



Rezoning 18.701 ZCM 12-02

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Public hearing of the request of Beck Ten Land, LLC for Planning Commission's recommendation to City Council for rezoning of property in Section 20, on the northwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 24.24 acres.

REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from R-1 to R-3 with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01/24/12	<ul style="list-style-type: none"> • Proposed density of 1.77 units per acre is close to master planned density of 1.65 units per acre • Ordinance deviations required for lack of paved eyebrows, the location of proposed sidewalks and the skewed intersection • Public benefits outlined in planning review letter
Engineering	Comments provided	01/24/12 01/25/12	<ul style="list-style-type: none"> • Items to be addressed on the Preliminary Site Plan submittal. • Negligible impact on utilities
Traffic	Comments provided	11/10/11	Items to be addressed on the Preliminary Site Plan submittal
Landscaping	Approval recommended	01/06/12	See landscape review letter for comments regarding upgraded frontage landscaping as a public benefit
Façade	Comments provided	01/23/12	<ul style="list-style-type: none"> • Listed public benefits of housing style and housing size upgrade would be considered enhancements over minimum ordinance requirements • Applicant should provide elevations and floor plans so enhancements can be confirmed
Fire	Approval recommended	11/14/12	Items to be addressed on the Preliminary Site Plan submittal

Motion sheet

Approval

In the matter of the request of Beck Ten Land, LLC ZCM12-02 with Zoning Map Amendment 18.701 motion to **recommend approval** to the City Council to rezone the subject property from R-1 (One-Family Residential) to R-3 (One-Family Residential) with a Planned Rezoning Overlay with the following ordinance deviations:

- a. Lack of a paved eyebrows;
- b. Location of proposed sidewalks in relation to the edge of the right-of-way; and
- c. Skewed intersection of Warrington Drive and Graham Lane;

And subject to the following conditions:

- a. Applicant providing elevations and floor plans to confirm housing style and size, a noted public benefit; and
- b. Compliance with all conditions listed in the staff and consultant review letters;

For the following reasons:

- a. The proposed development meets the intent of the Master Plan to provide single-family residential uses on the property that are consistent with and comparable to surrounding developments;
- b. The proposed density of 1.77 units per acre closely matches the master planned density of 1.65 units per acre; and
- c. The proposed development is consistent with a listed objective for the southwest quadrant of the City, "Maintain the existing low density residential development and natural features preservation patterns."
- d. *(additional reasons here if any)*

Denial

In the matter of the request of Beck Ten Land, LLC ZCM12-02 with Zoning Map Amendment 18.701 motion to **recommend denial** to the City Council to rezone the subject property from R-1 (One-Family Residential) to R-3 (One-Family Residential) with a Planned Rezoning Overlay...*because the proposed density of 1.77 units per acre is not in compliance with the planned residential density map in the Master Plan which indicates 1.65 units per acre for this area.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 24, 2012

Planning Review

Rezoning 18.701, ZCM 12-02 (fka ZCM 11-39 and 11-40)
Northwest Corner of Ten Mile and Beck Road
Proposed Rezoning from R-1 to R-3 w/ Planned Rezoning
Overlay (PRO) Option

Petitioner

Beck Ten Land, LLC (Howard Fingerroot [Developer] and William Anderson [Engineer])

Review Type

Rezoning Request from R-1 (One-Family Residential) to R-3 (One-Family Residential) with Planned Rezoning Overlay (PRO) option

Property Characteristics

- Site Location: Northwest corner of Beck Road and Ten Mile Road (Section 20)
- Site Zoning: R-1, One-Family Residential
- Adjoining Zoning: North: R-1; East (across Beck Road): R-1, B-1; West: R-1;
South (across Ten Mile Road): R-1
- Current Site Use: Vacant Land
- Adjoining Uses: North: Greenwood Oaks Subdivision; East (across Beck Road): Briar Pointe Plaza, Briarwood Village; West: Warrington Manor Subdivision;
South (across Ten Mile Road): Single-Family Homes, Vacant
- School District: Novi Community School District
- Site Size: 24.24 gross acres, 21.46 net acres

Project Summary

The petitioner is requesting a Zoning Map amendment for a vacant 24.24-acre property on the northwest corner of Ten Mile Road and Beck Road (Section 20) from R-1 (One-Family Residential, 1.65 DU's per net acre) to R-3 (One-Family Residential, 2.7 DU's per net acre) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow development with smaller and narrower lots, and slightly higher density, than is permitted within current R-1 zoning. The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from R-1 to R-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan 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 (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

The subject parcel is 24.24 gross acres on the northwest corner of Ten Mile and Beck Roads (Section 20). It is currently zoned R-1, which would allow a maximum of 35 single-family lots based on the standards of the Zoning Ordinance and the net acreage of the site (21.46 acres). The applicant is proposing to rezone the property to R-3, with smaller and narrower lots than are permitted in R-1; 38 total lots are proposed on the PRO concept plan. The PRO concept plan also shows an on-site retention pond in the site's southwest corner, open space in the site's northeast corner, a "pocket park" on the northwest corner of Ten Mile and Beck, and formal landscaping treatments along

both the Ten Mile and Beck Road frontages. No new points of vehicular access are proposed onto either Beck or Ten Mile; the conceptual development would tie into the local road network via existing stubs to the west and north of the subject parcel.

Recommendation

Provided the applicant submits additional housing styles, elevations for all facades and floor plans as described in the facade review letter dated January 23, 2012, staff **recommends approval** of the proposed PRO and concept plan to rezone property at the northwest corner of Ten Mile Road and Beck Road to R-3 with a Planned Rezoning Overlay for the following reasons:

- The property is designated for a maximum density of 1.65 units per acre in the City's *Master Plan for Land Use 2010*. The development proposed in the PRO concept plan shows a density of 1.77 units per net acre but otherwise meets the intent of the Master Plan to provide single-family residential uses on the property that are consistent with and comparable to surrounding developments, as noted in the listed objective of the Master Plan for the southwest quadrant of the City: "Maintain the existing low density residential development and natural features preservation patterns."
- Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.

Planning Commission Options

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

1. Recommend City Council conditionally approve the request to rezone the parcel R-3, One-Family Residential with a Planned Rezoning Overlay (*APPLICANT REQUEST and STAFF RECOMMENDATION*); OR
2. Recommend City Council deny the request to rezone the parcel R-3 with a PRO, with the zoning of the property to remain R-1; OR
3. Recommend City Council rezone the parcel to a zoning district other than R-1 or R-3; OR
4. Table the request for further study.

Master Plan for Land Use

The Future Land Use Map (adopted Aug. 25, 2010) of the City of Novi Master Plan for Land Use 2010 designates this property, surrounding properties, and the general area as "Single Family". The lone exception in the vicinity is the small portion of the northeast corner of Beck and Ten Mile, which is master planned for "Local Commercial" and is occupied (with a consent judgment) by Briar Pointe Plaza.

