



**Agenda Item 1
February 5, 2018**

SUBJECT: Approval of the request of Pulte Homes of Michigan, LLC, for Emerson Park, JSP 17-10, with Zoning Map Amendment 18.717, to rezone property in Section 22, located on the west side of Novi Road between Ten Mile Road and Grand River Avenue from OS-1, (Office Service) to RM-2 (High Density Multiple Family Residential) subject to the related Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property totals approximately 24 acres and the applicant is proposing a 120-unit multiple-family attached condominium development.

SUBMITTING DEPARTMENT: Community Development Department – Planning *Baeb*

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

The petitioner is requesting to rezone a 24-acre property on the west side of Novi Road and north of Ten Mile Road (Section 22) from OS-1 (Office Service) to RM-2 (High Density Multi-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option.

The applicant is proposing to develop the property with a 120-unit multi-family, for-sale residential development with frontage on, and access to, Novi Road. The PRO Concept Plan shows two detention ponds on either side of the proposed entrance boulevard. The detention ponds also serve as a buffer from Novi Road frontage. The concept plan includes pocket parks and pedestrian walks spread throughout the development for active and passive recreation. All proposed internal roads will be private.

Ordinance Deviations Requested

Section 7.13.2.D.i.c(2) 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."*

The deviations requested are the following:

- a. Planning Deviation from Sec. 3.1.8.D of Zoning Ordinance for reduction of the minimum required building side setbacks by 34 feet (Required 75 feet, provided 41 feet), since the buildings are low profile, and would not necessarily benefit from the additional setback standards;
- b. Planning Deviation from Sec. 3.8.1.B of Zoning Ordinance for exceeding the maximum number of rooms (423 maximum allowed, 480 provided), because the development will be built using only three-bedroom units, instead of a mix of 2- and

3-bedroom units, which could have met the ordinance standards, but would not meet the developer's understanding of the current market demand for this type of housing;

- c. Planning Deviation from Sec. 3.8.2.D of Zoning Ordinance for not meeting the minimum orientation for all buildings along an outer perimeter property line (45 degrees required, varied angles provided), since the buildings are low profile and would not necessarily benefit from the modified building orientation;
- d. Planning Deviation from Sec. 5.16.5.C of Zoning Ordinance for reduction of minimum required sidewalk width for bike parking (6 feet required, 5 feet provided), as the deviation will have minimal practical effect;
- e. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of Zoning Ordinance for reduction/absence of street trees along Novi Road frontage (16 trees required, 16 proposed contingent on RCOC approval), because the Road Commission for Oakland County may not allow the plantings for site distance and traffic safety reasons;
- f. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for not meeting the minimum height of landscape berm along North boundary (4.5-6 feet required, 2-2.5 feet provided along approximately 950 of 1340 linear feet of boundary);
- g. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for absence of required berm along a portion of northern property boundary (no berm proposed for approximately 390 linear feet), due to location of proposed detention ponds;
- h. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the entire southern property boundary (4.5-6 feet required, 0 feet provided), due to existing wetlands;
- i. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms within Novi Road green belt (779 Linear feet frontage required, 0 feet provided), due to distance between Novi Road and the proposed homes, the proposed detention ponds, and heavy landscaping;
- j. Landscape deviation from Sec 5.5.3.E.ii of Zoning Ordinance for proposing sub canopy trees in lieu of some of the required Deciduous Canopy of Large evergreen trees (approximately 21 percent of required Canopy trees are replaced with sub canopy trees), as it will provide additional visual and species diversity to the site;
- k. City Council variance from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet interval along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands;
- l. City Council variance from Chapter 7(c)(1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb to a minimum of 7.5 feet, because of the low speed of traffic expected through the site.
- m. No deviation for Façade Ordinance requirements is granted. The applicant shall provide revised conceptual elevations that conform to—or exceed—Ordinance requirements

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii 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 has offered the following as public benefits:

1. The completed project will remove a long-standing non-conforming use.
2. The construction of an off-site approximately 380-foot long pedestrian path connection in the area between the entrance of Churchill Crossing Subdivision at Churchill Boulevard and the existing retail complex at the northwest corner of Novi Road and Ten Mile Road, on the north side of Ten Mile Road west of Novi Road at Applicant's own expense (except for the cost of acquiring the necessary easement or right-of-way, which acquisition shall be pursued by the City). In the event that the City is unable to acquire the necessary easement or right-of-way, or any required permit necessary to construct the pathway prior to the issuance of the first certificate of occupancy, of any kind, within the Development, the Applicant shall submit an amount equivalent to the Design Engineer's Estimate for construction submitted by the Applicant, as approved by the City's Engineering Division, in an amount not less than \$250,000, for deposit into the City's Sidewalk Fund. Details of this offer are provided in the PRO Agreement.
3. Construction of pocket parks with bench seating and a play scape area within the Development as shown in the PRO Plan.
4. Additional buffer screening for existing residences on the adjacent property along the western property boundary.
5. Providing an alternative housing type to serve the needs of age groups at the younger end of the spectrum, including millennials and young families.

Previous City Council Consideration

The City Council granted tentative approval of the request at the October 23, 2017 meeting, and directed the City Attorney's Office to prepare a PRO Agreement.

City Council Action

Because the attached draft PRO Agreement is consistent with the rezoning with PRO requested, and tentatively approved by the City Council at the October 23, 2017 meeting, the City Council is now asked to consider the actual text of the Planned Rezoning Overlay Agreement and give final approval of the agreement, the PRO Plan and the rezoning. Following Council's final approval, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures.

RECOMMENDED ACTION:

Final approval of the request of Pulte Homes of Michigan, LLC, for Emerson Park, JSP 17-10, with Zoning Map Amendment 18.717, to rezone property in Section 22, located on the west side of Novi Road between Ten Mile Road and Grand River Avenue from OS-1, (Office Service) to RM-2 (High Density Multiple Family Residential) subject to the related Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and subject to the conditions listed in the staff and consultant review letters, and with any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement. This motion is made for the following reasons:

- a. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of Community Office for the parcel as indicated in the applicant's letter dated March 20, 2017, noting the appropriateness of a residential use for the site given the close proximity to Main Street and Town Center and the ability for additional nearby residents to add vibrancy and support for local businesses,

- b. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 - i. *Provide residential developments that support healthy lifestyles by providing neighborhood open space between neighborhoods (by including the proposed play space, pedestrian walks and pocket parks).*
 - ii. *Provide a wide range of housing opportunities that meet the needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly (the applicant has indicated that the proposed townhouse development meets the demand for "missing middle" housing, and will also provide an attractive alternative to the single family residential homes, by providing another option for young families and millennials to purchase property in the City.*
 - iii. *Protect and maintain the City's woodlands, wetlands, water features and open space (A majority of site is preserved in Open space. Over 99.5% of wetlands are preserved and only 20 % of woodlands are proposed to be removed as a part of the development plans).*
- c. The proposed density of 6.2 units to the acre in attached townhouse format, provides a reasonable transition between the existing recommended density of no more than 3.3 units to the acre on the single family detached residential property to the west, and the non-residential uses proposed and existing along Novi Road.
- d. The development plan will remove a long-standing non-conforming outdoor storage yard use of the property.
- e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that a reduction of 1,402 trips per day, 264 trips for the AM peak hour, and 225 trips for the PM peak hour is estimated based on the zoning change from Office to residential.
- f. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.
- g. This tentative approval does not guarantee final PRO Plan approval or approval of a PRO Agreement.

**PLANNED REZONING OVERLAY AGREEMENT
DRAFT**

**PLANNED REZONING OVERLAY (PRO) AGREEMENT
EMERSON PARK**

AGREEMENT (the “Agreement” or “PRO Agreement”), dated effective _____, 2018 by and between Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 100 Bloomfield Hills Parkway, Suite 140, Bloomfield Hills, Michigan 48304 (referred to as “Applicant”); and the City of Novi, 45175 West Ten Mile Road, Novi, MI 48375-3024 (“City”).

RECITATIONS:

- I. Applicant is the developer of an approximately 24 acre parcel of property located in Section 22, Town 1 North Range 8 East of the City, on the west side of Novi Road and south of Grand River Ave, north of Ten Mile Road, herein known as the “Land” or the “Development” described on Exhibit A, attached and incorporated herein. Applicant is the contract purchaser from the owners listed on attached Exhibit 1 (“Owner”), each of whom has provided a separate Consent to this Agreement. Together, Applicant and Owner own all of the interests in the Land. Applicant is sometimes referred to as “Applicant.” This PRO Agreement shall become effective following publication in the manner provided by law and City Charter, and, after recordation of the PRO Agreement, whichever is later.
- II. For purposes of improving and using the Land for a 120-unit attached multi-family residential development of “for sale” condominium units contained in 25 low-rise buildings, Applicant has petitioned the City for an amendment of the Zoning Ordinance, as amended, so as to reclassify the Land from OS-1 Office Service District to RM-2 High Density, Multiple-Family. The OS-1 classification shall be referred to as the “Existing Classification” and RM-2 shall be referred to as the “Proposed Classification.”
- III. The Proposed Classification when approved will provide Applicant with certain material development options not available under the Existing Classification, and is a distinct and material benefit and advantage to the Applicant.
- IV. The City has reviewed and approved Applicant’s proposed petition to amend the zoning district classification of the Land from the Existing Classification to the Proposed Classification under the terms of the Planned Rezoning Overlay (PRO) provisions of the City’s Zoning Ordinance and has reviewed Applicant’s proposed PRO Plan, including approved elevations of homes attached hereto and incorporated herein as Exhibit B (the “PRO Plan”), which is a conceptual or illustrative plan for the potential development of the Land under the Proposed Classification, and not an approval to construct the proposed

improvements as shown. The City has further reviewed the proposed PRO conditions offered or accepted by Applicant and incorporated in this Agreement.

V. In proposing the Proposed Classification to the City, Applicant and Owner have expressed a firm and unalterable intention, to develop and use the Land in conformance with the following undertakings by Applicant, as well as the following forbearances by Applicant (each and every one of such undertakings and forbearances shall together be referred to as the “Undertakings”):

A. Applicant and Owner shall develop the land as a high-quality, owner-occupied “for sale” attached residential condominium project consisting of no more than 120 units and related residential improvements, only in accordance with the PRO Plan and other applicable approvals. Applicant and Owner shall forbear from developing and/or using the Land in any manner other than as authorized and/or limited by this Agreement and/or the terms of any other subsequent approvals, or any amendments thereto, including site plan approval, that may be obtained by Applicant from the City.

B. Applicant and Owner shall develop the Land only in accordance with all applicable laws and regulations, and with all applicable ordinances, including all applicable setback requirements of the Zoning Ordinance with respect to the Proposed Classification, except as expressly authorized herein or as shown on the PRO Plan, or as authorized by other subsequent approvals, or any amendments thereto, including site plan approval, by the City. The PRO Plan is acknowledged by the City and Applicant to be a conceptual plan for the purpose of depicting the general development approval, and that preliminary and final site plan approvals, which will require the submission and review of additional information, are still required. Deviations from the provisions of the City’s ordinances, rules, or regulations that are depicted in the PRO Plan, or described below, are approved by virtue of this Agreement. Applicant acknowledges that the PRO Plan and Applicant’s right to develop the Land as a 120-unit “for sale” multi-family residential attached unit condominium development under the requirements of the Proposed Classification shall be subject to and in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable laws, ordinances, and regulations, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, façade approval, landscape approval, and engineering plan approval, except as expressly provided in this Agreement or as part of any other approval or permit granted by the City or its agencies. Applicant acknowledges that the Planning Commission and Engineering Division may impose additional conditions other than those contained in this Agreement during detailed site plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PRO Plan or this Agreement and shall not change or eliminate any development right authorized thereby.

C. In addition to any other ordinance requirements, in its development of the Land, Applicant shall comply with all applicable ordinances for storm water and soil

erosion requirements and measures throughout the site during the design and construction phases, and subsequent use, of the development contemplated in the Proposed Classification.

D. In its development of the Land under the PRO Plan, Applicant shall provide the following Public Benefits/Public Improvements:

1. The completed project will remove a long-standing non-conforming use.
2. The construction of an off-site approximately 380-foot long pedestrian path connection in the area between the entrance of Churchill Crossing Subdivision at Churchill Boulevard and the existing retail complex at the northwest corner of Novi Road and Ten Mile Road, on the north side of Ten Mile Road west of Novi Road at Applicant's own expense (except for the cost of acquiring the necessary easement or right-of-way, which acquisition shall be pursued by the City). As part of final site plan approval applicant will submit a preliminary design/layout containing a depiction of a feasible location of the pedestrian pathway and a Design Engineer's estimate of the cost to construct the pathway. The pathway may require a portion to be designed as a boardwalk. The pathway shall meet applicable City Design and Construction Standards for similar improvements. The boardwalk portion shall be constructed using helical piers, foundation walls at each end of the approach viaducts, and composite railing along each side. Pathway construction will commence when (a) the City has obtained the necessary easements and right-of-way agreements, and (b) after Applicant with the City's assistance, as required, obtains, as applicable, any permits required from Michigan Department of Environmental Quality, Oakland County Road Commission and other agencies with jurisdiction over such improvements. City and Applicant agree that subject to conditions set forth in this Section, performance and implementation of the other provisions of this PRO Agreement may proceed while the easement acquisitions and permits for the pathway are pending. Subject to matters outside of the control of Applicant, such as weather conditions, acts of God or so called force majeure events and, assuming easements are obtained in a timely fashion, the pathway shall be completed not later than the later of (a) prior to the issuance of the any certificate of occupancy of any kind within the Development or (b) 90- days from the date the City acquires the necessary easement rights. In the event that the City is unable to acquire the necessary easement or right-of-way, or any required permit necessary to construct the pathway prior to the issuance of the the first certificate of occupancy, of any kind, within the Development, the Applicant shall submit an amount equivalent to the Design Engineer's Estimate for construction submitted by the Applicant, as approved by the City's Engineering Division, in an amount not less than \$250,000, for deposit into the City's Sidewalk Fund.
3. Construction of pocket parks with bench seating and a play scape area within the Development as shown in the PRO Plan.

4. Additional buffer screening for existing residences on the adjacent property along the western property boundary.
 5. Providing an alternative housing type to serve the needs of age groups at the younger end of the spectrum, including millennials and young families.
- E. In connection with any development of the Land by Applicant, the following PRO Conditions shall apply to the Land and/or be undertaken by Applicant:
1. Applicant shall be authorized to initiate removal of the soil at the Development in accordance with the applicable Land Improvement Permit issued by the City and to initiate grading of the entire Development, at Applicant's own risk, following preliminary site plan approval, issuance of detailed wetland, woodland, and grading permits, along with posting of corresponding financial guarantees; provided that the preliminary site plan includes detailed grading information. In addition, Applicant shall be required to submit a "Plan B," Land Improvement and Soil Erosion Plan detailing the required restoration and stabilization measures that Applicant shall be required to undertake in the event that the Development does not proceed forward once the soil has been cleared and site has been graded in accordance with this Paragraph. Applicant hereby acknowledges that it is proceeding at its own risk and that permission to proceed with preliminary site work does not in any way guarantee approval of the Final Site Plan. Applicant must still obtain final site plan approval to proceed with construction of residences on the Land.
 2. The maximum number of Units shall be 120.
 3. The maximum building height shall be 2 stories and 32 feet (measured from the front driveway apron).
 4. The Development will have three-bedroom Units throughout.
 5. The maximum density shall be 6.2 Dwelling Units Per Acre ("DUA").
 6. All building elevations, which shall be in a housing style consistent with the approved elevations, attached and incorporated hereto as Exhibit C (the "Elevations") shall be reviewed and approved by the City's Façade Consultant. Applicant shall submit elevations with material percentages meeting or exceeding the requirements of the Façade Ordinance at the time of Preliminary Site Plan submittal. At a minimum, all front building facades shall have brick or stone up to the second floor roof line, and all side and rear facades shall have brick or stone up to the second floor beltline, as required by the City's Façade Ordinance. If the façade deviates from the approved stamping sets then revised plans must be submitted to the Planning Division for review and approval prior to submittal of building permits.

7. Upgraded garage doors with windows shall be provided.
8. Additional buffer screening must be provided for existing residences on the adjacent property along the western property boundary.
9. Secondary emergency access to Novi Road from the Project roads will be maintained, on a permanent basis by the Developer, and the Condominium Association, thereafter, clear of snow or other obstacles.
10. All site landscaping shall be installed as shown on the landscape planting plan approved as part of the PRO Plan. Any proposed substitutions must receive prior written approval by the City's Landscape Architect. Any approved substitutions shall be set forth in the as-built plans for the development. Evergreen tree plantings along the west property boundary shall be 12 to 14 feet in height at the initial planting. The western berm landscaping and all landscaping along the frontage of the Development, including Perimeter Woodland Replacement Trees in these areas, shall be installed within eight (8) months of the issuance of the initial grading permit for the Development. Interior landscaping shall be completed on a building-by-building basis, as approved by the City's Landscape Architect.
11. Minor modifications to the approved Planned Rezoning Overlay Concept Plan (PRO) and Pre-Approved Amendments as defined below can be approved administratively, upon determination by the City Planner, that the modifications are minor, do not deviate from the general intent of the approved PRO Concept plan and result in reduced impacts on the surrounding development and existing infrastructure.
12. The site improvement of condominium development will be constructed in a single construction phase. Notwithstanding a single construction phase, the Condominium Project may have multiple legal expansion phases consistent with the provisions of the Michigan Condominium Act. Applicants shall submit expansion amendments and replats expanding the Project for review prior to recording amendments. Applicant may submit multiple expansion amendments at any one time in order to allow the City adequate review and approval time ("Pre-Approved Amendments"). Applicant may record the Pre-Approved Amendments at any time, however, the sequence of recording the Pre-Approved Amendments shall be as indicated (i.e., a First Amendment and Replat No. 1 as approved shall be recorded before any Second Amendment and Replat No. 2, etc.). Applicant shall promptly provide a copy of the amendments as recorded to the City as required under typical City processes and the Michigan Condominium Act. Legal phases may include as few as one building per phase. All Pre-Approved Amendments must be consistent with the provisions of this PRO Agreement, the PRO Plan and the approved final site plan for the Development. A proposed Legal Phasing Plan is attached as Exhibit D. The Legal Phasing Plan is intended to show each legal phase on

a preliminary basis; however, legal phases need not strictly follow the numbering designation set forth on the Preliminary Phasing Plan. Nonetheless, Pre-Approved Amendments shall be recorded in the sequence submitted. Applicant shall be solely responsible for timely submission of Pre-Approved Amendments by allowing not less than 14-business days for administrative approval. Applicant shall be responsible for maintaining an adequate escrow account with the City for legal and consulting engineer review of the proposed Master Deed Deed Amendments and corresponding replats. Reviews will not be undertaken until all necessary fees are submitted.

