials (brick, cultured stone and smooth stone taken together) significantly exceeds this minimum requirement. Therefore, we would provide a favorable recommendation for a Section 9 Waiver for this item, contingent upon the following;

1. Final construction drawings shall be submitted showing the proposed materials for all facades. The above referenced concerns pertaining to the Suburban Low-Rise Zoning District should be address at that time.
2. A sample board color showing harmonious match in colors and complementary textures of all proposed facade materials shall be submitted for approval.
3. Final construction drawings for the generators and dumpsters enclosures shall be submitted for approval. Screen walls should be of masonry (brick and/or stone) matching the building.

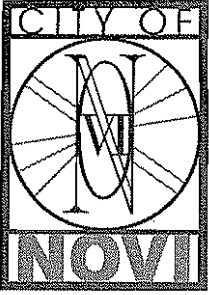
We would be happy to discuss this matter with the applicant at a time of his convenience. If you have any questions please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



February 5, 2010

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: Medilodge of Novi

SP#: SP10-05, Conceptual / P.R.O.

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

Project Description:

78,560 S.F., Single Story, 120 Bed Skilled Nursing Facility

Comments:

1. The applicant has provided an access drive that goes completely around the building but it is only 18' on the north part of the drive. Since this is a fire lane drive, the minimum width shall be 20'. If it were to be expanded to only 20', it should be designated as one-way since it does not meet the standard for two way traffic.
2. The location of the fire department connection needs to be shown on the plans. The fire code requires it to be located on the front/address side of the building, in an accessible location, within 100' of a hydrant.
3. The hydrant placements will require further evaluation and may require additional hydrants to be installed in order to satisfy the requirement that no part of the building perimeter shall be more than 300' from a hydrant.
4. The fire protection water main lead shall be shown on the Engineering plans and shall be controlled by a gate valve in a well.
5. All weather access roads capable of supporting 35 tons shall be provided for fire apparatus access prior to construction above the foundation. This shall be noted on the plans.
6. All water mains and fire hydrants are to be installed and be in service prior to construction above the foundation. This shall be noted on the plans.
7. The building address is to be posted facing the street throughout construction. The address is to be at least 3 inches high on a contrasting background. This shall be noted on the plans.

Recommendation:

The plan is **Recommended for Approval** with the above items being corrected on the next plan submittal.

Sincerely,

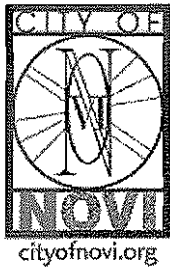
Michael W. Evans
Fire Marshal

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

cc: file

**MASTER PLAN AND ZONING COMMITTEE
MEETING MINUTES EXCERPT
January 6, 2010**



MASTER PLANNING & ZONING
City of Novi Planning Commission
January 6, 2010
Novi Civic Center – Conference Room A
45175 W. Ten Mile, Novi, MI 48375
248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Michael Meyer, Michael Lynch, Michael Lynch
Staff Support: Mark Spencer, Planner, Barbara McBeth, Deputy Director Community Development, Kristen Kolb, City Attorney

APPROVAL OF AGENDA AS AMENDED

Moved by Member Lynch, seconded by Member Cassis – **Motion passed 3-0**

VOICE VOTE ON AMENDED AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS

Audience Participation and Correspondence

Daniel DeFemer [MediLodge] is in the audience. Planner Spencer stated that we have that item on the agenda and asked Mr. DeFemer if he would like to discuss at that time. Mr. DeFemer stated that would be fine.

Staff Report

None

Matters for Discussion

Item 1

Master Plan for Land Use Review

- a) Recommended Master Plan Amendments Review and discuss Planning Staff recommendations and possibly approve with or without modifications, for inclusion in Master Plan Review and proposed Master Plan Amendments to be forwarded to the full Planning Commission.

Eleven Mile and Beck Roads Study Area

Planner Spencer stated the first component is Future Land Use designations. Staff is proposing to add suburban low rise from the previous discussion you will recall staff presented a definition for suburban low rise as designated "Suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties."

Planner Spencer presented staff's proposed Goals, Objectives & Implementation Strategies recommendations to go along with this under the Land Use Category.

The first goal would be to "Provide for planned development areas that provide a transition between high intensity office industrial commercial use and one family residential uses."