The "Residential Density Map" (Figure 63, page 116) within the 2010 Master Plan includes specific residential density recommendations for all of the land planned for residential in the city, and the subject property is designated as 1.65 dwelling units per net acre. This planned density is consistent with the current R-1 zoning.

The City of Novi Master Plan for Land Use Review (adopted in 2008) included an extensive analysis of future land use within a geographic area deemed the "Southwest Quadrant", which included the subject property at the northwest corner of Beck and Ten Mile. This review and analysis, which included a significant level of public involvement, concluded that the Southwest Quadrant should continue to be composed of mostly low-density single-family residential uses. Substantial citizen input indicated that maintaining the low density residential character of the Southwest Quadrant is a high priority for residents.

A standard rezoning from R-1 to R-3 would be inconsistent with the Master Plan because of the density permitted within R-3 (2.7 dwelling units per net acre). The PRO concept plan calls for 38 single-family lots, where a maximum of 35 would be permitted under existing R-1 (so long as those 35 lots could meet the dimensional standards – lot area, width, etc. – required in R-1). With respect

to densely, the PRO concept plan is much more consistent with existing R-1 zoning than with R-3 zoning, and is therefore much more consistent with the Master Plan than a standard rezoning to R-3 would be.

The rezoning request was presented to the Master Plan & Zoning Committee on October 5, 2011 as a standard rezoning from R-1 to R-3. The PRO option was not proposed at that time. The applicants presented their concept plan, including site layout and conceptual renderings of enhancements to the northwest corner of Ten Mile and Beck. It was noted during that meeting that the concept plan was not tied to the rezoning request. The members of the Committee were receptive to the concept plan, but concurred that the applicant should consider the PRO option or a residential option that includes a conceptual plan in order to make the concept plan binding.

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 Property	R-1 (One-Family Residential)	Vacant	Single Family (1.65 DU/ net acre)
Northern Parcels	R-1	Greenwood Oaks Subdivision	Single Family (1.65 DU/net acre)
Southern Parcels (across Ten Mile Road)	R-1	Single-Family Homes, Vacant	Single Family (1.65 DU/net acre)
Eastern Parcels (across Beck Road)	R-1,B-1 (Local Business District)	Briar Pointe Plaza, Briarwood Village	Single Family (3.3 DU/ net acre), Local Commercial
Western Parcels	R-1	Warrington Manor Subdivision	Single Family (1.65 DU/net acre)

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request with the PRO option. As discussed, the subject property under its current R-1 zoning could be developed with as many as 35 single-family lots (so long as those lots meet Zoning Ordinance standards for lot area and width). The PRO concept plan proposes 38 lots that meet dimensional standards for R-3.

The property to the north of the subject property is in the R-1, One-Family Residential zoning district and contains Greenwood Oaks Subdivision. Changing the zoning of the subject property to R-3 and developing 38 single-family lots will add more traffic to the local roads within that subdivision and to the adjacent arterial roads (Beck and Ten Mile). The difference between new traffic generated by the 38 lots proposed on the PRO concept plan and the maximum of 35 lots allowable under existing R-1 zoning is minimal; the applicant's rezoning traffic study forecasts a

difference of 31 additional daily one-way trips, 2 additional AM peak-hour one-way trips, and 3 additional PM peak-hour one-way trips.

Directly to the south of the subject property, across Ten Mile Road, are properties zoned R-1, One-Family Residential that have large lots with single-family homes situated on them. There are also a few residentially-zoned vacant parcels of land. These properties are designated in the Master Plan for Land Use as Single Family Residential. Changing the zoning of the subject property to R-3 and adding as many as 38 new single-family homes would impact these properties in terms of the volumes of traffic along Beck and Ten Mile Roads and at the Ten Mile and Beck Road intersection. Similar to above, there is forecasted to be a minimal difference in traffic volumes generated by 38 new homes compared to 35 new homes.

The property to the west of the subject property is in the R-1, One-Family Residential zoning district and contains Warrington Manor subdivision. The impacts to this subdivision would be consistent with the impacts described for the subdivision to the north, both in terms of local and arterial traffic.

The properties to the east of the subject parcel (across Beck Road) include Briar Pointe Plaza and Briarwood Village. Briar Pointe Plaza could experience an increase in patronage from the residents of homes developed on the subject property, however the difference in business generated by 38 homes compared to 35 homes is likely negligible. Briarwood Village is an existing residential development that – similar to the residential properties on the south side of Ten Mile Road - would experience greater traffic volumes along Beck and Ten Mile Roads.

Comparison of Zoning Districts

The following table provides a comparison of the current (R-1) and proposed (R-3) zoning classifications.

	R-1 Zoning (Existing)	R-3 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-Family detached dwellings (1.65 DU's/net acre). 2. Farms and greenhouses (subject to specific conditions). 3. Publicly owned and operated parks, parkways and outdoor recreational facilities. 4. Cemeteries. 5. Home occupations, as set forth and regulated in Section 201 of this Ordinance. 6. Accessory buildings and uses, customarily incident to any of the above uses. 7. The keeping of horses and ponies (subject to specific conditions). 8. Family Day Care Homes, as regulated pursuant to MCL 125.583b, provided the licensee shall occupy the dwelling as a residence. 	Same as R-1, but one-family detached dwellings may be developed at 2.7 DU's/net acre
Special Land Uses	<ol style="list-style-type: none"> 1. Churches (subject to specific conditions). 2. Public, parochial and private elementary intermediate or secondary schools (subject to specific conditions). 3. Utility and public service buildings and uses (subject to specific conditions). 4. Group day care homes, day care centers and adult day care centers (subject to specific 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 specific conditions). 6. Golf courses (subject to specific conditions). 7. Colleges, universities and other such institutions of 	Same as R-1

	R-1 Zoning (Existing)	R-3 Zoning (Proposed)
	higher learning, public and private (subject to specific conditions). 8. Private pools shall be permitted as an accessory use (subject to specific conditions). 9. Cemeteries (subject to specific conditions). 10. Railroad right-of-way but not including terminal freight facilities, transfer and storage tracks. 11. Mortuary establishments (subject to specific 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.	
Minimum Lot Size	21,780 square feet	12,000 square feet
Minimum Lot Width	120 feet	90 feet
Building Height	2.5 stories or 35 feet	Same as R-1
Building Setbacks	Front: 30 feet Sides: 15 feet Rear: 35 feet	Same as R-1

Infrastructure Concerns

An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far (see attached letters from engineering dated January 24, 2012 and January 25, 2012). The engineering review indicated there would be a negligible increase in utility demands as a result of the proposed rezoning. A full scale engineering review would take place during the course of the Site Plan Review process for any development proposed on the subject property, regardless of the zoning. The engineering review notes that the proposed retention basin is a less desirable stormwater management method than detention with an outlet.