13. Applicant shall submit Woodland and Wetland Conservation Easements for any areas of remaining wetland, remaining woodland, and replacement trees within 60 days of the issuance of the City of Novi Woodland and Wetland and Watercourse permits, as set forth in the City's Woodland and Wetland Consultant's Reports.
14. Compliance with all conditions set forth in the staff and consultant review letters attached in Exhibit E, provided, however, that such conditions shall not be inconsistent with the PRO Plan or this Agreement and shall not change or eliminate any development right authorized thereby, as shown on the PRO Plan.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Upon the Proposed Classification becoming final upon execution of this Agreement:
 - a. The Undertakings and PRO Conditions shall be binding on the Land,;
 - b. Applicant and Owner shall act in conformance with the Undertakings; and
 - c. Applicant and Owner shall forbear from acting in a manner inconsistent with the Undertakings
2. The following deviations from the standards of the zoning ordinance are hereby authorized pursuant to §7.13.D.i.c (2) of the City's Zoning Ordinance.
 - a. Planning Deviation from Sec. 3.1.8.D of Zoning Ordinance for reduction of the minimum required building side setbacks by 34 feet (Required 75 feet, provided 41 feet), since the buildings are low profile and would not necessarily benefit from the additional setback standards;

- b. Planning Deviation from Sec. 3.8.1.B of Zoning Ordinance for exceeding the maximum number of rooms (423 maximum allowed, 480 provided), because the development will be built using only three-bedroom units, instead of a mix of 2- and 3-bedroom units, which could have met the ordinance standards, but would not meet the Applicant's understanding of the current market demand for this type of housing;
- c. Planning Deviation from Sec. 3.8.2.D of Zoning Ordinance for not meeting the minimum orientation for all buildings along an outer perimeter property line (45 degrees required, varied angles provided), since the buildings are low profile and would not necessarily benefit from the modified building orientation;
- d. Planning Deviation from Sec. 5.16.5.C of Zoning Ordinance for reduction of minimum required sidewalk width for bike parking (6 feet required, 5 feet provided), as the deviation will have minimal practical effect;
- e. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of Zoning Ordinance for reduction/absence of street trees along Novi Road frontage (16 trees required, 16 proposed contingent on RCOC approval), because the Road Commission for Oakland County may not allow the plantings for site distance and traffic safety reasons;
- f. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for not meeting the minimum height of landscape berm along North boundary (4.5-6 feet required, 2-2.5 feet provided along approximately 950 of 1340 linear feet of boundary);
- g. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for absence of required berm along a portion of northern property boundary (no berm proposed for approximately 390 linear feet), due to location of proposed detention ponds;
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- i. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms within Novi Road green belt (779 Linear feet frontage required, 0 feet provided), due to distance between Novi Road and the proposed homes, the proposed detention ponds, and heavy landscaping;
- j. Landscape deviation from Sec 5.5.3.E.ii of Zoning Ordinance for proposing sub canopy trees In lieu of some of the required

Deciduous Canopy of Large evergreen trees (approximately 21 percent of required Canopy trees are replaced with sub canopy trees), as it will provide additional visual and species diversity to the site;

- k. City Council variance from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet interval along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands:
 - l. City Council variance from Chapter 7(c)(1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb to a minimum of 7.5 feet because of the low speed of traffic expected through the site.
 - m. No deviation for Facade Ordinance requirements is granted. The applicant shall provide revised conceptual elevations that conform to-or exceed Ordinance requirements.
3. In the event Applicant proceeds with actions to complete improvement of the Land in any manner materially contrary to the provisions of this Agreement as shown on the PRO Plan, the City shall be authorized to revoke all outstanding building permits and certificates of occupancy, including temporary and final certificates, (except for those units sold and conveyed to unrelated third party consumer purchases) issued for such building and use following written notice to Applicant and a reasonable opportunity to cure. Any such cure shall be commenced within ten (10) days of notice even if a complete cure cannot be accomplished within that time period.
4. Applicant acknowledges and agrees that the City has not required the Undertakings. The Undertakings have been voluntarily offered by Applicant in order to provide an enhanced use and value of the Land, to protect the public safety and welfare, and to induce the City to rezone the Land to the Proposed Classification so as to provide material advantages and development options for the Applicant.
5. All of the Undertakings represent actions, improvements, and/or forbearances that are directly beneficial to the Land and/or to the development of and/or marketing of a 120-unit multi-family residential attached condominium development. The burden of the Undertakings on the Applicant is roughly proportionate to the burdens being created by the development, and to the benefit which will accrue to the Land as a result of the requirements represented in the Undertakings.

6. In addition to the provisions in Paragraph 3, above, in the event Applicant, or its successors, assigns, and/or transferees proceed with development of the Land in a manner which is in material violation of the Undertakings, the City shall, following notice and a reasonable opportunity to cure, have the right and option to take action using the procedure prescribed by law for the amendment of the Master Plan and Zoning Ordinance applicable to the Land to amend the Master Plan and zoning classifications of the Land to a reasonable classification determined appropriate by the City, and neither Applicant nor its successors, assigns, and/or transferees, shall have any vested rights in the Proposed Classification and/or use of the Land as permitted under the Proposed Classification, and Applicant shall be estopped from objecting to the rezoning and reclassification to such reasonable classifications based upon the argument that such action represents a “downzoning” or based upon any other argument relating to the approval of the Proposed Classification and use of the Land; provided, this provision shall not preclude Applicant from otherwise challenging the reasonableness of such rezoning as applied to the Land. In the event the City rezones the Land to a use classification other than the Proposed Classification, this Agreement shall terminate and be null and void. The foregoing shall apply only to the portions of the Land that are undeveloped at the time of such action by the City.
7. By execution of this Agreement, Applicant and Owner acknowledge that they are acting in consideration of the City approving the Proposed Classification on the Land, and Applicant and Owner agree to be bound by the provisions of this Agreement. Nonetheless City agrees that as long as no construction or improvements have commenced, if Applicant does not acquire the Land, Owner may request this Agreement be terminated and the City and Owner shall record a Termination of PRO Agreement (the “Termination of PRO Agreement”) in Oakland County Records. If Owner elects to terminate, all rights and privileges under the PRO Agreement shall end.
8. After consulting with an attorney, Applicant understands and agrees that this Agreement is authorized by and consistent with all applicable state and federal laws and Constitutions, that the terms of the Agreement are reasonable, that it shall be estopped from taking a contrary position in the future, and that the City shall be entitled to injunctive relief to prohibit any actions by the Applicant inconsistent with this Agreement.
9. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, assigns and transferees, and shall be recorded by either party with the office of the Oakland County Register of Deeds. Provided, this Agreement shall not be binding on Applicant until Applicant acquires fee simple title to the Land. The obligations set forth within this Agreement regarding the Undertakings and completion of the Development as

approved by the City shall apply only to Applicant and successor owner of the Land subsequent to conveyance of the Land by Owner to Applicant or other successor, assign or transferee. Owner acknowledges, however, that the approval of this Agreement and its recording at the Oakland County Register of Deeds binds the Land as set forth in this Agreement and in the City of Novi Code of Ordinances and Zoning Ordinance. Nothing in this Agreement shall prohibit the Owner, if the Land is not conveyed to the Applicant, or other successor, assign or transferee, as contemplated herein, from seeking to amend or terminate the PRO as contemplated by the Zoning Ordinance.

10. The Zoning Board of Appeals (ZBA) shall have no jurisdiction over the Property or the application of this Agreement until after site plan approval and construction of the development as approved therein.
11. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided by law.
12. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
13. This Agreement may be signed in counterparts. The Recitations above are made a part of and incorporated in the Agreement.

{Signatures begin on following page}

APPLICANT

PULTE HOMES OF MICHIGAN LLC, a Michigan limited liability company

By: _____

Joe Skore

Its: Vice President of Land Acquisition

STATE OF MICHIGAN)
) ss

COUNTY OF OAKLAND)

On this ____ day of _____, 2018, before me appeared Joe Skore, the Vice President of Land Acquisition of Pulte Homes of Michigan LLC, a Michigan limited liability company, on behalf of the company.

Acting in
My commission expires:

Notary Public
County, MI
, County, MI

EXHIBIT 1
LIST OF OWNERS

Edwin W. Mancuso, Trust
3721 Rachel Lane
Naples, Florida 34103

Palm Investment, L.C.
3721 Rachel Lane
Naples, Florida 34103

EXHIBIT A

LAND

DESCRIPTION OF A 24.00 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

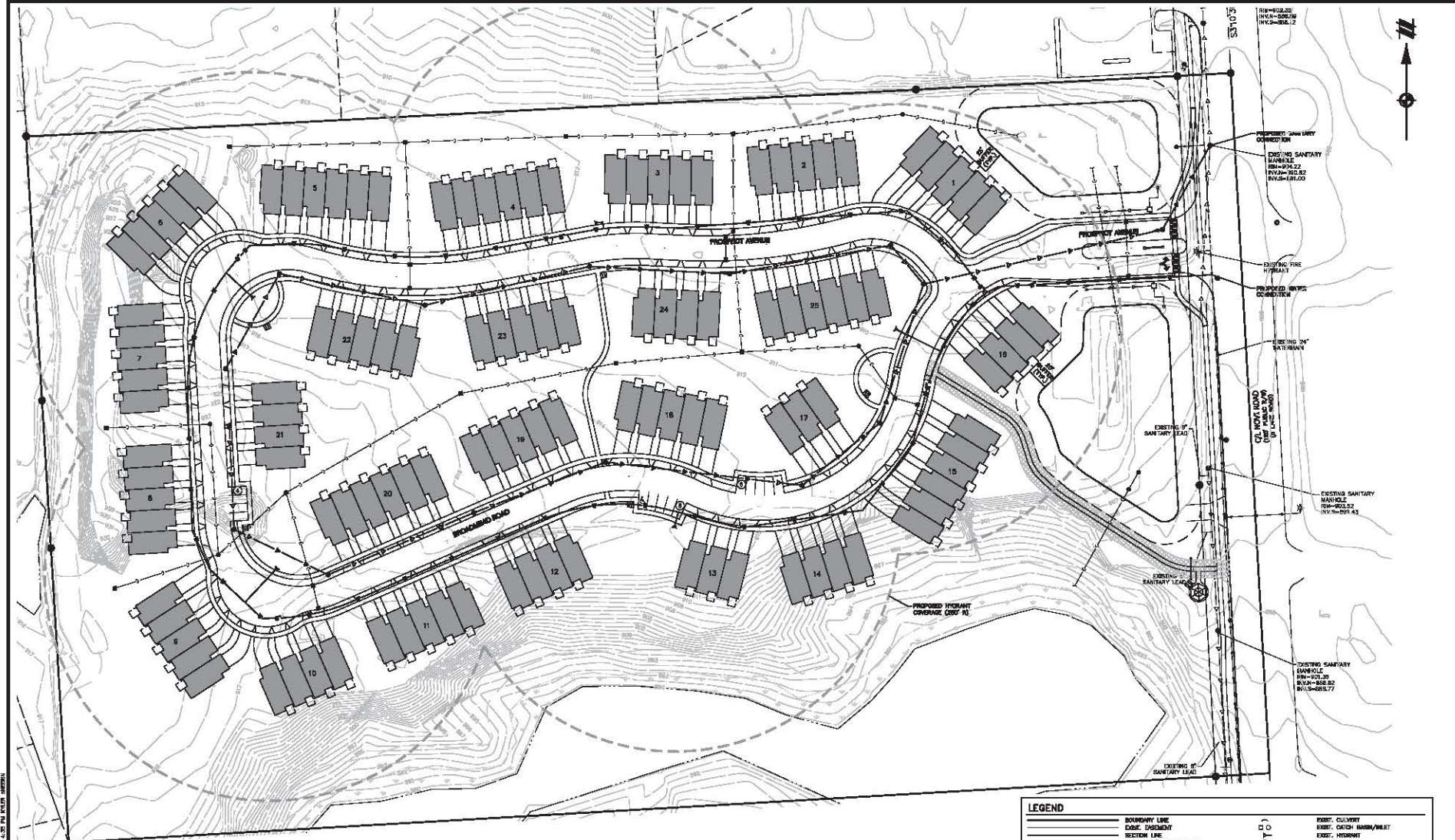
Commencing at the East 1/4 corner of Section 22, T1N, R8E, City of Novi, Oakland County, Michigan;

Tax Parcel Nos: 22-22-400-019
 22-22-400-006
 22-22-400-007
 22-22-400-020

EXHIBIT B

PRO PLAN

(see attached)



811
 Before you dig, call before you dig.
 Call before you dig.
 NOTICE: THE USER OF THIS PLAN IS TO BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER OF THIS PLAN IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



SECTION 22
 TOWN 1 NORTH, RANGE 6 EAST
 CITY OF NOV
 OAKLAND COUNTY, MICHIGAN

PAULIE HOMES OF MICHIGAN, LLC
 EMERSON PARK
 PLANNED REZONING OVERLAY
 UTILITY PLAN

DATE: FEBRUARY 7, 2017
 4-3-2017 PER CITY
 7-14-2017 PER CITY

LEGEND	
	BOUNDARY LINE
	EXIST. SANITARY
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. NETWORK
	EXIST. CONTOUR
	EXIST. TREE LINE
	EXIST. CURB AND GUTTER
	EXIST. FENCE
	EXIST. GRAVEL
	EXIST. BUILDING
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	EXIST. OVERHEAD ELEC. LINE
	EXIST. OVERHEAD TEL. LINE
	EXIST. CABLE LINE
	EXIST. UNSPECIFIED UTILITY
	EXIST. GAS
	EXIST. STORM
	EXIST. WATER MAIN
	EXIST. SANITARY
	PROP. SANITARY CONNECTION
	EXISTING FIRE HYDRANT
	PROP. FIRE CONNECTION
	EXISTING 24" SANITARY MANHOLE
	EXISTING 30" SANITARY MANHOLE
	EXISTING 36" SANITARY MANHOLE
	EXISTING 42" SANITARY MANHOLE
	EXISTING 48" SANITARY MANHOLE
	EXISTING 54" SANITARY MANHOLE
	EXISTING 60" SANITARY MANHOLE
	EXISTING 66" SANITARY MANHOLE
	EXISTING 72" SANITARY MANHOLE
	EXISTING 78" SANITARY MANHOLE
	EXISTING 84" SANITARY MANHOLE
	EXISTING 90" SANITARY MANHOLE
	EXISTING 96" SANITARY MANHOLE
	EXISTING 102" SANITARY MANHOLE
	EXISTING 108" SANITARY MANHOLE
	EXISTING 114" SANITARY MANHOLE
	EXISTING 120" SANITARY MANHOLE
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	EXISTING 990" SANITARY MANHOLE
	EXISTING 996" SANITARY MANHOLE
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	EXISTING 1368" SANITARY MANHOLE
	EXISTING 1374" SANITARY MANHOLE
	EXISTING 1380" SANITARY MANHOLE
	EXISTING 1386" SANITARY MANHOLE
	EXISTING 1392" SANITARY MANHOLE



client:
PULTE HOMES
 100 Bloomfield Hills
 Parkway, Suite 150,
 Bloomfield Hills, Michigan
 48304

project:
EMERSON PARK
 A planned residential
 community

project location:
 City of Novi, MI
 Novi Road

sheet title:
**OVERALL PLANTING
 PLAN VIEW**

job no./issue/revision date:
 LS17.025.01 P#P 2-7-2017
 LS17.025.03 P#P 3-1-2017
 LS17.025.05 P#P 5-22-2017
 LS17.025.05 P#P 5-30-2017
 6-5-2017
 LS17.025.07 P#P 7-24-2017

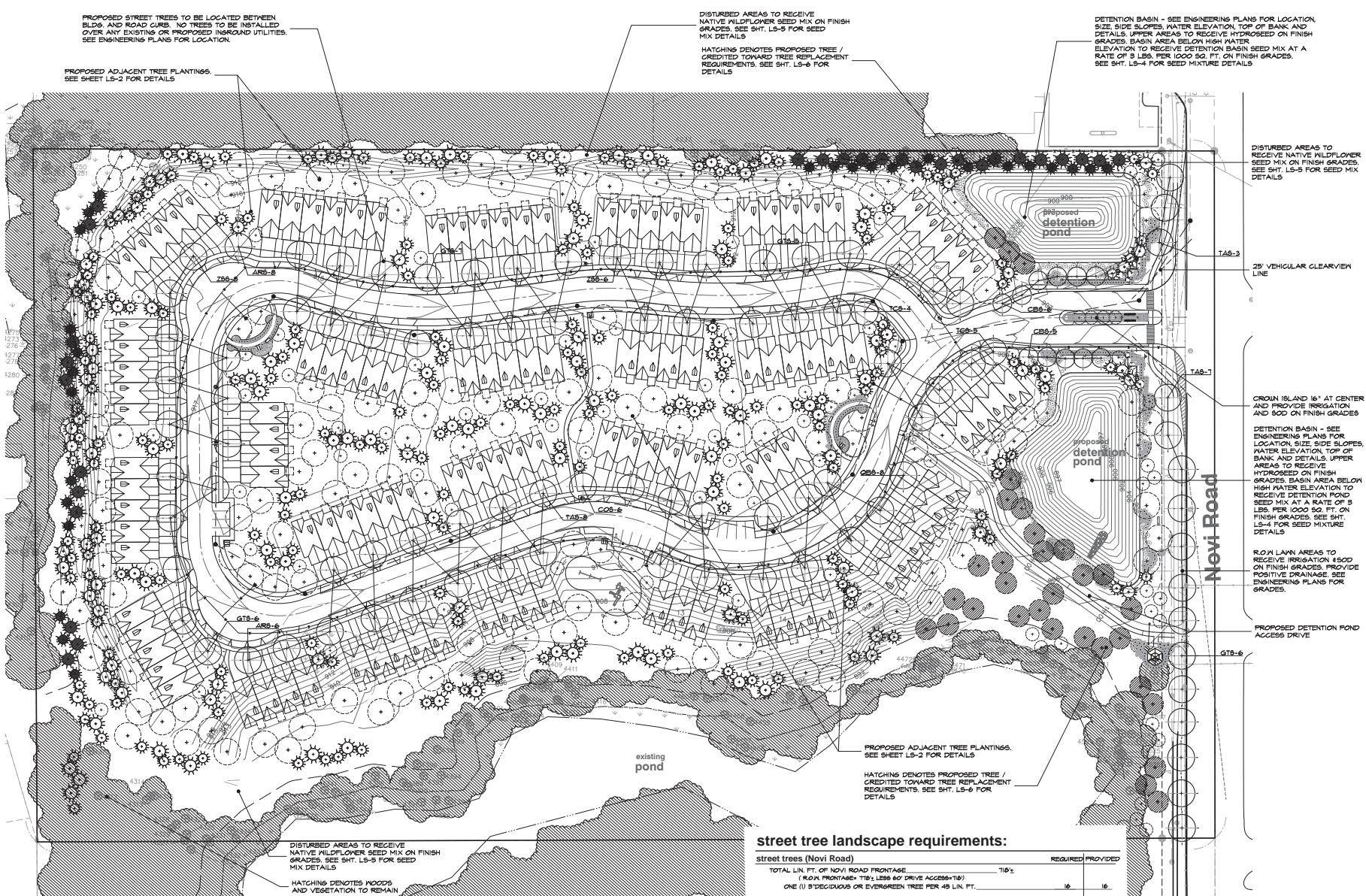
drawn by:
JP, KM, CS
 checked by:
FP
 date:
1-19-2017
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The location and orientation of existing underground utilities as shown on this drawing are only approximate. No guarantee is either expressed or implied as to the completeness of accuracy. Contractor shall be exclusively responsible for determining the location, depth and orientation prior to the start of construction.

project no:
LS17.025.01

sheet no:
LS-1 of 6

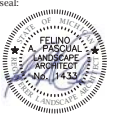


street tree landscape requirements:

street trees (Novi Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF NOVI ROAD FRONTAGE	710'	
(R.O.M FRONTAGE= 710'; LESS 60' DRIVE ACCESS=710')		
ONE (1) STREET TREE PER 49 LIN. FT.	14	14

street trees (interior road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF INTERIOR ROAD (LESS DRIVE ACCESS)	9,544'	
(DRIVE FRONTAGE= 440'; LESS 2080' UNIT DRIVE ACCESS=2,024')		
MINIMUM STREET TREE SIZE REQUIRED 2 1/2" CALIPER AND MIN. 35' O.C. SPACING	806	88

1A street tree planting detail
 SCALE 1"=50'-0"



client:
PULTE HOMES
 100 Bloomfield Hills
 Parkway, Suite 150,
 Bloomfield Hills, Michigan
 48304

project:
EMERSON PARK
 A planned residential
 community

project location:
 City of Novi, MI
 Novi Road

sheet title:
**OVERALL PLANTING
 PLAN VIEW**

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 LS17.025.01 PFP 2-7-2017
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 LS17.025.05 PFP 5-30-2017
 6-5-2017
 LS17.025.07 PFP 7-24-2017