Objective would be to "Provide for form based low rise suburban development options to promote the development of key areas in the city from the key areas that can provide a transition from higher intensity office and retail uses to one family residential developments that include access, design and

use standards that promote a residential character to the streetscape and provide increased economic value.”

Implementation Strategy “To create a planned suburban low rise form based zoning district that permits attached single family and low density multiple family residential, community service, human care, civic educational, public recreation and office facilities.” This new use district will provide a transition from higher intensity commercial office industrial areas to one family residential uses, specifically located where the natural environment provides defined borders to provide separation from one family residential areas. Detached one family residential uses would not be permitted in the district, the district would be designed to reduce traffic, environmental and visual impacts for providing higher intensity use and detached one family districts, while maintaining a residential character.”

Planner Spencer stated the Eleven Mile and Beck Roads land use designation goals, objectives and implementation strategies supporting reasons are to increase potential for developing because of a expanded basket of potential uses, which was discussed previously and committee was in agreement. Office, institutional, attached single family and multiple family residential uses to generate more tax revenue than the development of land with detached single family residential. Low rise office, attached single family & multiple family residential uses can act as a transitional use area between high intensity office industrial commercial uses and single family residential uses. Form based standards that prohibit retail or commercial looking uses could foster the maintenance of a residential character.

Planner Spencer [pointing on map] indicated that the committee have discussed previously the 5 sub-study areas. Sub-Study Area 1 is currently single family residential staff's proposal is to change that designation to suburban low rise.

Sub-Study Area 2 - no change, keep as public park and open space.

Sub-Study Area 3 - utility area no change [gray area on map by ITC corridor]. Office to office commercial recommendation was to expand the office into three sets of office uses, Community Office, Office Commercial & Office Research Development & Technology. Mr. Spencer stated that the recommendation is consistent with the zoning of the properties. The Providence property is currently zoned OSC [office, service commercial] this proposed designation would be consistent. Mr. Lynch asked Mr. Spencer about the hatch mark area, which Mr. Spencer said is the area is proposed to go from single family residential to suburban low rise which includes the Bosco property.

Sub-Study Area 4 - will continue to be single family with no change.

Sub-Study Area 5 - educational facilities no change.

Planner Spencer stated the supporting reasons for these recommendations: Keeping the public park educational facility and utility use designations on the property so designated on the current Future Land Use Map is appropriate due to current ownership and current use of these properties and the compatibility of these properties with the neighboring properties.

Mr. Spencer stated the next reason is to design properly low rise, human care, educational, attached single family and multiple family residential uses can act as a transitional use area between high intensity office industrial for commercial uses and single family residential uses. Natural built environments include wetlands, schools, parks, electrical transmission line corridors separate the study area from existing single family residential development, and provide an adequate buffer between higher intensity uses and lower intensity single family uses. Planner Spencer indicated infrastructure is basically adequate with minor manageable utility road improvements, ultimately development may require increasing the city's sewer plant capacity. Another reason Mr. Spencer stated is suburban low rise use areas that permit office, institutional, attached single family and multiple family residential uses would generate more tax revenue than the development of land with detached single family residential. Planner Spencer indicated that placing the southwest corner of Beck and Eleven Mile Roads in the suburban low rise use area is appropriate since the parcel is a small corner parcel that would

be difficult to develop as single family. Member Cassis asked about the infrastructure in that area. Committee went on to discuss infrastructure further. Member Lynch asked Member Cassis if he is saying we do not have the infrastructure to handle the increase in density? Member Cassis answered you never know if a development comes in to the Planning Commission at that time looking at that development says we need you to do this and do that and then the lawyer says that the infrastructure is basically adequate, then why do we need to do this? Member Lynch stated that maybe we need to reword it. Planner Spencer stated we can take the statement out and use engineering comments in the review.

Kristen Kolb, City Attorney commented that the plan is just a guide it's not an ordinance or requirement. Ms. Kolb said you could put a temper limitation on it {20 years from now} if there are changes. Committee went on to discuss the infrastructure statement further. Planner Spencer stated we will take out the word minor. Committee agreed.

Member Meyer asked Chairperson Gutman if our goal right now is to edit this statement or what is our purpose. Planner Spencer stated the purpose is to come to a consensus on the planning aspects including the master plan. Mr. Spencer stated that as far as editing the statement he doesn't feel it needs to be done at tonight's meeting. Ms. Kolb agreed with Mr. Spencer. Planner Spencer also said he will be presenting a final document for the Committee's approval and recommendations before going to the Planning Commission.