The City's traffic consultant has reviewed the Rezoning Traffic Impact Study and has no issues with its methodology. The traffic consultant does comment that the majority of new traffic generated by residential development on the subject property would likely enter and exit via the newly-signalized intersection of Beck Road and Cider Mill Drive. In reviewing the PRO concept plan, the traffic consultant notes that the design of the intersection of the two roads leading into the proposed development is inconsistent with the City's Design and Construction Standards; this is a deviation that could be approved as part of a PRO Agreement (discussed further below). There are some other road design issues on the concept plan which would need to be addressed if and when a preliminary site plan is submitted. See the traffic review letter dated November 10, 2011 for additional information.

Natural Features

There are no regulated woodlands or wetlands on the subject property, as determined by the City's environmental consultant in a prior assessment of the site. There are a number of trees on the site but these are not part of a regulated woodland. There is, however, at least one regulated tree on the site. Any proposed development would potentially impact a small, non-essential wetland and the associated natural features setback.

The applicant states in their submittal that the property has no natural means of stormwater discharge, and so a significant portion of the site will have to be committed to an on-site retention basin. The City's Engineering division typically provides detailed comments on stormwater management in their review of a preliminary site plan review, but their concerns with the proposed retention basin are outlined in their January 24, 2012 PRO review letter.

Development Potential

Development under the current R-1 zoning could result in the construction of as many as 35 single-family homes based on the density regulations of the district and the estimated net site area (21.46 acres). It is not known whether the site could be developed with 35 lots that meet the dimensional requirements of the R-1 zoning district. Development under R-3 zoning without a PRO option could result in as many as 58 single-family homes, so long as the residential lots could meet the minimum lot area and width standards for the R-3 district. The principal permitted uses and special land uses allowed within R-1 and R-3 are the same; the only difference between the development potential of the two zoning districts is the single-family residential density permitted, minimum lot size, and minimum lot width.

The applicant's original submittal states that the subject property has no natural means of stormwater discharge, and that a significant portion of the property would be utilized by an on-site retention basin. The applicant states that the need for a retention basin will limit the portion of the property that will be developable regardless of the property's zoning. The applicant's motivation in seeking the rezoning (based on the argument included in their original submittal) is to allow for smaller and narrower lots, and not to seek significantly higher density or more developable lots. However, the applicant also contends that the density proposed on the PRO concept plan (38 lots) is necessary to make the development economically feasible.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO concept 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, Section 3402). 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 has submitted a conceptual plan showing the general layout of the internal roads and lots, the location of the proposed retention pond, setbacks from Ten Mile and Beck Roads, location of the proposed open space, and proposed landscaping throughout the development, including details for the "pocket park" on the northwest corner of Ten Mile and Beck Roads. Also included were conceptual renderings of housing styles and materials proposed for the development. (See the facade review letter dated January 23, 2012 for additional information on the provided renderings.) The applicant's engineer drafted a letter describing the public benefits of the proposed rezoning. The only "terms" or "conditions" within the submittal are the design elements illustrated on the conceptual plan and the public benefits outlined in the corresponding letter.

Ordinance Deviations

Section 3402.D.1.c permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by 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." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan inasmuch detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that

those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan:

1. Design and Construction Standards (DCS) Waivers: **DCS waivers are required for the lack of paved eyebrows, the location of proposed sidewalks and the skewed intersection.** All are supported by staff. See the engineering review letter dated January 24, 2012 for additional information.

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, 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. *(Sec. 3402.D.2.a) 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. *(Sec. 3402.D.2.b) 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

Section 3402.D.2.b states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The applicant's engineer submitted a cover letter with the rezoning application dated December 22, 2011 noting the following "public benefits":

- Upgraded frontage landscaping
- Pocket park feature at prominent intersection
- Water main loop connection
- Pathway connections along perimeter roadways
- Housing style upgrade
- Housing size upgrade (minimum 2,400 square feet and up to 3,500 square feet)
- Provide a platform for City-owned art
- Provide funding toward the completion of a future major non-motorized pathway connection along Ten Mile Road to connect to the ITC corridor (not to exceed \$9,000)
- Saving landmark maple tree located near the northeast corner of the site
- Dedicate right-of-way along Beck Road and Ten Mile Road

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the ten benefits listed, two - the pathway connections and water main loop connection - would be requirements of any conceivable residential subdivision development of the subject property under existing R-1 zoning. Two others - housing style and housing size upgrade - would be considered enhancements over the minimum requirements of the ordinance. (See the façade letter dated January 23, 2012.) The applicant should provide elevations and floor plans so that the proposed upgrades can be confirmed. The remaining benefits - upgraded frontage landscaping, the pocket park at the property's corner of Ten Mile and Beck with a display platform for public art, funding for the completion of a non-motorized pathway (See engineering review letter for additional information on proposed funding.), saving the existing landmark tree and right-of-way dedication along Beck Road and Ten Mile Road - are enhancements that would benefit the public that would not be required as part of a residential development under the existing R-1 zoning. However, it should be noted that the preservation of the landmark tree is something that would be encouraged as part of a development review and, although not required, the right-of-way dedication is typical of residential developments.

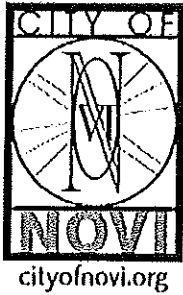
Submittal Requirements

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- Rezoning signs should be erected along the property's frontage of both Beck Road and Ten Mile Road in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. The signs should be erected no later than 15 days prior to the scheduled public hearing.
- A rezoning traffic impact statement was submitted and reviewed by the City's Traffic Consultant.
- A written statement by the applicant's engineer has been submitted.



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ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

January 24, 2012

Engineering Review

The Enclave at Greenwood Oaks
ZCM12-0002

Petitioner

Beck Ten Land, LLC (Howard Fingerroot)

Review Type

Concept/PRO, ZCM

Property Characteristics

- Site Location: Northwest corner of Ten Mile and Beck Road
- Site Size: 24,242 (Gross acreage)
- Plan Date: 12/19/11

Project Summary

- Construction of a 38-unit single family subdivision. The proposed concept plan would result in a utility demand of 38 residential equivalent units (REU), an increase of 3 REUs over the current R-1 zoning at build-out.
- Site access would be provided through use of two access points. One access point is from the west that would connect the subdivision to Warrington Manor via Warrington Drive. The other access point connects the subdivision to the north to Greenwood Oaks Subdivision no. 3 via Graham Lane.
- No modifications are proposed to Ten Mile Road or Beck Road.
- Water service details are not provided on the plan.
- Sanitary service details are not provided on the plan.
- Storm water is proposed to be managed using a retention pond. An area of approximately 4.2 acres is designated for the retention pond, however no calculations have been provided.

Comments:

This review was based on the site plan submitted, which is considered preliminary information provided for a conceptual review. Therefore, we have provided some general comments below to assist in the preparation of a preliminary site plan. Once the plan's concept has been approved through staff reviews and City Council acceptance, a more thorough engineering review will be conducted on subsequent and more detailed plan submittals to determine conformance with the

Design and Construction Standards and all other applicable ordinances. Any variances from City standards not specifically approved by City Council will be addressed during the site plan review process.

General

1. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, retention basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.