PROPOSED PEDESTRIAN /
 EMERGENCY EGRESS DRIVE

drawn by:
JP, KM, CS
 checked by:
FP
 date:
1-19-2017

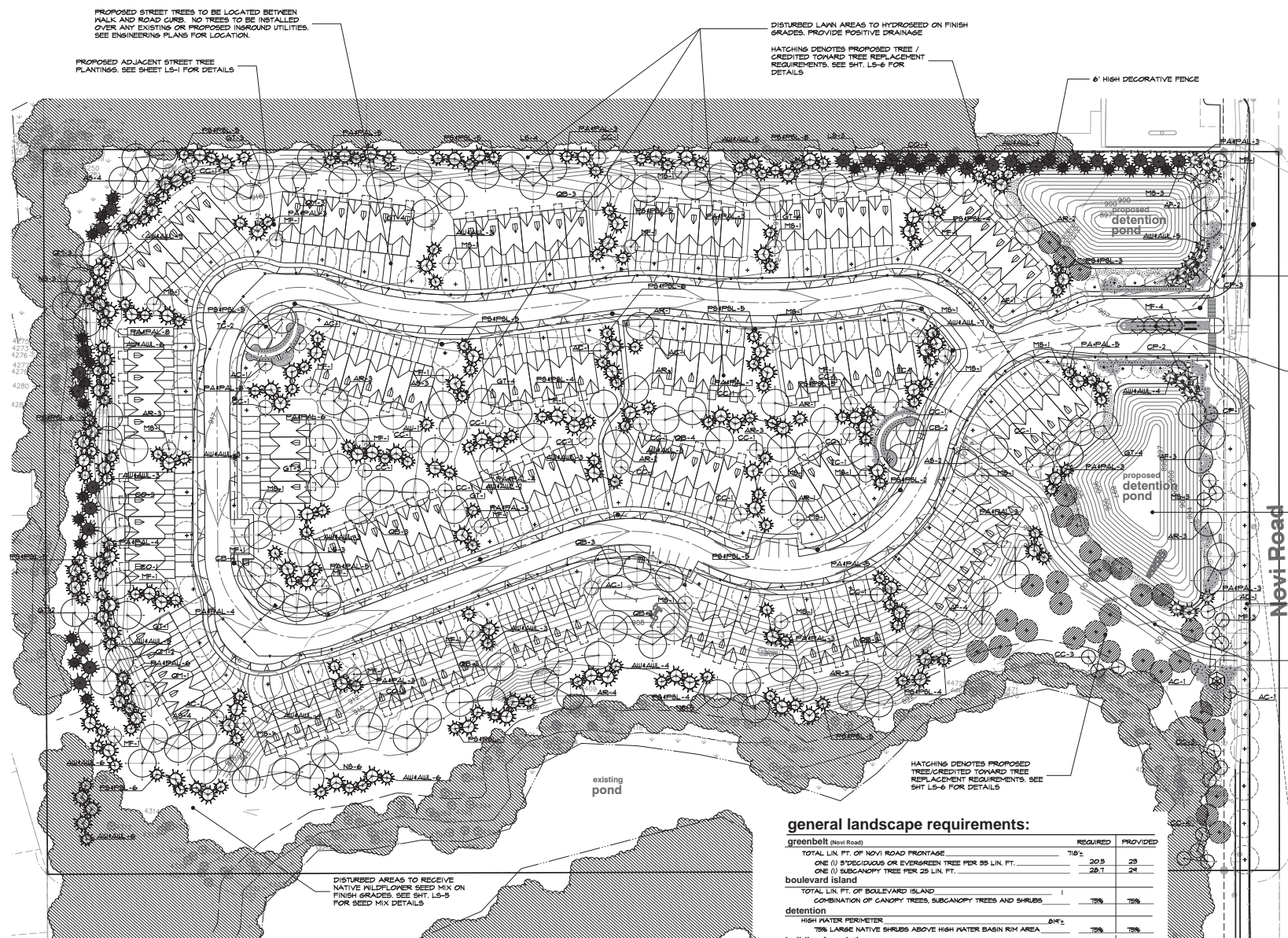
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 underground utilities as shown on this
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 exclusively responsible for determining the
 location and direction prior to the start
 of construction.

project no:
LS17.025.01

sheet no:
LS-2 of 6



PROPOSED STREET TREES TO BE LOCATED BETWEEN
 WALK AND ROAD CURBS. NO TREES TO BE INSTALLED
 OVER ANY EXISTING OR PROPOSED INGROUND UTILITIES.
 SEE ENGINEERING PLANS FOR LOCATION.

PROPOSED ADJACENT STREET TREE
 PLANTINGS. SEE SHEET LS-1 FOR DETAILS

DISTURBED LAWN AREAS TO HYDROSEED ON FINISH
 GRADES. PROVIDE POSITIVE DRAINAGE

HATCHING DENOTES PROPOSED TREE /
 CREDITED TOWARD TREE REPLACEMENT
 REQUIREMENTS. SEE SHT. LS-6 FOR
 DETAILS

6' HIGH DECORATIVE FENCE

25' VEHICULAR CLEARVIEW
 LINE

CROWN ISLAND 16' AT CENTER
 AND PROVIDE IRRIGATION
 AND SOD ON FINISH GRADES

DETENTION BASIN - SEE
 ENGINEERING PLANS FOR
 LOCATION, SIZE, SIDE SLOPES,
 WATER ELEVATION, TOP OF
 BANK AND DETAILS. UPPER
 AREAS TO RECEIVE
 HYDROSEED ON FINISH
 GRADES. BASIN AREA BELOW
 HIGH WATER ELEVATION TO
 RECEIVE DETENTION POND
 SEED MIX AT A RATE OF 3
 LBS. PER 1000 SQ. FT. ON
 FINISH GRADES. SEE SHT.
 LS-4 FOR SEED MIXTURE
 DETAILS

R.O.M LAWN AREAS TO
 RECEIVE IRRIGATION #SOD
 ON FINISH GRADES. PROVIDE
 POSITIVE DRAINAGE. SEE
 ENGINEERING PLANS FOR
 GRADES.

HATCHING DENOTES PROPOSED
 TREE CREDITED TOWARD TREE
 REPLACEMENT REQUIREMENTS. SEE
 SHT. LS-6 FOR DETAILS

DISTURBED AREAS TO RECEIVE
 NATIVE WILDFLOWER SEED MIX ON
 FINISH GRADES. SEE SHT. LS-5
 FOR SEED MIX DETAILS

general landscape requirements:

greenbelt (Novi Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF NOVI ROAD FRONTAGE	719'±	
ONE (1) 8" DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	20.5	23
ONE (1) SUBCANOPY TREE PER 25 LIN. FT.	28.7	24
boulevard island		
TOTAL LIN. FT. OF BOULEVARD ISLAND		
COMBINATION OF CANOPY TREES, SUBCANOPY TREES AND SHRUBS	75%	75%
detention		
HIGH WATER PERIMETER	100%	100%
75% LARGE NATIVE SHRUBS ABOVE HIGH WATER BASIN RIM AREA	75%	75%
building foundation		
TOTAL NO. OF GROUND LEVEL RESIDENTIAL UNITS	120	95.4
THREE (3) 8" DECIDUOUS OR EVERGREEN TREE PER GROUND FLOOR UNITS	360	5.4 (538/100)
60% SHRUBS AND ORNAMENTAL TREES ALONG BLDG. FRONT FACADE	60%	"A"

NOTE:
 1" = 4" RATIO FOR THE 60% SHRUB AND ORNAMENTAL TREE PLANTINGS IS REQUESTED
 FOR THE BUILDING FRONT FACADE DUE TO LIMITED PLANTING AREA.

2A general landscape planting detail
 SCALE 1"=50'-0"



client:
PULTE
HOMES
 100 Bloomfield Hills
 Parkway, Suite 150,
 Bloomfield Hills, Michigan
 48304

project:
EMERSON
PARK
 A planned residential
 community

project location:
 City of Novi, MI
 Novi Road

sheet title:
Details and Plant
Material List

job no./issue/revision date:

LS17.025.01	RSP	2/7/2017
LS17.025.03	RSP	3-2-2017
LS17.025.05	RSP	1-22-2017
LS17.025.05	RSP	1-30-2017
		6-5-2017
LS17.025.07	RSP	7-24-2017

drawn by:
JP, KM, CS

checked by:
JP

date:
1-19-2017

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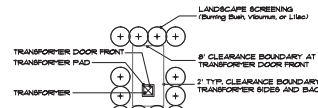
project no:
 LS17.025.01

sheet no:
LS-4 of 6

City of Novi landscape notes:

- GENERAL NOTES:**
- 1) PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF NOVI AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
 - 2) PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS, REPLACE FAILING MATERIAL WITHIN 1 YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD.
 - 3) PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO 1 GRADE NORTHERN NURSERY GROWN, IN HEALTHY CONDITION FREE FROM PESTS AND DISEASES.
 - 4) MULCH TO BE NATURAL, 3/8" DEEP, FINELY SHREDED HARDWOOD BARK, OF 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE MULCH FOR MULCH FOR PERENNIALS.
 - 5) CALL 1866 DIAL AT 1-800-486-7111 PRIOR TO ANY CONSTRUCTION.
 - 6) DATE OF INTENDED LANDSCAPE INSTALLATION TO BE FALL 2018.
- DECIDUOUS 4 EVERGREEN TREES:**
- 1) TREES SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT WOULD BE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - 2) DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - 3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSAFE, STAINY AND COULD CAUSE GRINDING.
 - 4) REMOVE TREE SPACES, 6" RINGS AND TREE WRAP AFTER ONE WINTER SEASON.
- SHRUBS:**
- 1) SHRUBS SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT WOULD BE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - 2) DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - 3) REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSAFE, STAINY AND COULD CAUSE GRINDING.
- TREE PROTECTION:**
- 1) EITHER PLANTING OR WOOD GRADING AND FENCING SHALL BE INSTALLED AT OR BEFORE THE TREE LINE, UNLESS OTHERWISE SPECIFIED.
 - 2) TREES SHALL BE HELD 1" POLES SPACED NO FURTHER THAN 6" ON CENTER.
 - 3) TREES SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DIAMETER OF THOSE TREES TO BE SAVED, SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
 - 4) FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION, THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
 - 5) UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.

- 6) NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN, THIS SHALL INCLUDE, BUT NOT LIMITED TO:
 - a) NO DRIVING OR OPERATING VEHICLES WITHIN THE PROTECTED AREA.
 - b) NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREA.
 - c) NO GRADE CHANGES INCLUDING FILL WITHIN THE PROTECTED AREA.
 - d) NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER RELEVANT AUTHORITY, INCLUDING THE HOODLANDS REVIEW BOARD.
 - e) ANY REQUIRED SHALES NEEDS TO BE DIRECTED AROUND THE PROTECTED AREA, IN INSTANCES WHERE SHALES ARE APPROVED, THE SHALES NEED TO BE HAND DUMP PLACEMENT OF ANY KIND IS PROHIBITED.
- 7) REGULATED WOODLANDS OR REGULATED TREES ADJACENT ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.



transformer pad planting detail
 scale: 1/2" = 1'-0"

A MINIMUM OF 2" SEPARATION BETWEEN TRANSFORMER PAD AND GRASS SHRUBS AND TREES. GRASS COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FILL. GROWTH IN FRONT OF THE TRANSFORMER PAD AT LEAST A MINIMUM OF 6". THERE ARE NO WAIVERS GRANTED TO THIS GEOMETRIC DETAIL PER THE DETROIT CITY COMPANY-SERVICE PLANNING DEPARTMENT (9-18-16)

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT CITY REQUIREMENTS.

detention basin seed mix:

- Sedge Meadow Mix (Edge Zone)**
- A mix of sedges, grasses, and wildflowers recommended for soils that are saturated during most of the growing season. Use just above the normal waterline in the roadway area in road Edge Entertainment System.
- Sedge Meadow Mix species:**
1. Carex stricta (Rusty Sedge)
 2. Carex lasiocarpa (Curling Sedge)
 3. Carex flacca (Rough Sedge)
 4. Carex lasiocarpa (Curling Sedge)
 5. Carex lasiocarpa (Curling Sedge)
 6. Carex lasiocarpa (Curling Sedge)
 7. Carex lasiocarpa (Curling Sedge)
 8. Carex lasiocarpa (Curling Sedge)
 9. Carex lasiocarpa (Curling Sedge)
 10. Carex lasiocarpa (Curling Sedge)
- Native Wildflower seed mix:**
- A mix of native wildflowers recommended for areas of medium soil texture in full sun and partial shade conditions. The best mix to use to replace large lawn areas in commercial landscaping. This mix has a combination of plants that are adapted to most conditions, but will tolerate drought once established.
- 30% Native Grasses and Sedges:**
- Asperugo gerardi (Blue Topgrass)
 Carex lasiocarpa (Curling Sedge)
 Elymus canadensis (Canada Wild Ryegrass)
 Elymus virginicus (Virginia Wild Ryegrass)
 Schizanthus scoparium (Little Bluestem)
 Sorghastrum nutans (Indigo Bunting)
- 20% Native Wildflowers:**
- Aster novae-angliae (New England Aster)
 Aster pilosus (Rust Sedge)
 Cirsium sp. (Tall Thistle)
 Echinacea purpurea (Purple Coneflower)
 Eryngium yuccifolium (Shrubby Yucca)
 Helianthus scaberrimus (Okra Sunflower)
 Liatris spicata (Orchid Plant)
 Lythrum sp. (Orchid Plant)
 Phlox pilularis (Woodland Plant)
 Pycnanthemum virginicum (Mountain Mint)
 Rudbeckia hirta (Black-eyed Susan)
 Rudbeckia laciniata (Coral Bell)
 Staphylea trifolia (American Dogwood)
 Sium sp. (Sium)
 Solidago canadensis (Canada Goldenrod)
 Solidago sp. (Sium)
 Tradescantia virginiana (Spotted Jewel)
 Vernonia sp. (Sium)
- 50% Temporary Grasses:**
- Andropogon scoparius (Sium)
 Lolium multiflorum (Annual Ryegrass)

SOURCE:
 NATVESCAP LLC
 P.O. BOX 122
 HACHSTER, MICHIGAN 48350
 PH: 248-456-9416
 WWW.NATVESCAP.NET

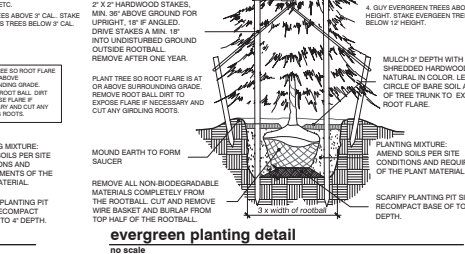
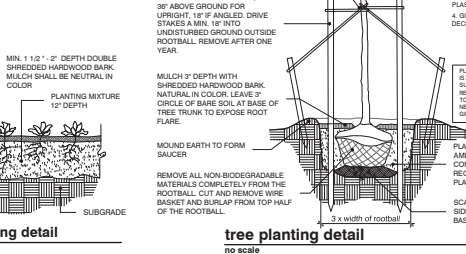
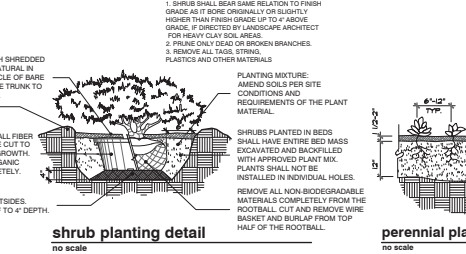
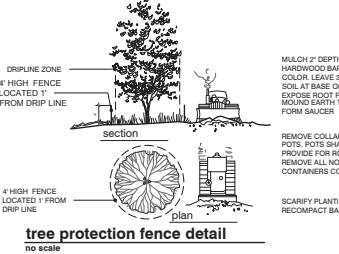
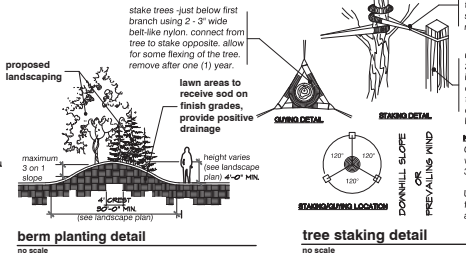
Recommended Seed Rate:
 30#/acre

NOTE:
 1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT WOULD BE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
- 2. DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
- 3. REMOVE ALL TAGS, STRING, PLASTICS ETC.
- 4. GUY TREES ABOVE 6" CAL. STAKE, DECIDUOUS TREES BELY 6" CAL.
- 5. REMOVE ALL TAGS, STRING, PLASTICS ETC.
- 6. GUY TREES ABOVE 6" CAL. STAKE, DECIDUOUS TREES BELY 6" CAL.
- 7. PLANT TREE SO ROOT FLARE IS AT OR ABOVE FINISH GRADE. REMOVE ROOT BALL WRAP TO EXPOSE FLARE IF NECESSARY AND CUT ANY GRINDING ROOTS.
- 8. REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL, CUT AND REMOVE WIRE BASKET AND BURLAP FROM TOP HALF OF THE ROOTBALL.
- 9. SCARIFY PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

quantities		botanical name		common name	size	comments
key	SHT.-L1	SHT.-L2	totals			
STREET TREES						
C05	A	-	6	CELTIS OCCIDENTALIS 'HAKONENY'	COPTON HACKBERRY	1 1/2" DBB
Z05	M	-	14	ZELKOVA SERATA	GREEN YAM ZELKOVA	1 1/2" DBB
T05	S	-	9	TILIA CORDATA 'GREENSPRING'	GREENSPRING LINDEN	1 1/2" DBB
G15	M	-	24	GLEDITSIA TR. 'NORTON'S WYCKGOLF'	WYCKGOLF	1 1/2" DBB
G05	A	-	6	QUERCUS 'BIGLOR'	BUWAYP WHITE OAK	2 1/2" DBB
A05	M	-	14	ACER RUBRUM 'FRANKSPED'	RED NUSSET RED MAPLE	1 1/2" DBB
G05	L	-	8	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORSEBEAM	4" DBB
T05	M	-	18	TILIA 'AMERICANA BOLLIVARD'	BOLLIVARD LINDEN	4" DBB
LARGE AND SMALL DECIDUOUS TREES						
CC	-	28	28	CORNUS CANADENSIS	EASTERN REDBUD 'MULTI-STEM'	10" DBB
CC	-	1	1	AMELANCHIER CANADENSIS	WAXDOOR WINTERBERRY 'MULTI-STEM'	10" DBB
TF	-	23	23	PAULUS FLORIBUNDA	JAPANESE FLUERING CRABAPPLE	3" DBB
TR	-	23	23	PAULUS INCAIDREPT	INCALIDREPT CRABAPPLE	3" DBB
LA	-	10	10	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETSUGH	3" DBB
AR	-	10	10	ACER SACCHARINUM	NUSAR MAPLE	3" DBB
AR	-	10	10	ACER X FRAXINUM 'JEFFERSON'	AUTUMN BLAZE RED MAPLE	3" DBB
GT	-	26	26	GLEDITSIA TR. WYCKGOLF	WYCKGOLF HONEYLOCUST	3" DBB
GR	-	5	5	QUERCUS MACROCARPA	BURK OAK	3" DBB
GR	-	21	21	QUERCUS BIGLOR	WHITE BUWAYP OAK	3" DBB
AR	-	21	21	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" DBB
NR	-	14	14	NYSSA SYLVATICA 'BLACK GLYP'	BLACK GLYP	3" DBB
CC	-	1	1	CELTIS OCCIDENTALIS 'HAKONENY'	COPTON HACKBERRY	3" DBB
CC	-	6	6	CORNUS CANADENSIS	EASTERN REDBUD 'MULTI-STEM'	3" DBB
CS	-	6	6	CARPINUS BETULUS 'FASTIGIATA'	COLLISAR EUROPEAN HORSEBEAM	3" DBB
TC	-	4	4	TILIA 'C. GREENSPRING'	GREENSPRING LINDEN	3" DBB
LARGE AND SMALL EVERGREEN TREES						
AW	-	36	36	ABIES CONCOLOR	CONCOLOR WHITE FIR	8" DBB
AWL	-	39	39	ABIES CONCOLOR	CONCOLOR WHITE FIR	10" DBB O
TR	-	61	61	PICEA AETROBUS	EASTERN WHITE PINE	10" DBB
PNL	-	43	43	PICEA AETROBUS	EASTERN WHITE PINE	12" DBB O
PA	-	56	56	PICEA AETROBUS	NORWAY SPRUCE	10" DBB O
PAL	-	41	41	PICEA AETROBUS	NORWAY SPRUCE	10" DBB O

landscape maintenance notes:

- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:
1. LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE HANDBOOK WHICH THE EFFECTIVE HEALTH AND WELFARE FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
 2. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION FREE FROM DISEASE AND PESTS.
 3. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 4. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHO-EVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.
 5. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE aforementioned PROVISIONS. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS SHALL BE VIEWED AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.