Planner Spencer went on to discuss the staff's proposal for Residential Density Pattern Map changes. Sub-Study Area 1 from 4.8 to 7.3 dwelling units per acre. Sub-Study Area 2 [park area] as an underlined residential density from 0.8 to 3.3. Sub-Study Area 3 maintaining the utility area at 3.3 and the balance of the area that are suburban low rise at 7.3, but with no residential density map on the areas that would be office commercial. Member Meyer is concerned with regards to the citizens in the area if it will offend the people who live in this area and thought they were moving to the rural part of Novi. Planner Spencer stated there is some potential for that, that is why we had an Open House and a survey on line for public comments. Mr. Spencer stated he would like to have two public hearings on this before it is adopted, we have to have one by state's statue, and one at the Planning Commission before it goes to City Council for distribution. There will be more opportunities for public input as this moves forward. Committee continued to discuss the density in the Sub-Study Area 3. Sub-Study Area 4 from 1.65 to 3.3. Sub-Study Area 5 proposing to change the northern half of it recommended for 3.3 underlined residential density and keeping the residential density the same on the southern part of it, which has a lot of wetlands.

Planner Spencer stated the supporting reasons for this is: Increasing density and providing for a mix of uses are the principles supported by The American Planning Association, The Smart Growth Network and The Governor's Council and Physical Fitness. Increasing residential density could increase enrollment in the Novi Schools. Increase residential density could provide additional housing opportunities to more demographic groups including seniors & young families. Increasing residential density could increase tax revenue. Increasing residential density could generate additional retail, office and industrial floor space demand.

Planner Spencer stated the last component staff would like to present tonight on this study area before asking the committee for decisions on this is the MediLodge Concept Plan. Committee asked staff to bring to the committee submitted concept plans and developments we have seen for each of the study areas. MediLodge is the last one that was submitted. Planner Spencer stated the general idea of the use fits into what staff proposed for suburban low rise. The major component that MediLodge doesn't have is creative access that would keep the corridor more residential.

Chairman Gutman stated the idea for us as a committee is to listen and give feedback. Planner Spencer stated that this is not a rezoning proposal at this time. He stated the committee is welcome to give comments at this time. Planner Spencer also stated for the committee's consideration for tonight's agenda is to hear what is proposed and see if that effects how your decisions would be on the recommendations for this study area.

Daniel DeFemer [architect for MediLodge in audience] stated he brought with him tonight a copy of some of the documents presented for our preliminary review and then a preliminary revised set of plans based on the recommendations we got from Planning. Mr. DeFemer stated the first plan in the package is the site plan we started with and submitted for site plan review. The project is to have two entrances off of Eleven Mile Road the second entrance we have been asked to align this with the entrance for the proposed development across the street with the second plan we have align that entrance. One of the major concerns for us is the thought of connecting back to the ring road of Providence Hospital. That has a huge impact on our site we are doing a substantial amount of litigation and wetland and woodland mediation to be able to carve out about 7 1/2 acres of this 20 acre parcel to accomplish the footprint we need for the 120 facility we are proposing. To continue this drive through to connect to the ring road would be a drive that really wouldn't go through our parking lot, because that is not the level of drive you are looking for, so it would have to be another drive addition to that, that we think would have substantial impact on the wetlands and woodlands and is a financial burden that I am not interested in pursuing, if you could recommend that to be considered.