Community Benefit

Based on the material provided, it is difficult to differentiate between the engineering related improvements that are required for this development and those that benefit the community as a whole.

2. The letter submitted with the plans indicates that the developer is proposing to extend a public water main along Ten Mile Road (not shown on plans) to complete a significant City loop. The extension of water main along the frontage of the property is required by ordinance regardless of the PRO.
3. The connection of the pathways along the frontage of the property within the Ten Mile and Beck Roads rights-of-way is required by ordinance regardless of the PRO.
4. The applicant is proposing to offer \$9,000 toward the design and construction of the remaining 470 foot pathway gap on the north side of Ten Mile Road between this development and the ITC corridor. We note that the estimated design and construction cost for this sidewalk gap is approximately \$50,000, excluding easement acquisition for the three parcels along the route.

Water Main/Sanitary Sewer:

5. The project is located within the Intermediate Water Pressure District. Water service is currently available from the north on Beck Road and on 10 Mile Road just west of the site. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the water system.
6. The project is located within the Simmons Sanitary Sewer District. Sanitary service is currently available to the site, located west on Beck Road. The proposed rezoning would have a minimal impact on the capacity of the downstream sanitary sewer.
7. Provide a utility plan that shows the layout and connections to the existing utilities.
8. Because of the size of the subject parcel, the rezoning request results in a small net increase in demand for the water system and in sanitary capacity needs. While the increase in demand is not accounted for in the Master Plan, it represents only a negligible impact on the utilities.

Storm Water Management Plan

9. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
10. The plan proposes to provide retention at the southwest corner of the site. There have been several discussions with the engineer regarding storm water management alternatives other than retention. The use of retention basins for storm water management is a less desirable option than detention and the City will expect the developer's engineer to review and exhaust detention alternatives before retention would be allowed. A possible alternative that will need to be studied by the developer's engineer would be on-site detention and an outflow to Thornton Creek. The feasibility of this alternative has not been studied or provided to the City. More efforts will be needed by the engineer to determine if this and other alternatives are feasible to provide detention on the site and not retention.
11. If retention is considered to be the only feasible method to treat and store the storm water, calculations and soil borings will need to be provided on the plan to show that the current area of land is adequate for the retention pond. This cannot be verified at this time based on the lack of information provided.

Paving & Grading

12. The plan has been revised to eliminate the "eyebrows" for the road at the 90-degree curves. The sidewalks should also be relocated from the edge of right-of-way to a standard distance from the curb. **Both the lack of a paved eyebrow and the location of the sidewalk require Design and Construction Standards variances from City Council—both are supported by Engineering.**
13. The proposed Warrington Drive extension intersects Graham Lane at an acute angle. **A design and construction standards variance will be required for the skewed intersection.**
14. At the Beck and Ten Mile intersection the proposed sidewalk connections shall be revised to provide a longer transition to the existing sidewalk near the intersection of Ten Mile and Beck Road, rather than the abrupt 90-degree bends as currently proposed.

The following must be provided at the time of Preliminary Site Plan resubmittal:

15. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

The following must be submitted at the time of Final Site Plan submittal:

16. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with

construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

***Some of these items may not be necessary but are provided for guidance.**

17. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
18. Draft copies of any relevant easements for private ingress/egress, drainage, water main or sanitary sewer must be submitted to the Community Development Department.
19. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.
20. Executed copies of any required on-site utility easements must be submitted to the Community Development Department.

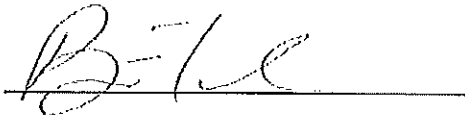
The following must be addressed prior to construction:

***Some of these items may not be necessary but are provided for guidance.**

21. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
22. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
23. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchloni in the Community Development Department (248-347-0430) for forms and information.
24. A permit for work within the right-of-way of Ten Mile and Beck Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
25. A permit for work within the right-of-way of Ten Mile must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of

- this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
26. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
 27. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
 28. A permit for work in the Thornton Creek must be obtained from the Oakland County Drain Commissioner's office.
 29. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
 30. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
 31. For the residential phases, an incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
 32. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
 33. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Brian Coburn, P.E. at (248) 735-5632 with any questions.



cc: Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.

MEMORANDUM



TO: BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.
FROM: BRIAN COBURN, ENGINEERING MANAGER *B/C*
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.701, THE ENCLAVE, TEN MILE & BECK
DATE: JANUARY 25, 2012

The Engineering Division has reviewed the planned rezoning overlay (PRO) request for the 24.242 acres located the northwest corner of Ten Mile and Beck Road. The applicant is requesting to rezone 24.242 acres (21.16 acres, net) from R-1 to R-3 as part of a planned rezoning overlay. The Master Plan for Land Use indicates a master planned density of 1.65 units per acre, equivalent to the current R-1 zoning on the property. While the applicant is proposing to rezone the property to R-3 (2.7 units per acre density), a concept plan has been provided as part of the PRO which includes 38 lots.

Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were developed under the current zoning, demand on the utilities for the site would be about 35 REUs. The proposed R-3 zoning would yield about 58 REUs, an increase of 23 REUs over the current zoning and the master plan utility demand. The proposed concept plan submitted as part of the proposed planned rezoning overlay indicates that 38 lots are proposed for a proposed utility demand of 38 REUs.

Water System

The project is located within the Intermediate Water Pressure District. Water service is currently available from the north on Beck Road and on 10 Mile Road just west of the site. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the water system.

Sanitary Sewer

The project is located within the Simmons Sanitary Sewer District. Sanitary service is currently available to the site, located west on Beck Road. The proposed rezoning would have a minimal impact on the capacity of the downstream sanitary sewer.

Summary

The concept plan provided with the PRO request proposes 38 lots which is roughly equivalent to the current zoning. Therefore, the plan would have negligible impact on the utilities.

TRAFFIC REVIEW

November 10, 2011

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



**SUBJECT: Amended Rezoning with Planned Rezoning Overlay (PRO),
Northwest Corner of Ten Mile & Beck, SP#11-40, Traffic Review**

Dear Ms. McBeth:

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

Recommendation

If this rezoning with PRO is approved, the development plan should be revised as indicated below in our **bolded** comments prior to proceeding to subsequent review steps.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant, Beck Ten Land, LLC (Howard Fingerroot), has amended the previous rezoning request to include a specific PRO development plan "consistent with R-3 zoning." The subject property, on the northwest corner of Ten Mile and Beck, is now vacant, consists of 24.242 gross acres and 21.4599 net acres, and is zoned R-1. Developed at the maximum densities permitted by the Zoning Ordinance, R-1 zoning would permit 35 homes and R-3 zoning would permit 58 homes. Developed according to the proposed PRO plan – which would include significant open space and retain storm water on-site – there would be 38 homes.
2. As can be seen in the attached aerial photo, neighboring land to the north and west is developed with single-family homes. Across Beck to the east are more single-family homes and a community shopping center. The land across Ten Mile to the south is largely undeveloped, containing only a few isolated single-family homes.
3. The development plan shows all vehicular access occurring via two existing street stubs in the northwest corner of the subject property: Graham Court to the north (to be renamed Graham Lane) and Warrington Drive to the west. A gated "fire access" to Beck Road, shown in the northeast corner of the concept plan included with the earlier rezoning request, is no longer proposed.