Plant Material List, Planting Details and Notes

entrance -sign notes:

1. LOCATE AND STAKE ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY ADJUSTMENTS WITH LANDSCAPE ARCHITECT.
2. ALL ENTRY WALL LIGHTING SHALL BE CONTROLLED WITH A PHOTO-EYE SWITCH. ALL LIGHTING SHALL BE SHIELDED FROM PUBLIC ROADS AND ADJACENT PROPERTIES.
3. VERIFY SOIL BEARING CAPACITY PRIOR TO ENTRY SIGN MONUMENT & PIER CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL ENTRY MONUMENT & PIER FOOTING DESIGN.
4. SIGNAGE TEXT AND LOGO TO BE METAL OR FRAGRATIC DIMENSIONAL LETTERS AND ROUTED LIMESTONE PANEL. PRIOR TO SIGN INSTALLATION, PERMITS TO BE OBTAINED PER CITY OF NOVI REQUIREMENTS, STANDARDS & APPROVALS.



sign & pier uplighting detail

(2-CONDITION)
 MANUFACTURER:
 COPPER LIGHTING OR EQUAL
 GRANVILLE BUSINESS PARK, BLDG. A
 101 HIGHLAND 1/4 SOUTH
 PEACHTREE, GA 30269
 PH. 770-486-1800
 MODEL: SF FALCON 6" EQUAL
 (BOX METAL HALIDE)



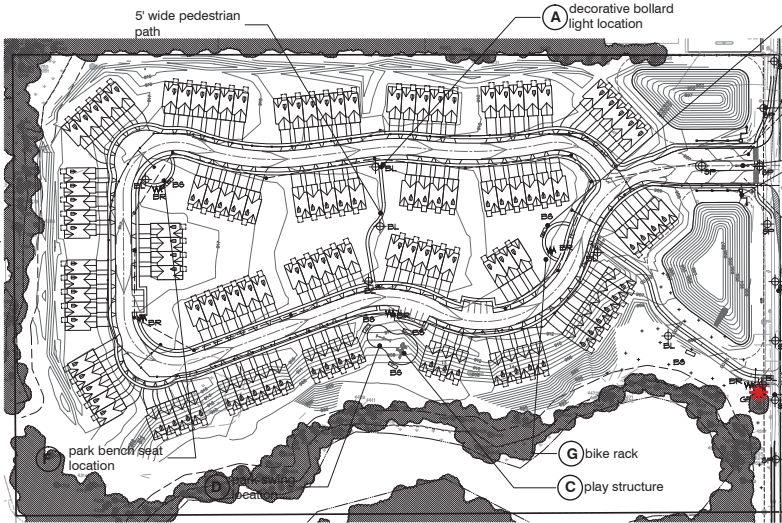
A bollard light

BY LITHONIA LIGHTING OR EQUAL
 MODEL: DN3S LED (D-SERIES)
 LED BOLLARD 8" DIA. X 42" HGT.
 OR EQUAL
 (18-CONDITIONS)



B decorative light and pole

(18-CONDITIONS)
 DECORATIVE POLE AND STREET
 LIGHTS MANUFACTURED BY HALOPANE
 LIGHT FIXTURE: WASHINGTON
 SERIES-ACRYLIC
 MODEL NO. AN100CHP2880S OR EQUAL
 POLE: WADSWORTH SERIES
 MODEL NO. AN100CHP2880S OR EQUAL
 POLE HIGH: 12' HIGH POLE DIAMETER: 5"
 FINISH: BLACK POLE BASE: 12"



site amenity location plan

SCALE: 100' = 1" = 0"

- BIKE RACK
- BENCH SEAT
- BOLLARD LIGHT FIXTURE
- DECORATIVE POLE & LIGHT FIXTURE
- GAZEBO FEATURE



C play structure

(1-CONDITIONS)
 PLAY STRUCTURE MANUFACTURE BY GAMETIME
 MODEL NO. 1861T (BMINI ROAD) OR EQUAL



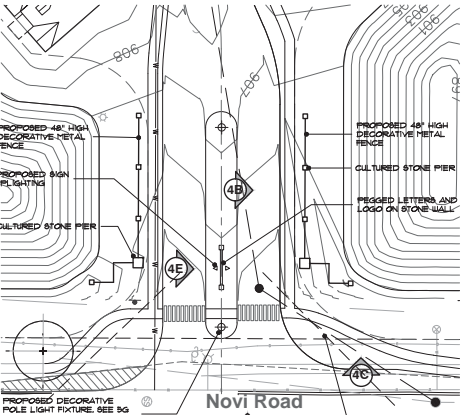
D swing

(1-CONDITIONS)
 SWING MANUFACTURE BY GAMETIME
 MODEL NO. 18626418027 OR EQUAL



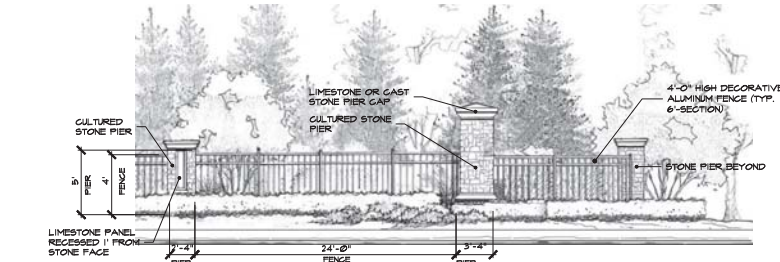
E gazebo feature

STICK BUILT OR KIT FORM



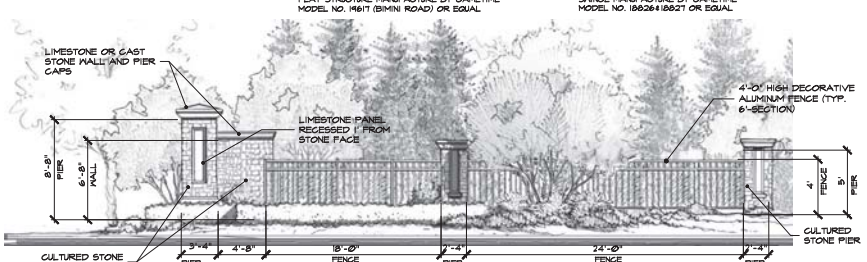
4A entry signage and wall monument site plan

SCALE: 90' = 1" = 0"



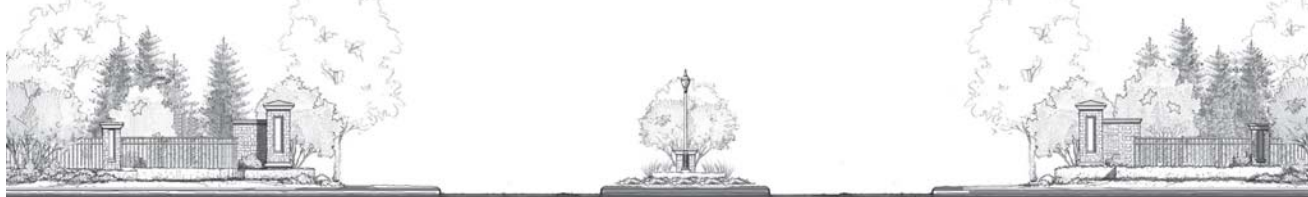
4B entrance elevation view

SCALE: 9/16" = 1" = 0"



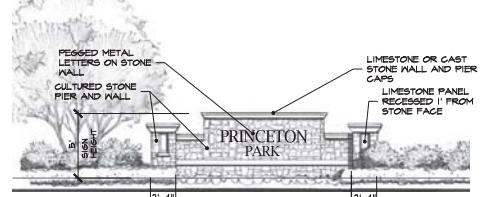
4C entrance elevation view

SCALE: 9/16" = 1" = 0"



4D Novi Road - entrance monument elevation view

SCALE: 1/8" = 1" = 0"



4E blvd. island signage elevation

SCALE: 9/16" = 1" = 0"



F park bench location

decorative street light location

decorative street light location

entry sign and wall monument

decorative street light location

gazebo feature

decorative street light location

gazebo feature

decorative street light location

gazebo feature

decorative street light location

gazebo feature

decorative street light location

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decorative street light location

gazebo feature

decorative street light location

gazebo feature



FELINO A. PASQUAL
 and ASSOCIATES
 Community Land Planner and
 registered Landscape Architect
 24333 Orchard Lake Rd., Suite G
 Farmington Hills, MI 48336
 ph. (248) 537-5388
 fax. (248) 537-5416



client:
PULTE HOMES
 100 Bloomfield Hills
 Parkway, Suite 150,
 Bloomfield Hills, Michigan
 48304

project:
EMERSON PARK
 A planned residential
 community

project location:
 City of Novi, MI
 Novi Road

sheet title:
 SITE AMENITY,
 ENTRANCE SIGN &
 WALL MONUMENT

job no./issue/revision date:

1517.0251.01	PSP	2-27-2017
1517.0251.01	PSP	3-1-2017
1517.0251.01	PSP	5-22-2017
1517.0251.01	PSP	5-30-2017
		6-5-2017
1517.0251.07	PSP	7-24-2017

drawn by:
 JP, KM, CS

checked by:
 FP

date:
 1-19-2017

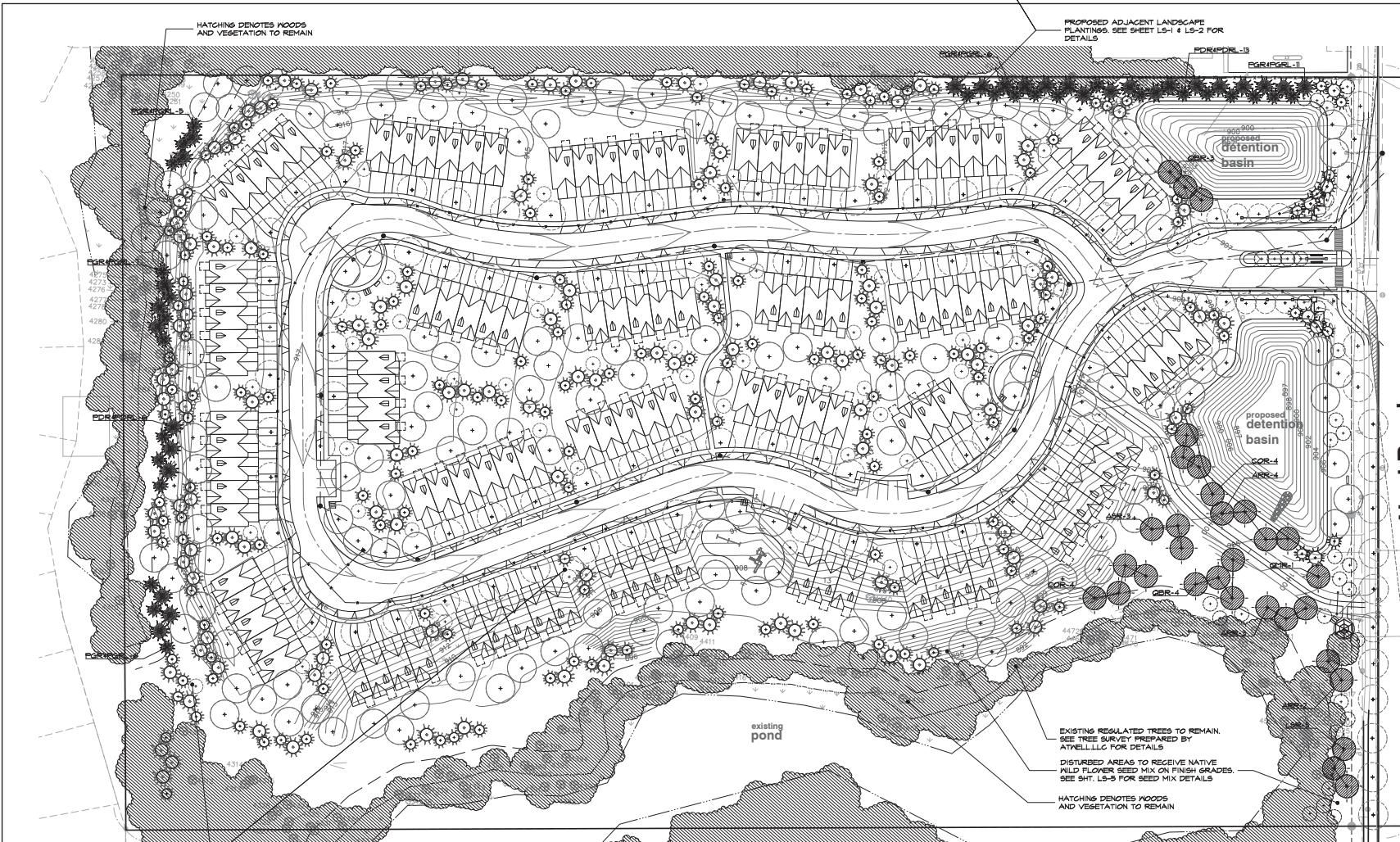
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 Do not scale drawings. Use
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3 weeks out
 before you dig
 call mess dig
 1-800-462-7171
 for the name of your city here

project no:
 1517.0251.01

sheet no:
 LS-5 of 6



client:
PULTE HOMES
 100 Bloomfield Hills
 Parkway, Suite 150,
 Bloomfield Hills, Michigan
 48304

project:
EMERSON PARK
 A planned residential
 community

project location:
 City of Novi, MI
 Novi Road

sheet title:
 tree replacement
 planting plan

job no./issue/revision date:
 LS17.025.01 P0P 2-7-2017
 LS17.025.03 P0P 3-1-2017
 LS17.025.05 P0P 5-22-2017
 LS17.025.05 P0P 5-30-2017
 6-5-2017
 LS17.025.07 P0P 7-24-2017

drawn by:
JP, KM, CS
 checked by:
FP
 date:
1-19-2017

notice: © 2017
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The location and orientation of existing underground utilities as shown on this drawing are only approximate. No guarantee is either expressed or implied as to the completeness of utilities. Contractor shall be exclusively responsible for determining the location and orientation prior to the start of construction.

project no.:
 LS17.025.01

sheet no.:
LS-6 of 6

6A tree replacement planting detail
 SCALE: 1" = 50'-0"

woodland tree replacement summary

TOTAL NO OF EXISTING TREE ON SITE	328
NO OF EXHIBITION REGULATED TREES (BAD OR POOR CONDITION)	108
TOTAL NO OF EXISTING REGULATED TREE ON SITE	220
TOTAL NO OF EXISTING REGULATED TREE TO BE REMOVED	54
TOTAL NO OF TREE REPLACEMENT CREDITS REQUIRED	88
80 - (8"-11" DBH) X 1-TREE REPLACEMENT CREDIT	50
18 - (11"-20" DBH) X 2-TREE REPLACEMENT CREDIT	26
4 - (20"-30" DBH) X 5-TREE REPLACEMENT CREDIT	12
T - (MULTI-TRUNK)	20

TOTAL NO OF TREE REPLACEMENT CREDITS PROVIDED	107
51 - 2 1/2" DECIDUOUS TREE @ 10-CREDITS	51
24 - 2" EVERGREEN TREE @2.0-CREDIT	50
24 - 14" EVERGREEN TREE @ 2.0-CREDITS	50

MIN. 2 1/2" CALIPER DECIDUOUS TREE = 1-CREDIT
 OR MIN. T. HIGH EVERGREEN TREE @ .66 CREDIT
 *SEE TREE SURVEY/TREE REMOVAL PLAN PREPARED BY ATWELL, LLC FOR TREE SPECIES, SIZES, AND DETAILS

ALL TREE REPLACEMENT PLANTINGS TO BE LOCATED AND INSTALLED IN CONSERVATION ESSENTIAL AREAS (GREENBELT, PARK-OPEN SPACE, AND DETENTION POND) PER CITY STANDARDS AND APPROVAL

tree replacement plant material list

key	SHRUB QUANT.	botanical name	common name	size
QBR1	1	QUERCUS BICOLOR	BURRPI WHITE OAK	2 1/2" BB
ASR	3	ACER SACCHARIN	SUGAR MAPLE	7 1/2" BB
AMR	5	ACER RUBRUM	RED MAPLE	7 1/2" BB
LAR	3	LIGULASTRUM BITHYACIFLUA	AMERICAN RUBBERTOP	7 1/2" BB
QOR	8	Q. S. OCCIDENTALIS	NORTHERN AMERICAN	2 1/2" BB
QNR	11	QUERCUS NIGROCARPA	BLACK OAK	2 1/2" BB
WPR	36	W. PICEA GLAUCIA	WHITE SPRUCE	1" BB
WDR	11	W. PICEA GLAUCIA	WHITE SPRUCE	1" BB
WDR	11	W. PICEA GLAUCIA DENSATA	BLACK HILLS SPRUCE	1" BB
WDR	11	W. PICEA GLAUCIA DENSATA	BLACK HILLS SPRUCE	1" BB

EXHIBIT C

FAÇADE PLAN

EXHIBIT D

LEGAL (AMENDMENT) PHASING PLAN

EXHIBIT E

CONSULTANT'S REPORTS

(see attached)

PLANNING REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2 nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3rd Revised Concept	July 14, 2017	Planning, Traffic and Facade



PLAN REVIEW CENTER REPORT

August 16, 2017

Planning Review

Princeton Park

JSP17-10 with Rezoning 18.717

PETITIONER

Pulte Homes of Michigan, LLC

REVIEW TYPE

Rezoning Request from OS-1 (Office Service) to RM-2 (High Density Multi-Family Residential) with a Planned Rezoning Overlay (PRO): **Revision 3**

PROPERTY CHARACTERISTICS

Section	22	
Site Location	West of Novi (on Novi Road); North of W Ten Mile Road; Parcel Id's: 50-22-22-400-006, 007, 019 and 020	
Site School District	Novi Community School District	
Site Zoning	OS-1 Office Service	
Adjoining Zoning	North	OS-1 Office Service
	East	I-2 General Industrial
	West	R-4 One Family Residential
	South	OS-1 Office Service
Current Site Use	RV storage Facility (Non-conforming use)	
Adjoining Uses	North	Postal Office/vacant
	East	Single Family Residences
	West	Churchill Crossing
	South	Vacant
Site Size	24 Acres (Net Site Acreage 19.4 Acres)	
Plan Date	July 14, 2017 (Revision 3)	

PROJECT SUMMARY

The petitioner is requesting a Zoning Map amendment for a 24-acre property on the west side of Novi Road and north side of Ten Mile Road (Section 22) from OS-1 (Office Service) to RM-2 (high Density Multi-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 120-unit Multi-family residential development.

The applicant has proposed a 120-unit multi-family for-sale residential development with frontage and access to Novi Road. The PRO Concept Plan shows two detention ponds on either side of the proposed entrance Boulevard. The detention ponds also serve as screening from Novi Road frontage. The concept plan also includes pocket parks and pedestrian walks spread throughout the development for active and passive recreation. All proposed internal roads are private. This is not a gated community. This could be most likely a phased development.

PROJECT REVIEW HISTORY

The applicant submitted for a Pre-Application Meeting, which was held on December 12, 2016. Staff has indicated that the proposed zoning conflicts the future land use designation and requested additional information to make an informed decision.

Previous Master Planning and Zoning Committee Results:

The plan was presented to Master Planning and Zoning Committee on March 28, 2017. The change from Office to residential use received favorable comments from the Committee with a note to work with the staff on proposed density. The following summarizes briefly the recommendations provided by the Committee and the staff at the meeting:

1. **Change of Zoning:** The Committee was favorable to the proposed Zoning change and removal of long standing legal non-conforming storage yard. The applicant is suggested to consider a different floor plan to cater older adults as well.
2. **Density:** The Committee was in favor for the residential use in the proposed location and also indicated that slightly higher density would be acceptable as well. However, staff believes that given the style of housing the applicant is proposing, higher density would mean greater lot coverage and less open space for residential amenities. Thus, RM-2 would be more appropriate if the housing style involves apartment style tall buildings.
3. **Usable Open Space:** The applicant is suggested to consider other options to provide more usable open space that are designed for active and passive recreation.
4. **Public benefits:** Staff suggested considering improving pedestrian experience from the proposed development to Main street area with an understanding that the Novi Road falls under Oakland County jurisdiction and any improvements are subject to their review and approval. Committee suggested to reconsider the other benefits proposed.
5. **Neighborhood Connector:** Staff recommends that the residential connector would be a good idea to continue considering. The applicant can work with City parks for alternative options in conjunction with the neighborhood connector, such as location for public display of art. Staff suggests keeping options open if we find any resistance for improvement from RCOC.
6. **Building Elevations:** Staff suggests applicant consider enhanced elevations.

Changes made since last Planning Commission Public hearing on May 10, 2017

1. **Development Standards:**

	Original (February 08)	March 22	June 02	Current
Number of Units	129	125	123	120
Proposed Zoning	RM-1	RM-1/RM-2	RM-2	RM-2
Proposed Density	6.6	6.4	6.3	6.2
Setbacks (75 ft.)	40 ft.	40 ft.	48 ft.	41 ft.
Number of rooms	516	500	492	480

1. **Layout:** Two units near the play scape area were removed to improve the visibility of natural features for other residents. The road layout along the norther part is modified to allow for more curvature to provide visual distinction along the road corridor.
2. **Screening from neighbors:** Additional "all season" evergreen trees are added along western boundary to provide more screening between the developments to address concerns of the current residents. A six foot tall fence along with few additional plants is added along northeast property line to provide screening from the existing Post Office, which is immediately adjacent.