Member Cassis asked Mr. DeFemer if he is saying he's not interested in pursuing this. Mr. DeFemer stated it is better for our project to not have to go through that unless there are ways we can find participation to refine that roadway. Mr. DeFemer stated the plan is fairly simple with a number of wings with predominately private rooms, it is a facility that's intended to be a rehab facility for the most part, there will be long term care and considering a hospice component. Mr. DeFemer stated there will be 120 beds some of them private and some are doubles. As we move on with the project there were only be 100 beds because we will have only 100 licenses so the two bedroom room units right now will become suites. We were asked to develop some elevations of what we thought the building would be, it would take on a residential character it's all with masonry materials with the exception of some end units. One comment we received back from the committee was we would like to see it more residential when developed, he stated we don't have any difficulty with that comment. Mr. DeFemer stated that they have a concern about the ordinance as it was proposed and it is not the master planned portion, but the way the ordinance was to be written. In the ordinance for a 2 1/2 story right now is a maximum 35' height, the building we are proposing in some of the higher areas to the center of the pitch is proposed to be a 30' high building. He stated in the committee's review looking for a larger scale facility in this transition district we believe this building will have that kind of profile. We did this to illustrate that this is not just a typical one story. Member Cassis asked the percentage. Mr. DeFemer stated about half of it. He stated the entire facility will have a pitched roof. Mr. DeFemer stated that we were asked by traffic and fire wanted us to try to loop the back of the building and we have done that and we have revised our parking somewhat to accommodate that. It pushed us back into the wetland and woodland a little bit further, but it is a doable situation we believe to accommodate the ring road that was asked for and connect to the positions that you asked for across the street. He stated we are also going to need the help of the Planning Department to accommodate the size of this building, because of the length we have a greater length then is acceptable. Member Cassis asked about the parking. Mr. DeFemer stated we have more than adequate parking. He stated from experience that we usually need one parking space per bed to accommodate this facility for parking. He stated there will be extensive landscaping.

Member Meyer stated his thoughts on this while reading the material is the keyword "suburban low rise" so is this suburban low rise? Planner Spencer stated the architecture itself could be suburban low rise. He said one of the reasons he presented a minimum size to maximum to get more floor space per acre for these properties. Mr. Spencer stated he would have some objections to this as low rise. Committee went on to discuss further the wetlands [pond] in the area. Planner Spencer asked Mr. DeFemer if this was a detention pond facility. Mr. DeFemer stated a portion of it is detention, the center of it we need to get the volume, because we don't want to push further into the area a portion of it will be retention. The other residential characteristic Planner Spencer mentioned previously to the committee was having access to projects off an internal road system. Member Cassis stated he would like to keep it low rise to one story or 1 1/2. Member Meyer stated he can't imagine seeing a nursing home being two stories, because older people don't like going

up and down stairs. Committee went on to discuss further the MediLodge concept.

Member Lynch stated he is real familiar with MediLodge and he agrees with Mr. DeFemer about the single story especially in the wings with the older people with their walkers. Member Lynch stated the pond doesn't bother him too much because you will be putting in about 10ft. of buffer. As far as traffic you will not get a lot of traffic you probably will get very few people visiting. His one concern is the height he doesn't want this building to look out of place. Member Lynch also stated he doesn't see the need for a road to connect to Providence Hospital. Member Lynch stated overall this facility in this area makes a lot of sense, this is what he envisioned for this form based concept.

Chairman Gutman asked committee for anymore comments.

Planner Spencer wanted to make another suggestion to Mr. DeFemer about access [pointing on map] when you look at the size of this parcel as a whole, if a road connection is not provided to these properties the likelihood of having some kind of road system to these parcels start to diminish. Planner Spencer indicated that if these properties get rezoned to this district each one of these parcels they would want their own driveway system. Mr. Spencer also stated that there are some conservation easements so some ways to get behind these buildings connectively could make sense to keep the residential character.

Member Meyers stated that Member Lynch's point is well taken he stated this is Eleven Mile not Eight Mile Road to get to Providence Hospital it's not that far. Member Meyer said if the north part of this development is possibly going to be another development he wouldn't want to put a road through it and ruin the possibility for someone who would be providing more taxes for the city. Mr. DeFemer stated it is not the intention of this owner to develop the north portion. He also stated if a conservation easement would ease the committee's mind in that way they would consider it.

Planner Spencer asked the committee for a motion on the Eleven Mile and Beck Roads Study area.

Future Land Use definitions, Future Land Use Map and Residential Density Patterns map.

Member Lynch made a motion - The Master Plan and Zoning Committee recommends Including the following Planning Staff recommendations in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the Planning Commission.

"Suburban Low-Rise" land use definition as presented;
Future Land Use map changes for the Eleven Mile and Beck Road Study Area as presented;
Residential Density Patterns map changes for the Eleven Mile and Beck Road Study Area as presented.

Motion seconded by Member Cassis: **motion passed 3-0**

Goals, Objectives and Implementation Strategies

Member Lynch made a motion - The Master Plan and Zoning Committee recommends including the Planning Staff's recommended **goals, objectives and implementation strategies supporting the proposed "Suburban Low-Rise" land use** as presented in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the full Planning Commission.

Motion seconded by Member Cassis: **motion passed 3-0**