4. Beck Road is a 45-mph, two-lane arterial under the jurisdiction of the City of Novi. Both approaches to Ten Mile Road widen to include a left-turn lane, through lane, and right-turn lane. In 2010, the northbound approach served 11,000 vehicles per day (vpd) and the southbound approach served 9,060 vpd.
5. Ten Mile is a 45-mph, two-lane arterial under the jurisdiction of the Road Commission for Oakland County (RCOC). Both approaches to Beck Road widen to include a left-turn lane, through lane, and right-turn lane. In 2010, the eastbound approach served 8,030 vpd and the westbound approach served 7,930 vpd.
6. The intersections of Beck / Ten Mile and Beck / Cider Mill are controlled by fully-actuated (SCATS) traffic signals.

Traffic Study and Trip Generation

Was a traffic study submitted and was it acceptable? How much new traffic would be generated?

7. The applicant's study was prepared by Wilcox Professional Services, LLC and is dated September 15, 2011. The study provides a brief description of area land uses and existing road conditions, which we have augmented above.
8. The Wilcox study also provides the trip generation comparison summarized in Table 1 below, which we have reviewed and found acceptable. (A trip is a one-way vehicular movement into or out of the site.)

Table 1. Trip Generation Comparison

Zoning	No. of Homes	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Development per Maximum Densities Permitted by Zoning Ordinance								
R-1	35	396	9	25	34	26	15	41
R-3	58	630	13	37	50	40	24	64
Development Portrayed in Applicant's PRO Plan								
R-3	38	427	9	27	36	28	16	44

9. According to the *City of Novi Site Plan and Development Manual*, development according to any of the scenarios identified in the above table would not require a more detailed traffic study, since none of the forecasted volumes of new peak-hour, peak-direction trips equal or exceed 75.
10. Preliminary review on our part suggests that a majority of the new trips generated by homes in the proposed development would likely use Greenwich Drive and Cider Mill Road to reach and return from Beck Road, given Beck's connection to employment and retail areas to the north and east (e.g., via I-96). Although not shown in our attached aerial photo, the intersection of Beck and Cider Mill is now signalized. Also, there are plans to

implement a signed bike route along Cider Mill both west and east of Beck (and ultimately connecting with the Civic Center via Taft and 10 Mile Roads).

PRO Development Plan

Is the proposed layout of streets and pathways generally satisfactory?

Vehicular Access and Circulation

11. The proposed street width (28 ft, back-of-curb to back-of-curb) is consistent with the City's Design and Construction Standards (DCS) Ordinance for a local street / residential road (see Table VIII-A and Figure VIII-A). Also, the proposed local street corner radii appear to meet the City's 25-ft back-of-curb standard.
12. The three proposed eyebrows have larger-than-standard (although undimensioned) curb radii. Consistent with DCS Section 11-194(a)(8), **the three eyebrows must be redesigned to include a 54-ft outside (back-of-curb) radius and a 25-ft inside (back-of-curb) radius, as illustrated in DCS Figure VIII-G** (note that the two arcs have different "radius" – or center – points).
13. The centerlines of Warrington Drive and Graham Lane (now Court) intersect at an angle of about 75 degrees. **Since DCS Figure IX.I requires an intersecting angle of 90 degrees, the applicant will have to either redesign the street layout to have Warrington pass through this intersection in a perfectly east-west orientation (so as to intersect Graham at 90 degrees), or seek and obtain a waiver from City Council.**
14. There may be a need for eventually placing right-of-way control signs on one street or the other at the intersection of Warrington and Graham. However, we recommend waiting to evaluate this issue after the street alignment has been finalized, the corner lots have been graded, and traffic patterns to and from the new homes crystallize.

Pedestrian Access

15. Neither the above pedestrian connection nor the one proposed west of lot 19 would adequately serve people wanting to use the Beck / 10 Mile signal to walk between lots in the southeast quadrant of the development and shopping center on the intersection's northeast corner. **To address this pedestrian desire line, another sidewalk connection should be proposed along the boundary between lots 12 and 13.**
16. The proposed transitions between the existing sidewalks near Beck and the new walks to be placed near the edges of the expanded right-of-way are too abrupt – involving a right-angle turn followed by a very small-radius curve – and will result in both pedestrians and bikes wearing more direct paths in the grass. **Longer and smoother sidewalk transitions should be provided, preferably using a larger-radius reverse curve.**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

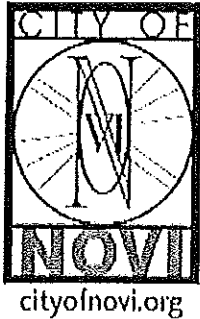


Rodney L. Arroyo, AICP
Vice President



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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

January 6, 2012

Revised Concept Landscape Review

Ten Mile & Beck

ZCM#12-02

Petitioner

Beck Ten Land, LLC (Howard Fingerroot and William Anderson)

Review Type

Rezoning Request from R-1 (One-Family Residential) to R-3 (One-Family Residential) with Planned Rezoning Overlay (PRO) option

Property Characteristics

Site Location: Northwest corner of Beck Road and Ten Mile Road
Site Zoning: R-1, One-Family Residential
Adjoining Zoning: North: R-1; East (across Beck Road): R-1, B-1; West: R-1;
South (across Ten Mile Road): R-1
Current Site Use: Vacant Land
Adjoining Uses: North: Greenwood Oaks Subdivision; East (across Beck Road): Briar Pointe Plaza, Briarwood Village; West: Warrington Manor Subdivision; South (across Ten Mile Road): Single-Family Homes, Vacant
School District: Novi Community School District
Site Size: 24.24 gross acres, 21.46 net acres
Plan Date: 12/22/2012

Recommendation

Approval of the Rezoning Plan for ZCM#12-02 The Estates at Greenwood Oaks is recommended. The Applicant should address any outstanding concerns detailed below on any subsequent submittal.