3. **Usable Open Space and Site Amenities:** A central pocket park and a pedestrian walk running east west have been eliminated from the courtyard as the proposed buildings have been realigned to meet the building separation requirements, thus reducing the depth of the courtyard. Additional site amenities (three 6 feet benches) have been added to the play scape area.
4. **On-street Parking:** Fourteen perpendicular parking spaces have been introduced for play scape and possible mail box locations.
5. **Distance between unit driveways:** The minimum distance between driveways has been increased from 5 feet to varying widths up to 7 feet to enable easier maneuvering. Additional landscape has been added in a few of those locations.
6. **Emergency Access:** It has been modified per the request of the Fire Marshal. A concrete sidewalk is now placed in the middle of the emergency access grass pavers, and shrubs are located every 20 feet to delineate the path.
7. **Public Benefits:** The list of public benefits has been modified. The applicant offered to provide a key neighborhood pedestrian connection for the development and the adjacent developments out to Novi Road as a public benefit. This is no longer being offered based on the discussion with Churchill home Owners Association. Correspondence with Road Commission of Oakland County has been provided regarding feasibility of suggested pedestrian improvements along Novi Road.
8. **Studies:** Additional narrative is provided by CIB Planning evaluating the appropriateness of the proposed rezoning request. See attached report. Traffic study has been supplemented with comparisons between existing and proposed zoning.

Previous Planning Commission Meeting Results:

The Planning Commission held a Public hearing on May 10, 2017 and postponed their recommendation. The Planning Commission Action Summary is attached to the letter.

PRO OPTION

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 OS-1 to RM-2) 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.

COMMENTS

1. **Density and Compatibility:** The applicant is requesting to rezone from OS-1 (Office Service) to RM-2 (High Density Multi-Family Residential) in order to allow the construction of low-rise attached townhome buildings with a density of 6.2 dwelling units per acre (maximum density allowed with RM-2 is 15.6 DUA). The applicant has chosen the RM-2 District, instead of the RM-1 District because the maximum allowed density for the RM-1 District is 5.6 dwelling units to the acre. The applicant has been working with the staff to minimize the impacts of the proposed density. Changes that have been made to the plan include the following:
 - To increase plantings around the perimeter of the site to provide a buffer between the proposed residential development and the surrounding residential and non-residential uses.
 - The applicant’s Traffic Study has been revised to address concerns about traffic congestion along Novi Road.

- More site amenities and usable open space are provided so that the future residents have reasonable recreational opportunities within the development.

Staff noted that rezoning to RM-1, Low Density Multiple Family would provide a more gradual transition from one residential zoning district to another based on density hierarchy. As it is a Planned Rezoning Overlay concept plan, the applicant has agreed to include the proposed maximum density (6.2 DUA), maximum building height, and the total number of units as conditions of the agreement. In the past, staff has expressed concerns about the density and the compatibility of the proposed development with the surrounding planned and developed uses. Some of the concerns still remain, but staff notes that the recent changes have alleviated most of those concerns.

- 2. Providing More Housing Opportunities:** The proposed multi-family development fulfills one of the Master Plan objectives by providing housing closer to the Town Center which may encourage younger residents to choose to live in Novi by providing housing options within walking distance of shopping, dining, entertainment, recreation and employment.
- 3. Novi Road Pedestrian Improvements and Connectivity to Main Street and the Town Center:** The applicant has made the argument that the proposed multiple family use, even though not supported by Master Plan, is partly justified by the proximity to the Town Center. The applicant has proposed to fund pedestrian enhancements along Novi Road to encourage pedestrian connectivity from the residential development to Main Street and the Novi Town Center and provided conceptual plan illustrating potential improvements along Novi Road. The applicant has contacted Scott Sintkowski, Permit Engineer with RCOC for preliminary input on the proposed conceptual pedestrian improvements and has received favorable response. Staff notes that the following concerns still remain:
 - a. The proposed improvements require regular maintenance and the applicant has not provided any information as how maintenance will be addressed. The Road Commission for Oakland County does not maintain infrastructure placed in their Right of Way. If the Planning Commission and City Council decide to proceed with the proposed Right of Way enhancements, on-going maintenance responsibilities should be incorporated into that discussion.
 - b. The existing topography and landscaping along Novi road does not appear to be taken into consideration in the applicant's rendering at the proposed improvement locations.
 - c. The estimate also does not include the survey, design and permitting costs. If the City accepts the donation as a Public benefit, the City will be responsible for designing, permitting and constructing the proposed improvements.
 - d. Staff anticipates that there may be some resistance to the improvements once details are provided (for example, corner clearance, existing topography, offset distance, easements, and ROW acquisitions). In the event that the proposed improvements are not approved by the RCOC, the applicant has indicated that the City may redirect the funds for another appropriate public infrastructure improvement project near the project vicinity. The City may wish to consider alternative public benefits to public land, such as the historic city cemetery north of the subject site on Novi Road, and or other public land in the area.
- 4. Design and Layout Concerns:** The proposed layout plans a dense development in order to maximize the number of units on site. The applicant has worked with staff address most of the previous concerns as listed on Page 2.
 - a. The elimination of pathway connection to the northern parcel eliminates the opportunity for inter parcel connectivity. **The applicant should consider providing a connection to their northern property line for future connectivity.**

5. **Façade:** Façade review is not typically required for Concept PRO plan unless the applicant wants to demonstrate that the buildings will be an enhancement, which would be unlikely to be achieved if it were not a Planned Rezoning Overlay. Applicant did not indicate any additional enhancement to the building elevations. The applicant has provided conceptual front and rear elevations and proposes brick to first floor belt line. The elevations provided appear to deviate significantly from the requirements of the Façade Ordinance. A greater amount of brick or stone is typically required on the front facades due to the large area occupied by the garage doors, for example by extending brick or stone to the second floor roof line on portions of the facade. If no deviations are requested at this time, the elevations should conform to the requirements of Façade Region 1 at the time of Preliminary Site Plan.

RECOMMENDATION

Staff recommends the Planning Commission consider the rezoning request from OS-1 (Office Service) to RM-2 (High Density Multi-Family Residential) in order to allow the construction of low-rise attached townhome buildings with a density of a maximum of 6.2 dwelling units per acre along with the revised concept plan (the required public hearing was held in May 2017), and recommend approval to the City Council of the proposed PRO Concept Plan, for the following reasons:

1. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of Community Office for the parcel as indicated in the applicant's letter dated March 20, 2017, noting the appropriateness of a residential use for the site given the close proximity to Main Street and Town Center and the ability for additional nearby residents to add vibrancy and support for local businesses,
2. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 - a. *Provide residential developments that support healthy lifestyles by providing neighborhood open space between neighborhoods (by including the proposed play space, pedestrian walks and pocket parks).*
 - b. *Provide a wide range of housing opportunities that meet the needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly* (the applicant has indicated that the proposed townhouse development meets the demand for "missing middle" housing, and will also provide an attractive alternative to the single family residential homes, by providing another option for young families and millennials to purchase property in the City.
 - c. *Protect and maintain the City's woodlands, wetlands, water features and open space* (A majority of site is preserved in Open space. Over 99.5% of wetlands are preserved and only 20 % of woodlands are proposed to be removed as a part of the development plans).
3. The proposed density of 6.2 units to the acre in attached townhouse format, provides a reasonable transition between the existing recommended density of no more than 3.3 units to the acre on the single family detached residential property to the west, and the non-residential uses proposed and existing along Novi Road.
4. The development plan will remove a long-standing non-conforming outdoor storage yard use of the property.
5. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that a reduction of 1,402 trips per day, 264 trips for the AM peak hour, and 225 trips for the PM peak hour is estimated based on the zoning change from Office to residential .
6. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.

- While the applicant has offered a public benefit for improvements along Novi Road, details of the actual improvements being offered need to be further evaluated and resolved through discussion through discussion with the Planning Commission and the City Council with regard to the types of improvements, and the overall costs for any easements, installation and maintenance of such improvements.

COMPARISON OF ZONING DISTRICTS

The following table provides a comparison of the current (OS-1) and proposed (RM-2) zoning classifications. The applicant is requesting a change of use from Office Service uses to High Density Multi-Family Residential. The types of uses proposed in these two districts are entirely different from each other. The proposed use has higher setback and open space requirements than the existing zoning.

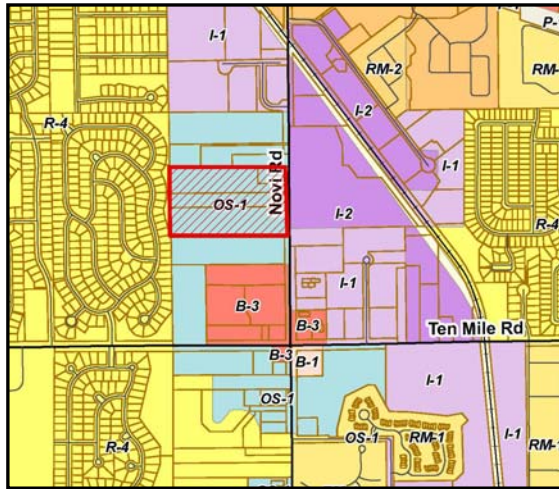
	OS-1 Zoning (Existing)	RM-2 Zoning (Proposed)
Principal Permitted Uses	See attached copy of Section 3.1.21.B	See attached copy of Section 3.1.8.B Multi-Family Development, as proposed, is a permitted use
Special Land Uses	See attached copy of Section 3.1.21.C	See attached copy of Section 3.1.8.C
Minimum Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	Subject to Sec. 3.8.1 (Reviewed in the attached Plan Review Chart)
Maximum Lot Coverage		45%
Building Height	30 feet	5 stories -or- 65 feet whichever is less
Building Setbacks	Front: 20 feet Side: 15 feet Rear: 20 feet	Front: 75 ft. Side: 75 ft. Rear: 75 ft.
Usable Open Space	Not Applicable	200 sq. ft. Minimum usable open space per dwelling unit
Minimum Square Footage	Not Applicable	One bedroom unit: 500 sq ft Two bedroom unit: 750 sq ft. Three bedroom unit: 900 sq ft. Four bedroom unit 1,000 sq ft. Efficiency unit: 400 sq ft.

COMPATIBILITY WITH SURROUNDING LAND USE

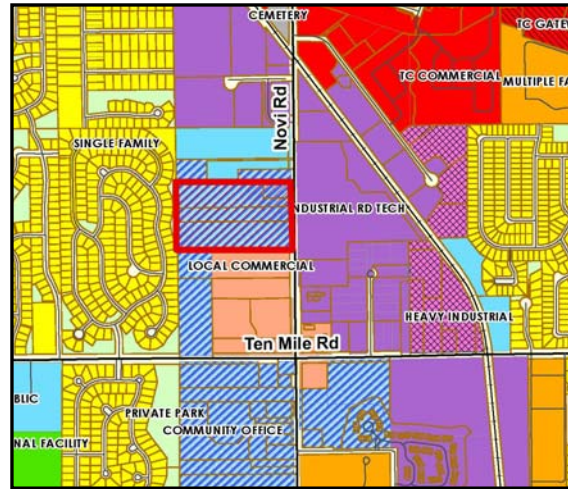
The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	OS-1 Office Service	Vehicle storage lot (legal non-conforming use)	Community Office (uses consistent with OS-1 Zoning District)
Eastern Parcels (across Novi Road)	I-2 General Industrial	Industrial/Research Office	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)
Western Parcels	R-4 One Family Residential	Churchill Crossing (Single family residential development)	Single Family Residential (uses consistent with R Zoning Districts)

Northern Parcels	OS-1 Office Service	Postal Office/vacant	Community Office (uses consistent with OS-1 Zoning District)
Southern Parcels	OS-1 Office Service	Vacant	Local Commercial (uses consistent with B-1 and B-2 Zoning Districts)



Existing Zoning



Future Land Use

The subject parcel is currently zoned OS-1 (Office Service) and is being used as vehicle storage lot as a long standing legal non-conforming use.

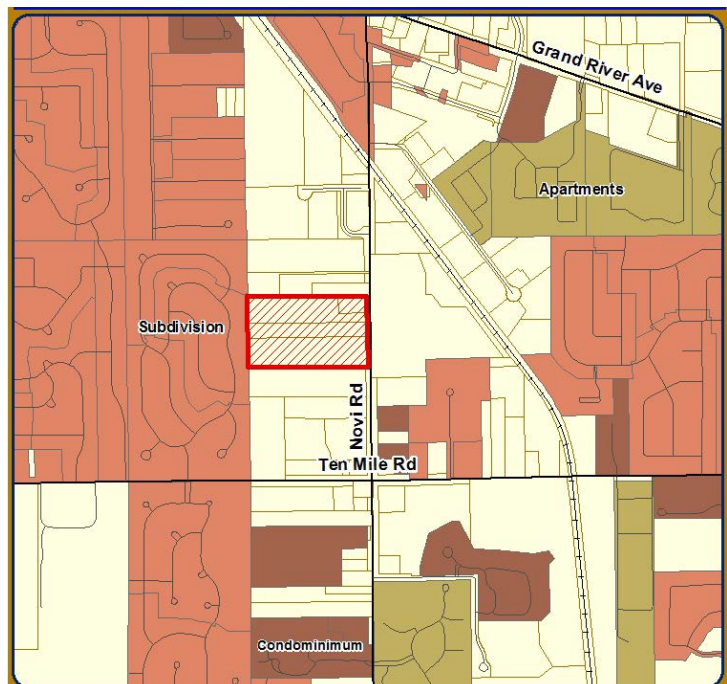
The United States postal service is located on the property directly **north** of the subject property. The other property abutting on north is owned by the City. The remaining property has an existing wireless tower located. The future uses for this property are very unlikely to change.

The property on the **south** is currently vacant and can be developed with existing allowed office uses or rezoned to master planned commercial uses.

The property to the **west** of the subject property is an existing single family development. The applicant has indicated that they have approached the Home owners association and have received favorable responses for the proposed rezoning proposal.

To the **east** across Novi are developed as Industrial/office uses.

The image to the right indicates the type of residential development within the vicinity of subject property. A PRO was approved (Ridgeview Villas) on the southeast corner of Ten Mile and Novi Road. This was rezoned from OS-1 to RM-1. The proposed rezoning would be a big shift in terms of density from single family residential to high density residential.



Impacts to the surrounding properties as a result of the proposal would be expected as part of the development of any development on the subject property and could include construction noise and additional traffic. The loss of woodland area on the property would present an aesthetic change but that would also happen with development under the current zoning.

Existing land use patterns indicate a concentration of commercial and industrial uses along Grand River Avenue, Novi Road, Twelve Mile and I-96 corridor. The properties to the north and south are currently vacant. North property is owned by the City and is zoned and master planned for office use. Southern property is zoned for office and master planned for commercial. This opens up a possibility for variety of retail and service uses that could abut the proposed residential use. It could range from a low intensity use such as office to high intensity use such as a hotel or a theater. Compatibility of a residential use with future uses can be ambiguous. The applicant has provided letters from real estate agents to justify their argument that the subject property is best suited for residential development as opposed to commercial. The applicant mentioned that it is not viable to propose a mixed use development to maintain the office uses along Novi Road as staff initially suggested.

The applicant has provided additional justification about the proposed housing product and density. While, the density proposed is more than what staff envisioned for the subject property, it is way below the maximum density of RM-2 (15.6 allowed, 6.2 proposed). Staff recommends including the maximum density, housing style and maximum height of the buildings as PRO condition.

DEVELOPMENT POTENTIAL AND DENSITY PROPOSED

The land is currently used as vehicle storage lot, which is a long standing legal non-conforming use. The site plan proposes a development of 120 units with 6.2 DUA for high density multifamily development which is below the maximum density allowed for three bedroom units under RM-2 zoning (15.6 DUA allowed, 6.2 DUA proposed). The master plan designation expects the subject property to be developed as small and medium scale offices. Development under the current OS-1 could result in the construction of a substantial amount of office space. Development under the proposed RM-2 zoning without a PRO option could result in as many as 302 three bedroom units or 401 two bedroom units, based on net acreage provided. Up to 33% of the units are permitted to be one bedroom which would result in additional density on the site.

As is evident, the existing, proposed and anticipated uses are much different from each other. The Master Plan for Land Use does not anticipate residential uses of this property, so no density guidelines are provided on the plan. Staff analyzed the impacts of the proposed rezoning in the following sections.

The applicant submitted a narrative from CIB planning that assesses and supports the applicant's request for change of use. Staff notes that the market assessment from the current draft update to Master plan indicate that an increasing share of the City's residents and larger market want a different housing pattern.

REVIEW CONCERNS

Engineering: An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far. The development will contain private roads and is also proposed to be served by public sewer and water located within the Novi Road right-of-way. Per Engineering review, the existing OS-1 land use for this site is considered equivalent of 2.4 DUA. The proposed rezoning is adding more density for the subject property (6.2 DUA) which would create additional impact than anticipated. Based on preliminary analysis, City anticipates no additional improvements to existing utilities infrastructure to accommodate the proposed density. 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 proposed density may require additional contractual sewer capacity downstream of Eight Mile Road as the proposed density results in higher sanitary sewer discharge.

Traffic: The City's traffic consultant has reviewed the **Rezoning Traffic Impact Study** and notes that additional information is required to determine the impacts of the proposed rezoning as compared to existing land use. Additional improvements along Novi road are warranted. The review states that there were no background developments identified near the study area. The applicant should consider revising the study with the possible development within the vacant southern parcel or future residential developments existing onto Novi Road. Refer to the traffic review letter for additional information.

Non-Motorized Improvements: The developer is proposing to contribute funds in the amount of \$90,000 for the City to apply to the enhancement of the pedestrian experience along Novi Road to the Downtown Area, subject to RCOC approval.

City of Novi Non-motorized plan planned for an off-road neighborhood connector to the north of the property through the City property connecting the sidewalks along Novi road to the existing single family subdivision on the west of the subject property. Initially, the applicant indicated that they would work with the City to provide this connector. However, it is no longer proposed with the revision as a result of resistance from the neighboring subdivision.

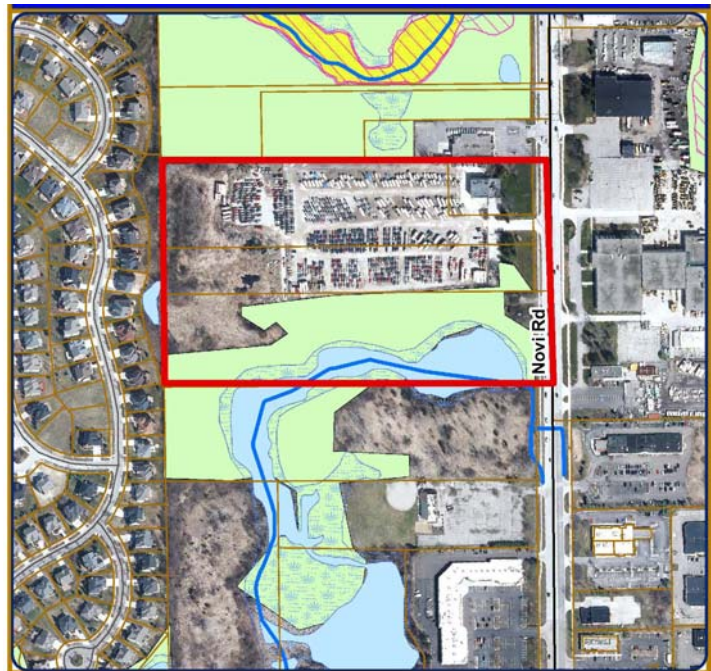
Woodlands: The southern one-third (approximately) of the proposed site contains areas noted as City Regulated Wetlands and City Regulated Woodlands and is currently undeveloped. The Woodland Review letter indicates that about 20 percent of the regulated woodland trees on the site are proposed to be removed, while 80 percent of the regulated woodland trees are proposed to be preserved. The applicant is proposing to provide all required 88 replacements on site and installed in conservation easement. The letter notes that the "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi.

Wetlands: The site contains wetlands along the southern property line. The Concept plan is proposing a total of 0.09-acre permanent wetland impacts a total permanent wetland buffer impact of 3.36-acre. The City's threshold for the requirement of wetland mitigation is 0.25-acre of proposed wetland impact. Please refer to the wetland review letter for additional information.

Open Space: The site plan indicates preserving 9.8 acres (50%) of open space excluding wetlands and storm water detention.

Usable Open Space: The usable open spaces are supposed to be designed and intended for the private recreational use of residents of the building. They should be directly accessible by means of common passageway. The layout indicates three

pocket parks spread around the development along pedestrian paths, pergola and other amenities near proposed detention ponds and a play scape area. The detail indicated includes all the open space along the southern property line. There is no accessible path to this area. The



applicant should provide accurate usable open space calculations that meet the criteria.

Staff Comment: The layout appears to meet the minimum requirement of usable Open Space. The applicant has provided additional amenities with the revised submittal. Staff agrees that there is sufficient usable open space in the development. However the values provided under Site data are not accurate. Refer to plan review chart of notes and update the calculations.

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed development would follow objectives listed in the 2016 Master Plan for Land Use update (adopted by Planning Commission on July 26, 2017) as listed below. Staff comments are in **bold**.

1. Quality and Variety of Housing:

- a. *Provide residential developments that support healthy lifestyles by providing neighborhood open space between neighborhoods. **The development proposes multiple opportunities for active and passive recreation through the use of play space, pedestrian walks and pocket parks. Refer to comments on 'Usable Open Space' in the letter.***
- b. *Provide a wide range of housing opportunities. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. **One of the implementation strategies suggested by our Master Plan to achieve the above goal is to encourage younger residents to remain by providing housing options within walking distance of shopping, dining, entertainment, recreation and employment. The proposed multi-family development fulfills the objective by providing housing closer to Town center development which provides multiple opportunities as suggested above. The proposal is geared towards young families such as millennials to address their low maintenance needs.***

2. Community Identity

- a. *Maintain quality architecture and design throughout the City. **The developer has agreed to provide enhanced elevations at the time of Site plan review.***

3. Environmental Stewardship

- a. *Protect and maintain the City's woodlands, wetlands, water features and open space. **A majority of site is preserved in Open space. Over 99.5% of wetlands are preserved and only 20 % of woodlands are proposed to be removed.***

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 (Section 7.13.2). 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, location of proposed detention ponds, location of proposed open space and preserved natural features and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the proposed public benefits. At this time, staff can identify seven conditions to be included in the agreement:

1. Maximum number of units shall be 120

2. Maximum height of building shall be 2 stories and 32 feet
3. The development will have only three bedroom units
4. Maximum Density of the development shall be 6.2 DUA
5. All building facades will have brick up to the first floor belt line. Upgraded garage doors with windows.
6. Additional buffer screening is provided for existing residents in the adjacent neighborhood along western property boundary
7. Secondary emergency access will be maintained clear of snow or any other obstacles.

Staff Comment: Additional conditions will be determined as we move forward. While reconsidering the rezoning category requested, the applicant is suggested to provide additional comments that may be included in the agreement.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) 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 in as much 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. The applicant has submitted a narrative describing the requested deviations. **The applicant should consider submitting supplemental material discussing how if each deviation *"...were not granted, [it would] 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."***

1. Planning Deviations:
 - a. Reduction of the minimum required building side setback by 27 feet (Required 75 feet, provided 41 feet)
 - b. Exceeding the maximum number of rooms (423 allowed, 480 provided)
 - c. Not meeting the minimum orientation for all buildings (45 degrees required, varied angles provided)
 - d. Reduction of minimum required sidewalk width for bike parking (6 feet required, 5 feet provided)
 - e. Reduction of minimum required sidewalk width for Public sidewalk along entire frontage along Novi Road (6 feet required, 5 feet existing).
2. Engineering DCS Deviations:
 - a. Exceeding the maximum allowed distance of 1,300 feet for intervals between streets to the property boundary.
 - b. Reducing the distance between the sidewalk and back of the curb. A minimum of 7.5 feet can be supported by staff
3. Traffic Deviations: **The applicant indicated that they will revise the plans to meet the Traffic code.**

- a. Exceeding the maximum length of the boulevard
 - b. Absence of exiting taper out of the development
4. Landscape Deviations:
- a. Placement of street trees along Novi Road frontage, contingent on RCOC approval
 - b. Not meeting the minimum height of landscape berm along North boundary
 - c. Proposing a fence along part of Southern Boundary in lieu of berm.
 - d. Lack of berms along south property
 - e. Lack of berms within Novi Road green belt
 - f. Proposing sub canopy trees in lieu of some of the required Deciduous Canopy of Large evergreen trees.
5. Façade Deviations: The elevations provided appear to deviate significantly from the requirements of the Façade Ordinance. Refer to Façade review for more details.

Staff Comment: Refer to other review letters for more details on additional information being requested. Further deviations may be identified once more clarification is provided.

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 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.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. 7.13.2.D.ii.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 7.13.2.D.ii 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 following benefits are being offered by the applicant (as listed in their narrative)

The following are the benefits provided with the original concept plan that remain:

1. Redevelopment Potential of Property: Removal of unsightly vehicular storage and improvement to storm water treatment and storage. The current parking lot drains direct to the south waterbody. **There is a redevelopment potential for the property even if the**

property is developed according to existing zoning, but perhaps not as likely. The benefit of removing a long standing legal non-conforming use can be considered as a public benefit.

2. *Increased Buffers to West:* The development proposes an approximately 160 feet setback to the nearest residential unit to the west and natural wetlands and trees along the property line are being preserved to the greatest extent possible. **The plan proposes additional evergreen screening from properties to the west. Staff acknowledges that the location of detention creates a good buffer along Novi frontage. However, the options for relocation of the pond within the development are considered to be limited, without compromising the requested density. The current proposed location of the proposed detention ponds are also considered as the optimal location given the grades on the site.**
3. *Strategic Residential Location:* The development is located within walkable distance to the south of the Grand River Corridor and within proximity to Town Center District. **The proximity of the Grand River Corridor and Town Center District subjects the site to more scrutiny as these areas are prone to generating more traffic. Pedestrian enhancements would further justify the location, but they are subject to RCOC's approval.**
4. *Providing Alternative Housing:* The product proposed with the development will fit the low-maintenance needs of age groups at the younger end of the spectrum, including millennials and young families. **Staff agrees that there is a need for the proposed type of housing within the City based on findings of our 2016 Master Plan update.**
5. *Preservation of natural features:* The proposed development layout has been modified to preserve the on-site wetlands to the south and west of the site in addition to preserving the higher quality woodland areas and limited disturbance to the steep slopes of the south. In particular, special attention was provided to saving the only higher quality trees located on the south west corner of the site. **Any additional impact to the existing wetlands would trigger the mitigation requirements and would decrease the land available for development. The proposed site plan maximizes the development within the site. This is not considered as a public benefit. This happens to be an incidental benefit. The applicant is also requesting a deviation to method of calculating density for the preserved wetlands. If the request is approved, then the applicant also benefits by the preservation of natural features.**
6. *Site Amenities:* The development proposes a number of community pocket parks, a play scape area, and public gathering spaces with a scenic overlook to the existing on-site wetlands. These amenities will provide opportunities for social and passive recreation interaction at these pedestrian nodes. **The applicant has responded to staff's request and provided better amenities as part of the development. This can be considered public benefit.**

The following are the benefits added with the revised concept plan after the Master Planning and Zoning Committee meeting

7. *Adding Residential Density to the Downtown area:* The proposed development will add meaningful residential density in walking and biking distance to the Novi Downtown district, which will further work to the success of the growing and emerging downtown. **Staff**

maintains that the proposed density is not compatible with the surroundings for reasons listed in Page 4 under Recommendation. Staff does not consider this as a public benefit.

8. Pedestrian Enhancement on Novi Road: The developer is proposing to contribute funds in the amount of \$90,000 for the City to apply to the enhancement of the pedestrian experience along Novi Road to the Downtown Area. The Design team will discuss the appropriate enhancements to the pedestrian corridor of Novi Road, and coordinate city and client improvements with the RCOC offices, as appropriate. The applicant provided a conceptual plan indicating the proposed improvements. **An estimate for the proposed improvements for up to \$82,800 is also provided. The applicant has contacted Scott Sintkowski, Permit Engineer with RCOC for preliminary input on the proposed conceptual pedestrian improvements and has received favorable response. On-going maintenance of the proposed improvements has not been quantified or the responsibility for the maintenance determined.** The estimate provided by the applicant for the proposed donation towards pedestrian improvements along Novi Road only includes the installation of the suggested improvements. It should be revised to take into account the survey, design and permitting costs prior to installation and maintenance costs after installation. It is staff's opinion that the value of the proposed benefit is reduced without properly considering the associated costs. The applicant may reconsider and revise the public benefits offered to meet the intent of the Section 7.13.2.D.ii of our Zoning Ordinance. The revisions are subject to review and approval of City Council prior to approval of concept plan. **Refer to more comments on Page 4.**

The following are the benefits removed with the revised concept plan after the Master Planning and Zoning Committee meeting

9. Neighborhood Connector: *The developer proposed to coordinate and work with the City to provide a key neighborhood pedestrian connection for the development and the adjacent developments out to Novi Road. This connector is part the City's non-motorized transportation Master Plan.*

The applicant should consider removing item 2,4, 5 and 7 from list of Public benefits for the reasons explained above. They do not meet the intent of public benefits as defined in Section 7.13.2.D.ii

SUMMARY OF OTHER REVIEWS

Planning, Traffic and Façade updated their reviews based on the revised plans. Comments from original reviews for all disciplines still apply.

- a. Engineering Review (dated 06-23-17): Few deviations are identified in the letter. Additional comments to be addressed with revised concept plan submittal. Engineering is **recommending** approval.
- b. Landscape Review (dated 06-21-17): Landscape review has identified deviations that may be required. Staff supports only a few. Refer to review letter for more comments. Landscape recommends approval.
- c. Wetland Review (dated 02-28-17): A City of Novi Wetland Minor Use Permit and an authorization to encroach into 25 foot buffer setback are required for this site plan at the time of Preliminary Site Plan review. Additional comments to be addressed with revised Site Plan submittal. Wetlands recommend approval.
- d. Woodland Review (dated 02-28-17): A City of Novi woodland permit is required for the proposed plan at the time of Preliminary Site Plan review. Additional comments to be addressed with revised Concept Plan submittal. Woodland is recommending approval.

- e. Traffic Review (dated 08-14-17): Few deviations are identified in the letter. Additional Comments to be addressed with the revised concept submittal. Traffic recommends approval.
- f. Traffic Impact Study Review (dated 06-22-17): Traffic recommends approval.
- g. Facade Review (dated 08-15-17): There appear to be significant deviations on the proposed elevations. Façade review was unable to make a determination as to the degree of compliance with the Façade Ordinance due to a lack of information
- h. Fire Review (dated 06-06-17): Additional Comments to be addressed with revised concept plan submittal. Fire recommends approval

NEXT STEP: PLANNING COMMISSION

The Site Plan is scheduled to go before Planning Commission for consideration on August 23, 2017. Please provide the following by **August 17, 2017** if you wish to keep the schedule.

- 1. Concept Plan submittal (dated July 14, 2017) in PDF format. **NO CHANGES MADE**
- 2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**
- 3. A color rendering of the Site Plan, if any.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org



Sri Ravali Komaragiri – Planner

Attachments:

Planning Review Chart
Section 3.1.8.B – RM-2 Permitted Uses
Section 3.1.8.C - RM-2 Special Land Uses

Section 3.1.21.B – OS-1 Permitted Uses
Section 3.1.21.C – OS-1 Special Land Uses
Previous Planning Commission Meeting Action
Residential entryway lighting

Previous Planning Commission Meeting Action (May 10, 2017)

In the matter of Princeton Park JSP 17-10 and Zoning Map Amendment 18.717, motion postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan as discussed in the review letters, or provide additional usable open space on site prior to consideration by the City Council to rezone the subject property OS-1 (Office Service) to RM-2 (High Density Multi-Family Residential) with a Planned Rezoning Overlay This recommendation is made for the following reasons:

- a. The Planning Commission would like the applicant to further discuss whether the proposed density and change of use is compatible with the existing and future land use in the surroundings. Existing land use patterns indicate a concentration of commercial and industrial uses along Novi Road. The applicant may consider reducing the density to conform to maximum density for RM-1, as RM-1 would be compatible with the low intensity office/retail development along Novi Road. RM-1 also creates a zone of transition from the nonresidential districts and major thoroughfares to the existing Single-Family development (to west) as intended in our Zoning Ordinance.*
- b. The Planning Commission may wish to further discuss if the proposed public benefits outweigh the detriments of the zoning change. Most of the benefits offered by the applicant may be considered incidental benefits from the development. Some of the benefits, though substantial, are dependent on other agencies approval. The applicant should initiate preliminary discussions with other agencies involved and provide more information to justify the viability of the benefits being offered.*
- c. The Concept Plan appears to provide the minimum required usable common open space as required by the code, with the central open space, three pockets and a play area for the enjoyment by the residents. The initial plan reviewed at the Pre-Application meeting included one additional pocket park and additional pedestrian connections on the central courtyard, which have now been removed from the plan.*
- d. The Concept plan can be revised to address design and layout concerns shared in the Planning review. The proposed layout plans a dense development in order to maximize the number of units on site. Modifications to site design can result in reduction of density, more usable open space, creates interest and breaks the continuous layout. Reduction in density to be consistent with maximum allowed in RM-1 will allow more compatible zoning and reduce deviations with regards to building orientation and number of rooms.*

Additional discussion is needed regarding the other Traffic and Engineering issues listed in the staff and consultant review letters. The proposed site entry is aligned with the existing Michigan CAT entrance. Traffic Engineers have inquired how proposed signal timing and other optimization changes listed in the Traffic Study will affect the intersection of the existing CAT driveway and site driveway along Novi Road. The proposed density may require additional contractual sewer capacity downstream of Eight Mile Road as the proposed density increase results in higher sanitary sewer discharge



PLANNING REVIEW CHART: RM-1 with PRO

Review Date: August 11, 2017
Review Type: Planner Rezoning Overlay Concept Plan: 3rd Revision
Project Name: JSP 17-10 Princeton Park (18.717)
Plan Date: July 14, 2017
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission Public hearing for the PRO Concept Plan. Underlined items need to be addressed on the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Community Office	120 Unit residential development with PRO overlay; The proposed units will be "for sale" 6.2 maximum dwelling units per acre (Three Bedrooms)	No	Planning Commission recommendation & City Council approval PRO Concept Plan – City Council approval PRO agreement – Site Plan or Plat normal approval process
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective December 25, 2013)</i>	OS-1 Office Service	RM-2 High Density Multi-Residential District	No	
Uses Permitted (Sec 3.1.21.B & C)	Office and Service Uses Sec. 3.1.21.B. - Principal Uses Permitted. Sec. 3.1.21.C. – Special Land Uses Permitted.	Multi-Family Residential	No	The proposed rezoning category would allow Multi-family uses
Phasing		In the response letter, the applicant indicated two phases	Yes	Show phase lines on the concept plan and add notes in this regard on the plan as well
Planned Rezoning Overlay Document Requirements (SDM: <u>Site development Manual</u>)				
Written Statement <i>(Site Development Manual)</i>	Potential development under the proposed zoning and current zoning	Partial Information is provided as part of the revised TIS	No	Staff provided our interpretation in the review letter
<i>The statement should describe the following</i>	Identified benefit(s) of the development	Public benefits are identified in the narrative	Yes?	Refer to review letter for staff comments on the proposed benefits
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc)	Zoning deviations are listed in the narrative, but not the conditions	Yes?	Staff has made some suggestive conditions in the review letter to be included in PRO agreement
Sign Location Plan <i>(Page 23,SDM)</i>	Installed within 15 days prior to public hearing	Signs are installed at the site	Yes	

tem	Required Code	Proposed	Meets Code	Comments
	Located along all road frontages			
Traffic Impact Study (Site development manual)	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	Applicant submitted a Traffic Impact Study	Yes	A revised TIS has been reviewed. Refer to the review for more comments
Community Impact Statement (Sec. 2.2)	<ul style="list-style-type: none"> - Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine 	Not required	NA	
The remainder of the review is against RM-2 standards, which is the requested rezoning district				
Height, bulk, density and area limitations (Sec 3.1.8.D)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Novi Road	Yes	
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1)	RM-1 and RM-2 Required Conditions			
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)				
Open Space Area (Sec 3.1.8.D)	200 sf of Minimum usable open space per dwelling unit For a total of 123 dwelling units, <u>required Open Space: 24,600 SF</u>	<p>Open Space area indicated on sheet 08</p> <p>The layout indicates three pocket parks spread around the development along pedestrian paths, pergola and other amenities near proposed detention ponds and a play scape area.</p> <p>The detail indicated includes all the open space along the southern property line. There is no accessible path to this area. This should be excluded. Only spaces that meet</p>	Yes	<p>The open space meets the minimum requirements, but the numbers are misleading. Please update the values as listed below in your response letter.</p> <p>The following should be included in the Usable Open Space</p> <ul style="list-style-type: none"> - Building decks - Pocket Parks - Play scape area - Sidewalks and trails - Central Courtyard <p>Rest of the area such as wetlands, buffer, woodlands, rear and side yards excluding</p>

tem	Required Code	Proposed	Meets Code	Comments
		the definition in Article 2 such as balconies, courtyard, play areas.		buildings, drives, parking should be included in regular open space calculations Revise the open space calculations and exhibit accordingly
Maximum % of Lot Area Covered (By All Buildings)	45%	17 %	Yes	Did this change with the reduction of units?
Building Height (Sec. 3.20)	65 ft. or 5 stories whichever is less	2 stories and 32 feet	Yes	
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sq. ft.	Not proposed	NA
	1 bedroom	500 sq. ft.	Not proposed	NA
	2 bedroom	750 sq. ft.	Not proposed	Yes
	3 bedroom	900 sq. ft.	1,860 sq. ft.	Yes
	4 bedroom	1,000 sq. ft.	Not Proposed	NA
Maximum Dwelling Unit Density/Net Site Area (Sec. 3.1.8.D)	Efficiency	Max 10%	Not proposed	Yes <u>The proposed density should be a condition of PRO agreement</u>
	1 bedroom	31.1 Max 33%	Not proposed	
	2 bedroom	20.7	Not proposed	
	3+ bedroom	15.8	6.2 DUA Total site area: 24 Acres ROW Area: 1.1 Acres Wetlands: 3.5 Acres Net Site Area: 19.4 Acres	
Residential Building Setbacks (Sec 3.1.8.D)				
Front (along Novi Road)	75 ft.	147 ft.	yes	<u>North setback is considered a deviation</u>
Rear (West)	75 ft.	82 ft.	Yes	
Side (North & South)	75 ft.	North: 41 ft. South: 128 ft. (including decks)	No	
Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2				
Front	20 ft.	20 ft. on all sides. Parking is provided in the garage and in front of the garage. Proposed parking along the streets meets the setback requirements	Yes	
Rear	10 ft.		Yes	
Side	10 ft.		Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street	All exterior side yards abutting a street shall	No exterior side yards	NA	

tem	Required Code	Proposed	Meets Code	Comments	
(Sec 3.6.2.C)	be provided with a setback equal to front yard.				
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard	Parking is not proposed in the front yard	NA		
Distance between buildings (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater	RM-2 code has additional requirements for distance between buildings.	Yes	See Comments on Page 8	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands exist on south and west side of the site. minimal impacts are proposed	Yes?		
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lots are not proposed	NA		
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	None required	NA		
RM-1 and RM-2 Required Conditions (Sec 3.8)& (Sec 3.10)					
Total number of rooms (Sec. 3.8.1)	For building less than four stories: Total No. of rooms < Net site area in SF/2000 8,45,064 SF/2000 = 423 For buildings more than four stories: Total No. of rooms < Net site area in SF/700	Total number of rooms = 480 All buildings are less than four stories	Yes	Total proposed number of rooms is exceeding the maximum number of rooms allowed for this property. <u>This is considered a deviation</u>	
Public Utilities (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes		
Maximum Number of Units (Sec. 3.8.1.A.ii)	Efficiency < 5 percent of the units	Not Proposed	NA		
	1 bedroom units < 20 percent of the units	Not Proposed	NA		
	Balance should be at least 2 bedroom units	All are either 3 or 4 bedroom units	Yes		
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) *An extra room such	Dwelling Unit Size	Room Count *	Yes	For the purpose of determining lot area requirements and density in a multiple-family	
	Efficiency	1			Not proposed
	1 bedroom	2			Not proposed

tem	Required Code	Proposed	Meets Code	Comments
<i>as den count towards an extra room</i>	2 bedroom 3	Not proposed		district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.
	3 or more bedrooms 4	4 (2 bedroom units with a den are also calculated as 3 or more bedroom units)		
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.	No natural shore line exists within the property	NA	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	All structures front on proposed private drive	Yes	
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.	144 ft.	Yes	
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if	Applicant is not proposing extra length than allowed	NA	
	Common areas with a minimum capacity of 50 persons for recreation or social purposes			
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum	Buildings orientation do not meet the minimum requirement for all buildings With the current revision, few more units have been rotated to have a slight angle	No	<u>This is considered a deviation</u> Applicants Response: <i>This is not feasible as the space required to rotate all the buildings at 45 degree angles to the north, west and south property lines (buildings</i>