Ordinance Considerations

Public Benefits as suggested by the Applicant

1. Upgraded Frontage Landscaping:
 - A forty (40') landscape buffer is required along the frontages of Ten Mile and Beck Road. The Applicant has proposed a fifty foot (50') buffer.
 - A four foot (4') tall berm is proposed along the frontage of Ten Mile and Beck Road. The berm meets ordinance requirements.
 - Trees have been proposed on the berms. No shrubs or perennials have been proposed, but could be added to meet the requirement for visual interest as stated in the ordinance.
 - The Applicant has proposed a total of 277 Green Giant Arborvitae along the frontages of Ten Mile and Beck Road. These plantings are arranged in a single file row, closely placed along the edge of the sidewalk and right-of-way. When mature, these evergreen trees will provide a complete dense screen to a potential height of 50', effectively isolating the development. *The Planning Commission may wish to discuss if this design is consistent with ordinance and/or Master Plan intent and their vision for the property.*

- Decorative brick walls and pillars have been proposed at access points for internal walkways and intermittently along both main frontages.
2. Pocket Park Feature:
 - Located at the intersection of Ten Mile and Beck Road, this space includes a walkway and benches. The Applicant's correspondence indicates that a platform will be provided in this space to allow for the placement of artwork by the City of Novi.
 - The Applicant intends to preserve all of the existing mature trees at the corner location. These plantings include large Walnuts, evergreens and one Landmark Maple. Please note these trees are proposed to be preserved on the plans.
 - A small plaza area was originally proposed on a previously submitted concept plan at an area overlooking the retention pond / wetland. This has been removed from the currently proposed plan. Staff considered the originally proposed feature a desirable amenity.
 - Considerably more landscape was shown on a previously submitted concept plan in the open space at the northeast corner of the site. These plantings have been reduced on the currently proposed plans.
 3. Water Main Loop Connection: No comment.
 4. Pathway Connections along Perimeter Roadways: The two proposed pathways would be good amenities. On an initial concept plan, these two walkways were curvilinear rather than straight. The curvilinear design is preferred by staff.
 5. Housing Style Upgrade: No comment.
 6. Housing Size Upgrade: No comment.

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

1. The project site is adjacent to residential uses. As such, no landscape buffer is required between this property and the properties to the north and west.

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

1. Both Ten Mile and Beck are major thoroughfares. A forty foot (40') landscape buffer is required along both frontages. A 50' buffer has been proposed.
2. A minimum 4' tall berm with a minimum 4' crest is required within the landscape buffer. The Applicant has met this requirement.
3. Calculations for buffer landscape requirements have been provided. A canopy or large evergreen tree is required at 1 per 35 linear feet; a sub-canopy tree is required at 1 per 20 linear feet. The Applicant has met this requirement.
4. Decorative brick pillars and walls have been proposed at the pedestrian access points and corner pocket park.

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required at 1 per 35 linear feet both along the major frontages and along the proposed interior roads. The Applicant has met this requirement.

Parking Landscape (Sec. 2509.3.c.)

1. This section of the ordinance is not applicable as no parking lots are proposed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. This section of the ordinance is not applicable as no commercial / Institutional buildings are proposed.

Retention Basin Planting (LDM)

1. Clusters of large native shrubs are required around the retention basin. The plantings are to be arranged densely and placed at and above the high water elevation of the basin. Clusters must cover 70 to 75% of the basin rim area. This requirement has not been met. Please refer to the Landscape Design Manual for all basin requirements.

Plant List (LDM)

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

Planting Details & Notations (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.
2. Please revise the planting details to specify only fabric guying material.

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

1. All general landscape areas are required to be irrigated. Please provide an Irrigation Plan upon subsequent submittals.

General

1. Final financial requirements will be verified upon 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

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 161,528			Includes street trees. Does not include Irrigation costs.
Final Landscape Review Fee	\$ 2,422.92			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 139,128		Does not include street trees. Includes Irrigation.
Landscape Financial Guaranty	YES	\$ 208,692		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 8,347.68		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 1,252.15		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	NO	\$ 0		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 22,400		\$400 per tree.
Street Tree Inspection Fee	YES	\$ 1,344		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	YES	\$ 1,400		\$25 per tree.
Landscape Maintenance Bond	YES	\$ 13,912.80		10% of verified cost estimate due prior to release of Financial Guaranty.

FAÇADE REVIEW



Phone: (248) 880-6523
E-Mail: dneccel@drnarchitects.com
Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebroke Dr., Northville, MI 48167



January 23, 2012

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

Re: The Estates at Greenwood Oaks – PRO Request

Dear Ms. McBeth;

We have reviewed the applicant's letter dated December 22, 2011, specifically items 5 and 6 on page 3, that describe the additional public benefit offered by the proposed PRO Agreement. Our review included six photographs referred to in the applicant's letter as "samples of specific home elevations that may accompany the PRO document." The threshold for approval used for this review can be found in Section 3402.D.2.a of the City of Novi's Planned Rezoning Overlay (PRO) Ordinance, which reads;

3402.D.2.a - 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

The subject property is bounded by to the Greenwood Oaks Subdivision on the north and west. Both the existing subdivision and the PRO property fall within the R-1 Zoning District. Homes constructed in the PRO would fall under the City's "Similar/Dissimilar" Ordinance, Section 303. This Ordinance sets minimum standards for size (square footage), quality of materials, and design diversity for single family detached dwellings. In order to meet the above threshold homes within the PRO would have to be considered an enhancement compared to the minimum requirements of the Similar Dissimilar Ordinance.

Size (square footage) - Section 303.1.g.1 of the Ordinance requires that a proposed home's size be within 75% of the average square footage of homes within a 350 foot radius (measured lot line to lot line). The average square footage of homes in the adjacent Greenwood Oaks Subdivision was calculated to be approximately 2,950 square feet. Based on this the minimum square footage for the homes in the PRO would be approximately 2,212 square foot. The exact figures may vary slightly depending on the particular lot's location. Approximately 40% of the lots in the PRO are located more than 350' from lots in Greenwood Oaks and would not be affected by this minimum square footage.

The applicant has stated that they "will agree to a minimum building size of 2,400 S.F, excluding the basement" (the basement is always excluded). This proposed minimum square footage is approximately 8.5% greater than the required area. **Therefore, the proposed minimum of 2,400 square foot would represent a small "enhancement" compared to the minimum required by the Ordinance.** The applicant should provide scaled floor plans for the proposed buildings to clarify the actual square footage.

Quality of Materials – Section 303.1.g.2 of the Ordinance requires that the type of materials used not be "grossly dissimilar" to those used in the surrounding area. The relative percentage of brick or stone is one measure of this. The average percentage of brick or stone on homes in Greenwood Oaks is approximately 65% on the front facades with brick extending to the second floor belt line on the side and rear facades. The examples provided by the applicant appear to be 90% to 100% brick or stone on the front facades. Examples of the side and rear facades were not provided. The proposed front facades include extensive use of upscale architectural features. These include full return Queen Ann cornices, stone window surrounds, decorative columns and balustrades, shutters, decorative brick coursing, brick quoins, decorative louvers and stone inserts. Of particular note is the continuous limestone sill-line used on several of the models. These architectural features represent an important aspect of the proposed quality of design and it is important that the type and extent of these features be maintained on the homes constructed. **Assuming that all models will have brick extending to the second floor belt line on the side and rear facades, and that the extent and type of architectural features shown in the examples will be maintained on all models, it is our recommendation that the proposed materials and architectural features would be considered an "enhancement" over the minimum required by the Ordinance.** The applicant should provide scaled elevations to clarify the percentage of brick on the side and rear facades.

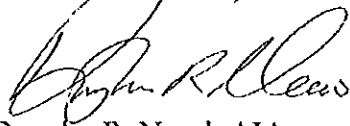
Design Diversity – Section 303.2 of the Ordinance requires that nearby homes (two on the left, two on the right and any across the street that overlap by 50%) not be "substantially similar" in appearance to the proposed home. Specific criteria can be found in the Ordinance for this. The applicant has provided six examples of front facades, all of which appear to be derived from the same or similar floor plans. Two pairs of facades would be considered substantially similar by the Ordinance. Essentially, only 4 would be considered dissimilar with respect to the Ordinance. Compliance with the Similar / Dissimilar Ordinance could conceivably be achieved with these four elevations. In reality this will be difficult to achieve given the limited number of choices. Typically, a greater number of models are offered to account for uneven sales popularity and to allow greater flexibility in distribution within the sub. We believe that compliance with the Similar / Dissimilar Ordinance would be difficult to achieve given the array of models provided. **For this reason the examples provided would not be considered an "enhancement" with respect to this aspect of the Ordinance.** It is recommended that a greater number of floor plans and facades be provided. The applicant may wish to provide scaled floor plans and elevations and brick samples to further clarify the proposed extent of design diversity.

Summary – The examples provided represent nicely designed homes consistent with recent trends in residential construction; meaning greater quality and amenities with lower overall square footage. Although the homes size and quality of materials appear to be a marginal enhancement to what would be expected or assured under existing Zoning, it is our recommendation that the proposed homes are not consistent with the PRO requirements due to the apparent lack of architectural diversity with respect to the Similar / Dissimilar Ordinance, and a lack of specific information on the proposed materials for the side and rear façades. These concerns can be remedied by simply providing a few additional models along with examples of the side and rear facades. The applicant's letter states that "Our plan and marketing feedback indicate that a 2,500 – 3,400 S.F. home, with the right amenities, will perform well in this location." We encourage the applicant to provide additional models representing the full range of square footages (2,400 to 3,400) referred to in their letter. Floor plans should be provided to clarify size, and examples of the side and rear elevations should be provided.

It is understandable that at this stage the applicant has opted to provide examples by way of photographs rather than providing drawings. We would suggest that plans and elevations would more accurately address the concerns we have identified and if possible should be provided at some point in the future. In any case we recommend that definitive (less subjective) guidelines and standards for size, design diversity including the extent and type of architectural features, and quality of materials, including drawings and illustrations, be developed by the applicant and included in any PRO Agreement, as required by the PRO Ordinance.

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



November 14, 2011

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

RE: Estates at Greenwood Oaks, Ten Mile & Beck
SP 11-39 & 11-40, Rezoning & PRO Plan

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

City Manager
Clay J. Pearson

Director of Public Safety
David Molloy

Director of Fire and EMS
Jeffrey Johnson

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval** with the revised name of Estates at Greenwood Oaks as approved by the Street Naming Committee on November 8, 2011.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
45125 W. Ten Mile Rd.
Novi, Michigan 48375
248.349-2162
248.347-0570 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



February 15, 2012

Ms. Kristen Kapelanski, Planner
City of Novi - Community Development Department
45175 W. Ten Mile Road
Novi, Michigan 48375

RE: The Estates at Greenwood Oaks (Beck Road & Ten Mile Road)
Applicant: Beck Ten Land, LLC
PRO (Planned Rezoning Overlay) Request

Dear Ms. Kapelanski,

We have reviewed the staff and consultant review comments on our PRO rezoning application and appreciate the positive recommendation for approval. As requested, we are hereby submitting thirteen (13) additional copies of the Site Plan (large & small format) and color rendering materials provided previously for your use.

We are pleased that the staff has recommended **Approval of the PRO rezoning** request, and obviously support and appreciate your findings. In response to the review comments provided us, we are providing the following;

- Planning Review – we concur with the general findings of the planning report, and understand that the proposed residential development will be consistent with what the City leader's desire for the property, as communicated in the Master Plan. We further understand, this parcel developed as residential, is consistent with the desires of the surrounding neighborhoods. In this economic environment, we are excited to be able to provide quality single family residential housing on this property corner.
- Engineering review – We concur with the general findings of the report. We are prepared to do the appropriate soils evaluation and engineering study to ensure the proposed storm water management system will function properly for our site. Those efforts will commence immediately following a positive indication that the city leaders are supportive of the proposed PRO project.

Ms. Kristen Kapelanski, Planner
City of Novi - Community Development Department
RE: The Estates at Greenwood Oaks (Beck Road & Ten Mile Road)
February 15, 2012
Page 2 of 2

- Public Utilities review - minimal impacts noted by the city.
- Concept Landscape Plan review – the review recommends approval of the conceptual plan, and we intend to finalize additional details of the plan as Site Planning efforts move forward.
- Home elevations review – the reviewer recommends that additional home plans and more specific information be provided (side & rear elevations) to ensure that building materials and similar/dissimilar ordinance matters are addressed. We are confident we can provide the additional housing product options and the architectural elevation details to alleviate these concerns.

With that, we look forward to the February 22 Public Hearing and discussing this matter further with your Planning Commission. Should you and your staff need any additional information on this matter, please feel free to contact me.

Sincerely,
A-Team Associates, LLC

William W. Anderson

William W. Anderson, PE
President

Attach.

XC: Howard Fingerroot, Beck Ten Land Applicant / Pinnacle Homes

SITE PLAN

MAPS
Location
Zoning
Future Land Use
Natural Features


Rezoning 18.701 ZCM12-02

Location



Map Author: Kristen Kapelanski
Date: 02/14/12
Project: Rezoning 18.701
Version #: 1.0