tem	Required Code	Proposed	Meets Code	Comments
	angle of forty-five (45) degrees to said property line.			2-14) would require the elimination of all the internal units (buildings 17-25) and make the driveway interfaces with the proposed roadway to be very awkward.
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	No off-street parking or loading area is proposed	NA	
Off-Street Parking or related drives (Sec. 3.8.2.F) Off-street parking and related drives shall be..	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	None proposed	Yes	
	No closer than 8 ft. for other walls or	Appears to be in conformance	Yes	
	No closer than 20 ft. from ROW and property line	Appears to be in conformance	Yes	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	All sidewalks along the private drive are 5 feet wide.	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	The plan proposed sidewalks on both sides of the streets, a pathway running north south in the central courtyard. There are sidewalk connections from the central sidewalk system to public sidewalks. An additional connection is provided to Novi Road which is also used as an emergency access path.	Yes	
	All sidewalks shall comply with barrier free design standards	Layout notes indicate that all sidewalks shall be ADA compliant	Yes	
Minimum Distance between the buildings (Sec. 3.8.2.H)	(Total length of building A + total length of building B + 2(height of building + height of building B))/6	All distances are in conformance with the requirement as listed on the plan.	Yes	
Minimum Distance	In no instance shall this	Buildings are setback by	Yes	

tem	Required Code	Proposed	Meets Code	Comments
between the buildings (Sec. 3.8.2.H)	distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	at least 30 ft. from each other		
Number of Parking Spaces Residential, Multiple-family (Sec.5.2.12.A)	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms For 120 Three or more BR units, required spaces = 300 spaces	Garage Spaces: 240 In front of Garage: 240 Along street: 14 TOTAL PROVIDED: 494	Yes	Notes indicate no on-street parking. Correct the notes.
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 28 ft. two way drives - 90° Parking proposed along private drives	Yes	<u>The parking spaces shall meet the City code at the time of Preliminary Site plan.</u>
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Does not apply	NA	
Barrier Free Spaces <i>Barrier Free Code</i>	2 accessible space (including 1 Van accessible) for every 26 to 50 spaces	1 barrier free space is provided near play scape area.	No?	<u>The parking spaces shall meet the City code at the time of Preliminary Site plan.</u>
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	It does not indicate access aisle Signage is not indicated at the moment		
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.			
Minimum number of Bicycle Parking (Sec. 5.16.1) <u>Multiple-family residential</u>	One (1) space for each five (5) dwelling units Required: 24 Spaces	Total Proposed: 28 Spaces See sheet Ls-5	Yes	

tem	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	No farther than 120 ft. from the entrance being served	Yes	Yes?	Label the width of the sidewalk <u>The width of sidewalk is considered a deviation. Staff supports the deviation as the racks are proposed along private drive and sidewalks.</u>
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	Bicycle Parking is proposed in multiple (7) locations.		
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	All sidewalks are 5 feet wide. It is residential development		
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Locations are indicated, but the layout is not specified	Yes?	<u>Provide the layout plan at the time of Preliminary Site plan</u>
Accessory and Roof top Structures				
Dumpster <i>Sec 4.19.2.F</i>	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	Curb side Refuse pick up is being proposed for this residential development	Yes	
Dumpster Enclosure <i>Sec. 21-145. (c)</i> <i>Chapter 21 of City Code of Ordinances</i>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Not proposed	NA	
Roof top equipment and wall mounted utility equipment <i>Sec.</i>	All roof top equipment must be screened and all wall mounted utility	Not Applicable	NA	

tem	Required Code	Proposed	Meets Code	Comments
4.19.2.E.ii	equipment must be enclosed and integrated into the design and color of the building			
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Not Applicable	NA	
Sidewalks and Other Requirements				
Non-Motorized Plan	Proposed Off-Road Trails and Neighborhood Connector Pathways. A residential neighborhood connector is indicated on the master plan connecting Novi Road to residential neighborhood to the west	No Connections to the proposed trails are proposed	Yes?	The applicant initially proposed a connector, but neighboring residents did not want a connection to their neighborhood due to concerns about safety.
Sidewalks (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	Sidewalks are proposed on both sides of the proposed private drive	Yes	<u>The applicant should consider widening the existing sidewalk to 6 feet to meet the current sidewalk standards and taper it to meet the existing 5 foot sidewalk or request a deviation</u>
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 6 foot sidewalk is required along Novi Road	5 foot sidewalk existing along Novi Road	Yes?	
Entryway lighting Sec. 5.7	One street light is required per entrance.	Eight pole lights are proposed along Novi Road frontage Decorative pole and acorn style fixtures are proposed	Yes	Applicant to work with engineering and DTE on the location and type of the fixtures are proposed in the right of way
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk through the driveways	Yes	
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	

tem	Required Code	Proposed	Meets Code	Comments
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Information will be provided at a later time	NA	
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3) <i>Sign permit applications may be reviewed an part of Preliminary Site Plan or separately for Building Office review.</i>	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.	A monument sign is proposed in the entrance boulevard No dimensions are provided for the lettering placed upon the sign structure. The height of the sign complies with the ordinance allowance of 5 ft.	No	Provide additional information to identify deviations
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	The applicant has recently changed the name to Emerson park from Princeton Park. All development and street names are approved	Yes	
Property Split	The proposed property split must be submitted to the Assessing Department for approval.	The subject property is proposing a combination of four lots.	Yes	<u>The applicant must create this parcel prior to Stamping Set approval. Plans will not be stamped until the parcel is created.</u>
Other Legal Requirements				
PRO Agreement	A PRO Agreement shall	Not applicable at this	NA	PRO Agreement shall be

tem	Required Code	Proposed	Meets Code	Comments
(Sec. 7.13.2.D(3))	be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed	moment		<u>approved by the City Council after the Concept Plan is tentatively approved</u>
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	NA	<u>A Master Deed draft shall be submitted prior to Stamping Set approval.</u>
Conservation easements	Conservation easements may be required for woodland impacts	Not applicable at this moment	NA	<u>The following documents will be required during Site Plan review process after the Concept PRO approval</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Site lighting includes pole lighting along Novi road and bollard lighting within the site.		<u>A lighting and photometric plan is not required until Final site plan. However, it would be better if any deviations are identified prior to Concept plan approval.</u>
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices (Also see Sec. 5.7.3.D)			
	Type & color rendition of lamps			

tem	Required Code	Proposed	Meets Code	Comments
	Hours of operation			
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties			
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)			
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 			
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred 			
Required Conditions (Sec. 5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			

tem	Required Code	Proposed	Meets Code	Comments
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle			

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

3.1.8 RM-2 High Density, Mid-Rise Multiple-Family District

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards


5 Site Standards

6 Development Procedures



7 Admin and Enforcement

A. INTENT


The RM-2, High Density, Mid-Rise Multiple-Family Residential district is designed to provide for the residential needs of persons desiring the apartment type of accommodation with central services in a mid-rise configuration. It is the intent of the RM-2 districts to provide high density living facilities in areas, or adjacent to areas, of intense commercial or office development. RM-2 districts should be of sufficient size to accommodate necessary recreation, open space, off-street parking and other on-site amenities. The RM-2 district is not intended for isolated residential areas.

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards


B. PRINCIPAL PERMITTED USES

- i. Multiple-family dwellings 
- ii. **Accessory buildings and uses**  §4.19
customarily incident to any of the above uses




The following uses are regulated according to the standards and regulations in the **RM-1 Low-Density, Low Rise Multiple-Family (Section 3.1.7)**:

- iii. **Independent and congregate elderly living facilities** § 4.20
- iv. **Accessory buildings and uses**  §4.19
customarily incident to any of the above uses

The following uses are regulated according to the standards and regulations in the **RT Two-Family Residential District (Section 3.1.6)**:

- v. Two-family dwellings (site built)
- vi. **Shared elderly housing** § 4.20
- vii. **Accessory buildings and uses**  §4.19
customarily incident to any of the above uses

The following uses are regulated according to the standards and regulations in the **R-4 One Family Residential District (Section 3.1.5)**:

- viii. One-family detached dwellings
- ix. **Farms**  **and greenhouses** § 4.1
- x. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xi. **Cemeteries** § 4.2
- xii. **Home occupations**  § 4.4
- xiii. **Keeping of horses and ponies** § 4.8
- iv. **Family day care homes**  § 4.5
- v. **Accessory buildings and uses**  §4.19
customarily incident to any of the above uses

C. SPECIAL LAND USES

- i. **Retail commercial services and office uses** §4.22



OS-1 Office Service District

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The OS-1, Office Service District is designed to accommodate uses such as offices, banks, facilities for human care and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings
- ii. Medical office, including laboratories and clinics
- iii. **Facilities for human care** §4.64
- iv. Financial institution uses with drive-in facilities as an accessory use only
- v. Personal service establishments
- vi. Off-street parking lots
- vii. Places of worship
- viii. Other uses similar to the above uses
- ix. **Accessory structures and uses** §4.19 customarily incident to the above permitted uses
- x. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xi. **Public or private health and fitness facilities and clubs** §4.34

C. SPECIAL LAND USES

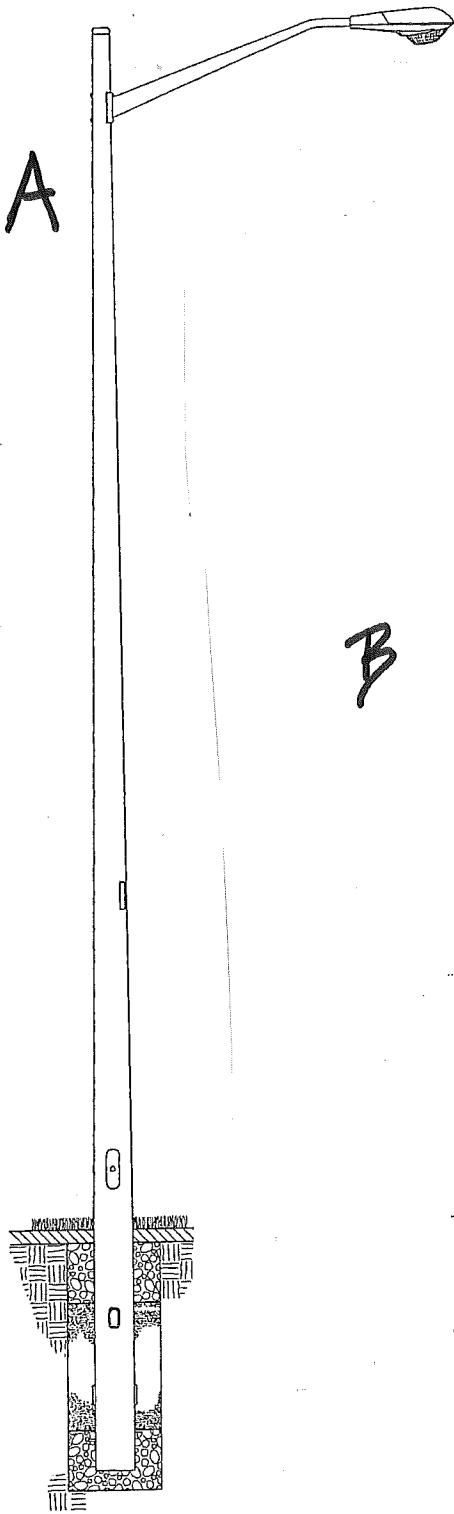
- i. **Mortuary establishments** §4.17
- ii. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, or gas regulator stations
- iii. **Day Care Centers** and **Adult Day Care Centers** §4.12.2
- iv. **Public or private indoor and private outdoor recreational facilities** §4.38
- v. An **accessory use** §4.19 customarily related to a use authorized by this Section



RESIDENTIAL ENTRYWAY LIGHTING

1. One light per entrance is required by the City.
2. City pays for one (1) light per entrance if you chose Option A.
3. Any of the three decorative options (referred to as DTE lights) listed in the attached PDF will be developer's responsibility.
4. Street lights within public right of way have to be one of the four in the PDF.
5. Private street lighting, which is developers responsibility does not have to be one of the four options. If you chose to use the DTE lights within the development along private streets, you need to work with the City.
6. Refer to Section 5.7 EXTERIOR LIGHTING of our zoning ordinance for other applicable standards
7. You can contact Darcy Rechtein at [248.735.5695](tel:248.735.5695) for further details.
8. See attached lighting options.

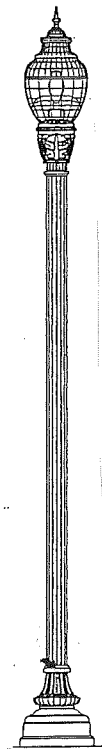
RESIDENTIAL DEVELOPMENT ENTRANCE LIGHTING OPTIONS



SILVER
 CODE 80 - 30'
 CODE 81 - 30' DUAL
 CODE 82 - 40'
 CODE 83 - 40' DUAL

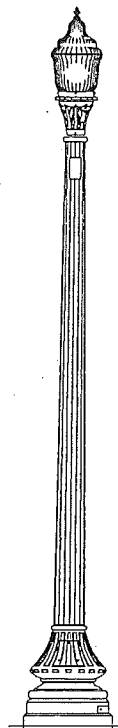
BLACK
 CODE 70 - 30'
 CODE 71 - 30' DUAL
 CODE 72 - 40'
 CODE 73 - 40' DUAL

B



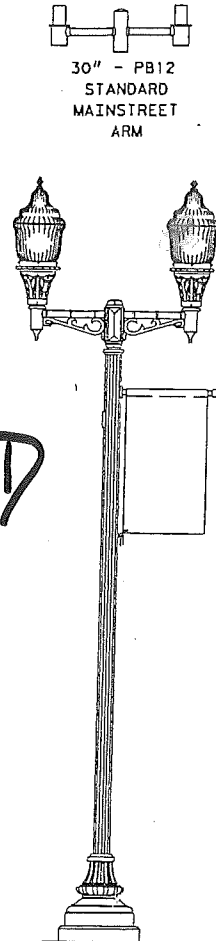
12'
 5" DIA.
 HAZEL PARK
 WADSWORTH
 POST &
 WASHINGTON
 POSTLITE

C



12'
 MAINSTREET
 POST W/
 GRANVILLE
 LUMINAIRE
 & LEAF
 HOUSING

D



12'
 WADSWORTH
 POST W/
 GRANVILLE
 LEAF LUM'S,
 BANNER ARM,
 TIE DOWN &
 MAINSTREET
 38" PB32
 DECORATIVE
 ARM

30" - PB12
 STANDARD
 MAINSTREET
 ARM

ENGINEERING REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3 rd Revised Concept	July 14, 2017	Planning, Traffic and Facade



PLAN REVIEW CENTER REPORT

June 23, 2017

Engineering Review

JSP17-0010

Princeton Park PRO

Applicant

Pulte Homes

Review Type

Revised Concept plan review

Property Characteristics

- Site Location: N. of 10 Mile Road and W. of Novi Road
- Site Size: 24 acres
- Plan Date: May 30, 2017
- Design Engineer: Atwell – Matt Bush, P.E.

Project Summary

- Construction of a 123 unit attached multi-family subdivision on approximately 24 acres. Site access would be provided by a new roadway with a single curb cut onto Novi Road.
- Water service would be provided by tapping the existing 24-inch water main on the west side of Novi Road.
- Sanitary sewer service would be provided by connection to an existing manhole on the 8-inch sanitary sewer on the west side of Novi Road.
- Storm water would be collected on site and detained in a proposed on-site basin.

Recommendation

The revised Concept Plan can be recommended for conditional approval, subject to the comments included in this review.

Comments on the Concept Plan set:

The revised Concept Plan and/or Preliminary Site Plan submittal should address the following:

General

1. **A stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter is required by ordinance. Request a deviation from Appendix C Section 4.04(A)(1) of the Novi City Code. City staff supports this request.**

Water Main

2. Note that hydrants shall be placed no less than seven (7) feet, but no more than fifteen (15) feet, from the back of curb or the edge of pavement where there is no curb. Hydrants shall be placed approximately five hundred (500) feet apart.
3. Provide a water main stub for future connection to future development on adjacent property in the northwest quadrant of the site.
4. Provide water main modeling calculations demonstrating that the required water supply of 3,000 gpm will be available.
5. Provide additional valves to limit pipe runs to a maximum of 800 feet between valves.

Sanitary Sewer

6. Provide the diameter and material type for all proposed and existing sanitary sewer at the time of Preliminary Site Plan submittal.
7. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).

Storm Sewer

8. Revise the plan set to provide rear yard drainage systems to minimize the distance that surface drainage must pass through to reach a drainage structure. **Untreated sheet flow into wetland areas is not permitted.**
9. Provide the location for all residential sump leads. All leads must discharge into the on-site storm sewer network.
10. Provide an oil/gas separator with a four (4) foot sump at the last structure prior to discharge into the basins.

Paving & Grading

11. **The location of the sidewalk adjacent to the curb is not in accordance with the Engineering Design Manual section 7.4.2.C.1, which requires that sidewalk on private roadways to be placed 15 feet from the back of curb. Given the**

constraints of the site, a deviation to provide minimum of 7.5 feet from back of curb to edge of sidewalk is supported by staff.

12. Revise the emergency access cross section shown on Sheet C-08 to show the 5 foot sidewalk in the center of the pavers as shown in the site layout per fire marshal comments.
13. A plan for snow clearing and year round maintenance of the emergency access path should be addressed in the master deed.
14. The non-motorized Master Plan requires 6 foot sidewalk along the Novi Road frontage. Any sidewalk to be constructed must be 6 feet in width.
15. A public sidewalk easement is required where sidewalk is out of the public right-of-way crossing Prospect Avenue

Storm Water Management Plan

16. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
17. 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 areas, rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown. The applicant is responsible for verifying that the proposed discharge point(s) has adequate capacity to accept the designed drainage flows.
 - a. Revise the plan set to provide a pre- and post-development tributary area map.
 - b. Include in the post-development tributary map details to account for all disturbed areas that are not maintained in their respective natural states.
 - c. Explain how the developed c factor of 0.6 is calculated.
 - d. Clarify the detention basin elevations for first flush and bank full volumes to make the table of elevations consistent with the volumes calculated.
 - e. Show the calculations used to determine the existing and proposed runoff rates and volumes.
18. The 25 foot vegetated buffer cannot encroach on adjacent lots or property or public right-of-way.
19. Revise the plan set to provide a minimum length to width ratio of 3 to 1 for the proposed detention basins. Additional pretreatment may be required if this requirement cannot be met.

Off-Site Easements

20. 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.
21. The extents of off-site construction easements and sidewalk easements shall be shown on the plans.

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

General Notes to consider for future submittals:

1. A full engineering review of the revised Concept plan set was not performed due to the limited information provided in this submittal. A more detailed review of utilities, easements, site layout, grading, storm water management and soil erosion control will be performed as the design progresses into preliminary and final site plan submittals.
2. The Master Plan for Land Use indicates OS-1 as the master planned land use for this site, with a density of 2.8 Residential Equivalent Units (REU) per acre. The applicant is requesting a Planned Rezoning Overlay to rezone to RM-1 with a density of 6.6 REU per acre. The City's existing infrastructure has sufficient capacity to accommodate the increased density in this proposed development, however, any time parcels are rezoned to a use that results in a higher sanitary sewer discharge, acquisition of additional contractual sewer capacity downstream of Eight Mile Road may be required at the time of build-out.
3. The site plan shall be designed in accordance with the Design and Construction Standards (Chapter 11).
4. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
5. A right-of-way permit will be required from the City of Novi and Oakland County. Novi Road is under the jurisdiction of the Road Commission for Oakland County.
6. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
7. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants. Note on the plan any location where the 3-foot separation cannot be provided.
8. Provide location dimensions for all proposed water main, sanitary sewer, and storm sewer from a proposed fixed point.
9. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
10. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.

11. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls and/or drive areas.
12. Provide curb returns with a maximum slope of 3% at intersections.
13. Show the overland routing that would occur in the event the basin cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Darcy Rechten at (248) 735-5695 with any questions.



Darcy N. Rechten, P.E.

MEMORANDUM



TO: BARBARA MCBETH, CITY PLANNER
FROM: DARCY RECHTIEN, STAFF ENGINEER
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING REQUEST 18.717
PRINCETON PARK
DATE: MAY 5, 2017

In response to your request, we have reviewed the proposed rezoning of the parcel west of Novi Road, north of Ten Mile Road for availability and potential impacts to public utilities. It is our understanding that the applicant is requesting that 24 acres be rezoned from OS-1 (Office service) to RM-2 (high-density multi-family). The Master Plan for Land Use indicates OS-1 as the master planned land use for this site, with a density of 2.8 Residential Equivalent Units (REU) per acre. The applicant is requesting a Planned Rezoning Overlay to rezone to RM-2 with a density of 6.4 REU per acre.