Map Legend

 Subject Property



City of Novi

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

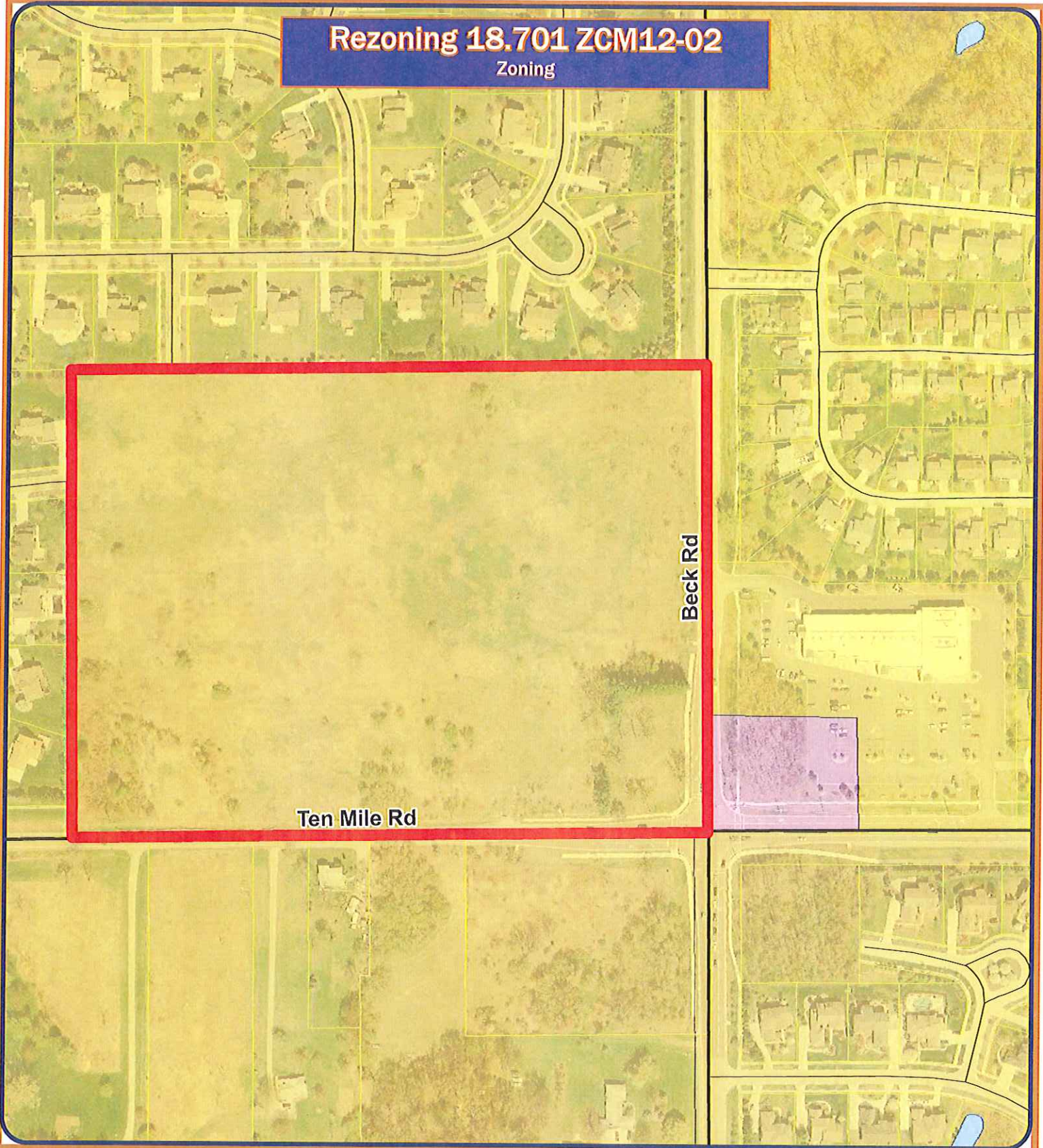
MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and 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.

0 50 100 200 300 400
Feet

1 inch = 246 feet

Rezoning 18.701 ZCM12-02

Zoning



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Map Legend

-  Subject Property
-  R-1: One-Family Residential District
-  R-4: One-Family Residential District
-  B-1: Local Business District



City of Novi

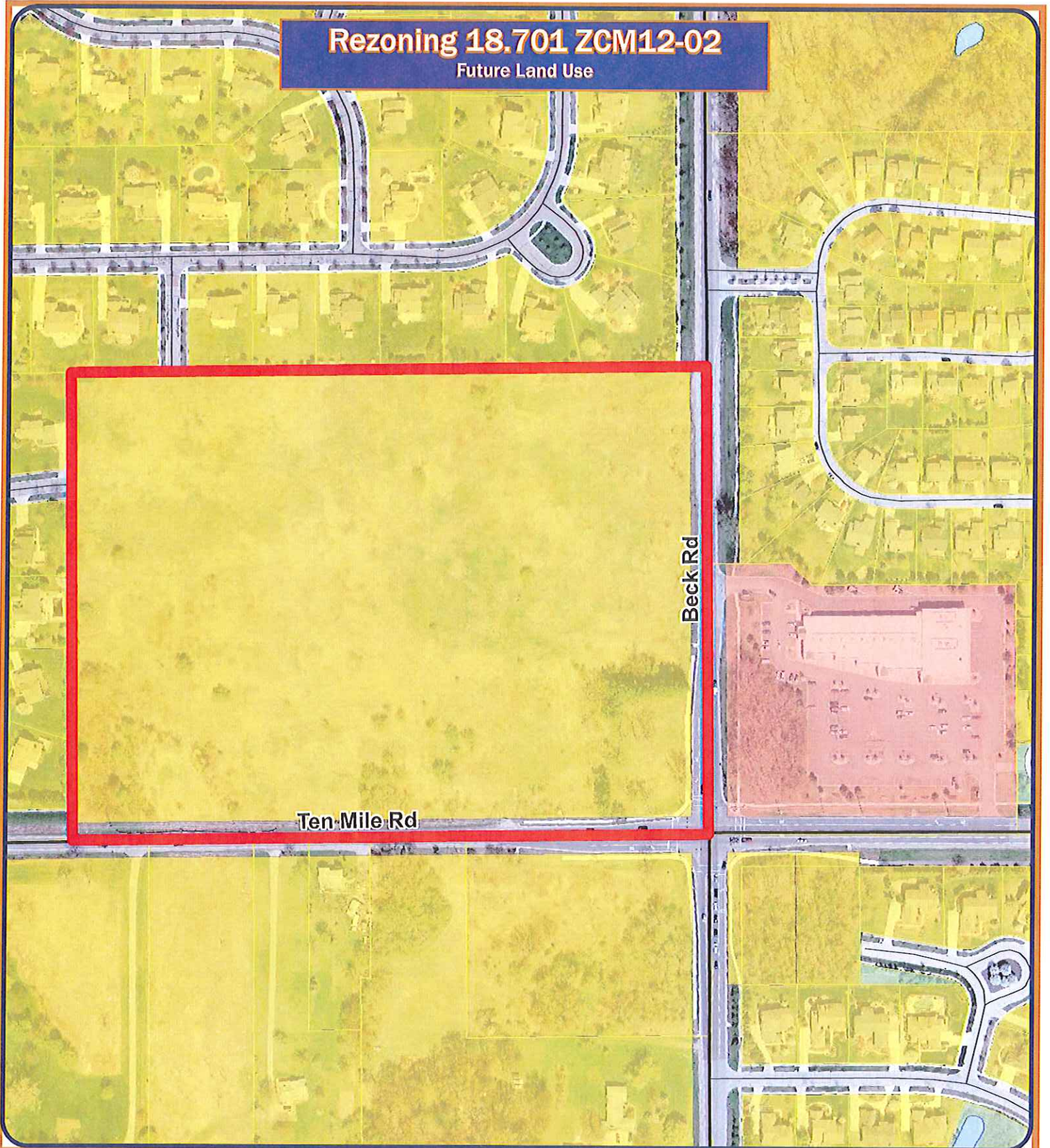
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1 inch = 246 feet

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Future Land Use



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Map Legend

-  Subject Property
-  Single Family
-  Local Commercial
-  Private Park



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Rezoning 18.701 ZCM12-02

Natural Features



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Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



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1 inch = 246 feet