Water Service

The proposed development is in the Twelve Oaks Pressure District. Water service would be provided by tapping the existing 24-inch water main on the west side of Novi Road. The proposed rezoning would have minimal impact on available capacity, pressure and flow and the water supply system.

Sanitary Sewer Service

The development is located in the Interceptor Sewer District. Service would be provided by connection to an existing manhole on the 8-inch sanitary gravity main on the west side of Novi Road. The City's existing infrastructure has sufficient capacity to accommodate the increased density in this proposed development, however, any time parcels are rezoned to a use that results in a higher sanitary sewer discharge, acquisition of additional contractual sewer capacity downstream of Eight Mile Road may be required at the time of build-out.

Summary

In summary, the water main facilities that are in place are adequate to serve the proposed change in zoning with little or no impact on the rest of the water system and the water master plan. The City's sanitary sewer facilities have capacity to support the additional flows that would be anticipated with a higher use residential zoning. Therefore, we conclude that the rezoning would have a minimal impact on the public

utilities; however any increase in sanitary flow may require the acquisition of additional capacity downstream of Eight Mile Road at the time of build-out.

cc: George Melistas.; Engineering Senior Manager
Ben Croy, P.E.; Water & Sewer Senior Manager

LANDSCAPE REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3 rd Revised Concept	July 14, 2017	Planning, Traffic and Facade



PLAN REVIEW CENTER REPORT

June 21, 2017

Revised PRO Concept Plan Landscape Review

Review Type

2nd Revised PRO Concept Plan Landscape Review

Job

JSP17-0010

Property Characteristics

- Site Location: West side of Novi Road, just south of Post Office
- Site Zoning: OS-1 – proposed RM-1
- Adjacent Zoning: OS-1 to north, I-2 to east, B-3 to south, R-4 to west
- Plan Date: 4/3/2017

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Underlined items must be addressed in Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. Please also see the accompanying landscape chart for additional comments.

Recommendation:

This project is **recommended for approval**. The conceptual landscape plans have a number of landscape deviations proposed, some of which are supported, and others are not, as detailed in this letter. The basic concept and layout indicate that there is sufficient room provided to meet city requirements.

NOTE: As this plan has not been approved, the new landscape revisions may be used for this project if desired. The calculations would need to be revised and a revised landscape plan submitted for Planning Commission consideration. In this case, the revisions would not have much impact on the plans. The primary differences that would impact this project would be the allowance for removing the frontage within the clear vision zones on Novi Road and 12.5 Mile Road from the street tree requirement, and removing the widths of the access ways from the required greenbelt plantings for the same frontages. Also, the requirement for building frontage landscaping was reduced from 60% to 35%.

Landscape Deviations on Plan:

(NOTE: These do not include errors or omissions on the plan which are not assumed to be intentional deviations and which will need to be corrected during Preliminary and Final Site Plan Review)

1. A number of required street trees adjacent to the Novi Road entry will not be allowed per the Road Commission for Oakland County sight distance standards. The full extent of the deviation will be determined when the plans are reviewed by the RCOC. This deviation is supported by staff.
2. Landscaped berm to north does not meet minimum requirement of 4.5-6'. Staff does not support this deviation as there appears to be room for a taller buffer (at least 4.5 feet), and there is a need for the buffer as plans for that property are unknown at this time.

3. A 6 foot tall ornamental fence is proposed to buffer the area between the post office and the detention pond, as well as Building #1. The ordinance requires a waiver for not providing the berm, and would require a masonry wall in place of it, with landscaping. As most of the section with the fence is detention pond, not buildings, and the post office building is on the other side of the fence near Building #1, this deviation is supported by staff.
4. The required landscaped buffer is not provided along the south property line. A 6-8 foot high berm is required along the B-3 boundary. The existing wetland/pond/vegetation provides sufficient screening and the topography makes creating the required berm impractical so this deviation is supported by staff.
5. The required four foot tall berms in the Novi Road greenbelt are not provided. While the proposed landscaping and distance provide separation between the units and Novi Road and all off-street parking and vehicular use areas are screened from view of Novi Road by the landscaping and buildings. Staff supports this deviation.
6. Applicant is requesting additional woodland replacement credits for upsized evergreen trees planted throughout the site. This is a deviation and is not allowed per the Landscape Design Manual. Staff does not support this deviation. (Note: The applicant's response letter indicated that the credits would not be requested, but the plans still show the upsizing credits for the replacement trees – based on the response letter, the additional credits shown will be disregarded).
7. Applicant is proposing 82 subcanopy trees to be included in total of 384 trees required (21%). The requirement is for deciduous canopy or large evergreen trees, not subcanopy trees. The deviation is supported by staff as it provides additional diversity of plantings.

Existing Soils (Preliminary Site Plan checklist #10, #17)

Soil information is provided.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

Utilities are shown on the Landscape Plans.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

Existing trees and proposed removals have been shown on Sheets 2 through 4.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

1. **Show proposed tree fencing at a minimum of 1' outside of tree driplines.**
2. **Include tree planting detail that shows fencing at 1' outside of tree driplines.**

Woodland Replacement Trees

As noted above, upsizing of trees cannot be used to reduce the number of replacement trees required. Please revise the calculations to remove the upsizing credit. The upsizing would require a landscape deviation in the PRO agreement, which is not supported by staff. The applicant's response letter indicates that they will not be requesting additional credits for upsizing.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Provided.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. **The required berm along Novi Road is not provided. As there is much greater distance between the homes and the Road than is required (a minimum of 150 feet is provided whereas only 34 feet is required) and the buildings and a significant amount of landscaping is proposed in that area to screen the buildings from the road, this deviation is supported by staff.**
2. **The required quantities of greenbelt landscaping are provided.**
3. **Please ensure that tree species and locations for Novi Road greenbelt trees are**

compatible with the overhead utility lines. If necessary, subcanopy trees can be used as substitutes for canopy trees at a rate of 2 subcanopy trees per 1 canopy tree.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and 5.5.3.E.ii)

1. **The required number of street trees along Novi Road is provided. Please add the sight distance triangles per the Road Commission for Oakland County Road requirements along Novi Road. If the RCOC prohibits any or all of those trees, a waiver for the prohibited trees will be supported. A copy of their review will need to be provided.**
2. **Please add the clear vision zone for the interior road intersection and move the trees outside of that zone. There is still at least one tree within the clear vision zone that cannot be there.**
4. There is a contradiction between the two figures used as a basis for the street trees calculations. 3349 lf is shown as the basis, but the calculations show the number to be 2821 lf. The latter figure was used for the tree requirement. **Please use the correct number as the basis and remove the incorrect figure from the calculations. If the correct figure is 2,080 lf, then more than the required number of street trees is provided.**
5. It appears that the distance between driveways has been increased to 7-8 feet. This should help the survival of the trees planted between driveways. Also, the long-term survival of the trees in that situation is doubtful, given the small area for roots to collect air and water. Furthermore, some species are known to cause upheaval in paved surfaces.
6. **Please ensure that tree species and locations for Novi Road greenbelt trees are compatible with the overhead utility lines. If necessary, subcanopy trees can be used as substitutes for canopy trees at a rate of 2 subcanopy trees per 1 canopy tree.**

Multi-family Landscaping Requirements (Zoning Sec 5.5.3.E.ii)

1. The street tree requirement is discussed above.
2. **Based on 130 ground level dwelling units, 390 deciduous canopy or large evergreen trees are required as site landscaping. 384 new trees and 6 existing trees are provided, 82 of which are subcanopy trees (21%). This variance is supported, but the applicant is asked to add at least one more native species to the mix of subcanopy trees to provide a greater percentage of native species in the plan.**

Detention Basin Landscaping (LDM3)

1. It appears that there is now 75% coverage of the rim per the ordinance.
2. **Please show the high water line on the Landscape Plans.**

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

1. The detail is provided on Sheet 4.
2. **When proposed transformers/utilities/fire hydrants are available, add them to the landscape plan and adjust plant spacing accordingly.**

Plant List (LDM 1.d.(1).(d) and LDM 2.h. and t.)

1. Plant lists have been provided that meet the city requirements.
2. Please add a legend or unique labeling, indicating which trees are greenbelt trees and which are Multifamily interior trees.

Planting Notations and Details (LDM)

1. **Details provided meet City of Novi requirements.**
2. **Please add a multi-stem tree planting detail.**
3. **Include all standard City of Novi landscape notes on plans. Available upon request.**
4. For final site plans, costs per the City of Novi Community Development Fee Schedule need to be provided for all plants, including seed and sod, and mulch proposed to be used on the site.

Irrigation (LDM 1.a.(1)(e) and 2.s)

Irrigation plan for landscaped areas is required for Final Site Plan.

Snow Deposit Areas (LDM.2.q.)

Please indicate areas to be used for snow plowing that won't harm existing or proposed landscaping.

Proposed off-site plantings along Novi Road

1. **Based on our experience with street trees here in Novi, Sweetgum (*Liquidambar styraciflua*) does not do well here in Novi, so a different canopy tree species is recommended.**
2. **The Road Commission for Oakland County will need to be consulted regarding any plantings in the Novi Road right-of-way.**
3. **While the blood grass appears to be a safe choice in terms of height, tolerance of urban conditions and invasiveness, only the non-invasive 'Rubra' cultivar should be used, and it would be nice to add some short flowering species to support butterflies in the spring and fall in the beds.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

WETLANDS REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2 nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3 rd Revised Concept	July 14, 2017	Planning, Traffic and Facade



February 28, 2017

Ms. Barbara McBeth
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Princeton Park (JSP17-0010)
Wetland Review of the Concept Plan (PSP17-0014)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept Plan (*Conceptual Planned Rezoning Overlay (PRO)*) plan for the proposed Princeton Park multi-family residential development project prepared by Atwell dated February 7, 2017 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

The project is located west of Novi Road between Ten Mile Road and Grand River Avenue (Section 22), just south of the U.S. Post Office. The northern two-thirds (approximately) of the proposed project site is currently used as a storage facility for cars, boats, trailers and other vehicles. The southern one-third (approximately) of the proposed site contains areas noted as City Regulated Wetlands and City Regulated Woodlands and is currently undeveloped.

The site plan appears to propose the construction of twenty-six (26) multi-family residential buildings (totaling 129 units), associated utilities, parking, and two (2) storm water detention basins located on the east portion of the site. The ultimate outfall for the storm water detention basins is an existing wetland area located on the southern portion of the development site.

ECT recommends approval of the Concept Plan for wetlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Minor)
Wetland Mitigation	Not necessary as wetland impacts do not exceed 0.25-acre
Wetland Buffer Authorization	Required
MDEQ Permit	To be determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit (for direct impact/fill of Wetland #3) and/or stormwater discharge to Wetland #1.
Wetland Conservation Easement	Required

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached) it appears as if this proposed project site contains City-regulated wetlands and woodlands. The City's wetland and woodland map shows that the overall property contains wetlands to the south. However, a review of aerial photos of the site and the proposed site plan, the site contains three (3) areas of wetland (Wetlands #1, #2, and #3), along both the southern and western portion of the site.

Wetlands

As noted, there appear to be three (3) wetland areas located on the site totaling 3.36 acres:

Wetland #1

Wetland #1 (2.9 acres) is a scrub-shrub/open-water wetland located along the southern portion of the site. This wetland is associated with the existing northern tributary of Chapman Creek.

Wetland #2

Wetland #2 (0.37-acre) is an emergent wetland located along the west side of the site. Wetland #2 was created as part of the Churchill Crossing residential development located west of the subject parcel. This area is located within a Michigan Department of Environmental Quality (MDEQ) conservation easement based on the data provided on the MDEQ Wetlands Map Viewer (<http://www.mcgi.state.mi.us/wetlands/mcgiMap.html>).

Wetland #3

Wetland #3 (0.09-acre) is an isolated, emergent/scrub-shrub wetland located near the southwest corner of the site. It appears as though during wet periods drainage from Wetland #3 flows through an upland area and eventually drains to Wetland #1.

On-Site Wetland Evaluation

ECT visited the site on Tuesday, February 21, 2017 for the purpose of a Wetland Boundary Delineation. The wetland flagging and tree identification provided on the Plan was completed by Atwell. The wetlands were marked with pink survey tape flagging at the time of our inspection. Based on our site inspection, the wetland boundaries appear to be accurately portrayed on the Plan.

Wetland Impact Review

As noted, three (3) areas of wetland exist on this parcel (Wetland #1, #2, and #3). The proposed site development appears to be partly designed around the existing on-site wetland and 25-foot wetland setback areas. The *Layout Plan* (Sheet 05) indicates that the proposed development will impact Wetland #3 and the storm water outlet is currently planned to be directed to the 25-foot setback of Wetland #1, in the southeast portion of the site. The following table summarizes the existing wetlands and the proposed wetland impacts as shown on the Plan:

Table 1. Proposed Wetland Impacts

<i>Wetland Area</i>	<i>Wetland Area (acres)</i>	<i>City Regulated?</i>	<i>MDEQ Regulated?</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
1	2.90	Yes City Regulated /Essential	To Be Determined	None Indicated	None
2	0.37	Yes City Regulated /Essential	Yes	None Indicated	None
3	0.09	Yes City Regulated /Essential	To Be Determined	0.09	Not Provided
TOTAL	3.36	--	--	0.09	Not Provided

In addition to wetland impacts, the Plan also appears to propose impacts to the 25-foot natural features setback of Wetland #3. The applicant shall indicate the area of all existing on-site wetland buffers/setbacks on the preliminary site plan as well as indicate the area of all proposed impacts to these areas (both permanent and temporary).

The applicant shall show the following information on subsequent site plans:

- Area (square feet or acres) of all on-site wetland areas;
- Area (square feet or acres) of all on-site 25-foot wetland setback areas;
- Area (square feet) and volume (cubic yards) of all wetland impacts (both permanent and temporary);
- Area (square feet) of all wetland buffer impacts (both permanent and temporary).

The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland. A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

Wetland Mitigation

The MDEQ generally requires mitigation for impacts greater than one-third acre and the City usually requires mitigation for impacts greater than one-quarter acre (0.25-acre). Wetland mitigation is not required for the currently-proposed impacts.

Permits & Regulatory Status

All of the wetlands appear to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., stormwater storage/flood control, wildlife habitat, etc.). This information has been noted in the *Proposed Wetland Impacts* table, above. Any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi. The project as proposed will require a City of Novi *Wetland Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks.

The on-site wetlands may also be regulated by the Michigan Department of Environmental Quality (MDEQ) due to size or proximity to a watercourse (i.e., within 500 feet of the northern tributary of Chapman Creek). Final determination of regulatory status should be made by the MDEQ however. A permit from this agency may be required for any direct impacts, or potentially for stormwater discharge from the proposed detention basin. The current Plan proposes to fill Wetland #3 and includes the outlet of pre-treated stormwater from the proposed detention basin to Wetland #1. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit. It should be noted that a City of Novi Wetland Permit cannot be issued until the applicant receives either authorization or a letter of no jurisdiction from the MDEQ.

Comments

Please consider the following comments when preparing the Preliminary Site Plan submittal:

1. The applicant shall indicate the area of all on-site wetland buffers/setbacks on the Plan as well as indicate the area of all proposed impacts to these areas (both permanent and temporary). The plan should include area (square feet or acres) impact quantities for all wetland and wetland buffer impacts as well as volume quantities for all wetland impacts (i.e., cubic yards of wetland cut and/or fill).
2. Please clarify/indicate how any temporary wetland buffer impacts will be restored (i.e., what seed mix will be used in the area of the stormwater outfall construction to Wetland #1). The Details and Plant Material List (Sheet LS-4 of 6) includes a Native Wildflower Seed Mix (from Nativescape, LLC). The Plan should clarify if this seed mix is proposed within areas of temporary wetland buffer impact.
3. It is the Applicant's responsibility to confirm the need for a permit from the MDEQ for any proposed wetland impact and/or proposed stormwater discharge to Wetland #1. A City of Novi Wetland Permit cannot be issued until the applicant receives either authorization or a letter of no jurisdiction from the MDEQ.
4. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland. A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit. In addition, all proposed conservation easements shall be indicated and clearly labeled on the Plan. It should be noted that Wetland #2 appear to already be included within an MDEQ Conservation Easement.

Princeton Park (JSP17-0010)
Wetland Review of the Concept Plan (PSP17-0014)
February 28, 2017
Page 5 of 8

Recommendation

ECT recommends approval of the Revised Concept Plan for wetlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Site Photos



Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Site Photos



Photo 1. Looking southwest at Wetland Area #1 on the south side of the site (ECT, February 21, 2017).



Photo 2. Looking west at Wetland Area #2 on the west side of the site (ECT, February 21, 2017).



Photo 3. Looking east at Wetland Area #3 in the south/west section of the Site (ECT, February 21, 2017).



Photo 4. Looking east at upland drainage feature from Wetland Area #3 in the south/west section of the site (ECT, February 21, 2017).

WOODLANDS REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2 nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3 rd Revised Concept	July 14, 2017	Planning, Traffic and Facade

February 28, 2017

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

Re: Princeton Park (JSP17-0010)
 Woodland Review of the Concept Plan (PSP17-0014)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept Plan (*Conceptual Planned Rezoning Overlay (PRO)*) plan for the proposed Princeton Park multi-family residential development project prepared by Atwell dated February 7, 2017 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The project is located west of Novi Road between Ten Mile Road and Grand River Avenue (Section 22), just south of the U.S. Post Office. The northern two-thirds (approximately) of the proposed project site is currently used as a storage facility for cars, boats, trailers and other vehicles. The southern one-third (approximately) of the proposed site contains areas noted as City Regulated Wetlands and City Regulated Woodlands and is currently undeveloped.

The site plan appears to propose the construction of twenty-six (26) multi-family residential buildings (totaling 129 units), associated utilities, parking, and two (2) storm water detention basins located on the east portion of the site. The ultimate outfall for the storm water detention basins is an existing wetland area located on the southern portion of the development site.

ECT recommends approval of the Concept Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

Woodland Evaluation

ECT completed an on-site woodland evaluation on Tuesday, February 21, 2017. As noted above, the site does contain area designated as City of Novi Regulated Woodland. A significant portion of the proposed limits of disturbance for the project is located outside of the areas mapped as City Regulated woodland (see Figure 1). The

majority of the Regulated Woodland area is located on the southern portion of the project site (see Figure 1). Tree survey information has been provided on the *Tree List* plan (Sheet 03). This sheet includes a tree list that indicates the proposed woodland impacts and required Woodland Replacement tree credits for these removals. The Plan indicates that a total of 328 trees have been surveyed for the project. Of the trees surveyed, 262 trees are located within the area designated as Regulated Woodland (80% of the surveyed trees are located within the regulated woodland area). Fifty percent (50%) of the surveyed trees are comprised of the following tree species:

- Eastern cottonwood (26% of the surveyed trees);
- Silver maple (12% of the surveyed trees);
- Sugar maple (12% of the surveyed trees);

The other 50% of the surveyed trees include the following tree species:

- Siberian elm (8%);
- Black cherry (7%);
- Boxelder (6%);
- Basswood (5%);
- Common apple (5%);
- White pine (4%);
- Bitternut hickory (3%); and
- Norway spruce, black walnut, quaking aspen, eastern red cedar, American elm, black willow, black locust, corkscrew willow, Norway maple, and common pear.

The majority of the trees are listed as being in Good condition.

Woodland Impact Review & Woodland Replacement Credits

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

1. *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
2. *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
3. *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

As shown, there appear to be impacts proposed to regulated woodlands associated with the site construction. The Plan notes that a total of 54 of the 262 on-site, regulated trees (approximately 20% of the regulated trees) will be removed as a result of the proposed project.

A *Woodland Summary* Table has been included on the *Tree List* (Sheet 03). The Applicant has noted the following:

- Total Regulated Trees 262
- Regulated Trees Removed: 54 (20% Removal)
- Regulated Trees Preserved: 208 (80% Preservation)

- Stems to be Removed 8" to 11": 30 x 1 replacement (Requiring 30 Replacements)
- Stems to be Removed 11" to 20": 13 x 2 replacements (Requiring 26 Replacements)
- Stems to be Removed 20" to 30": 4 x 3 replacements (Requiring 12 Replacements)
- Stems to be Removed 30"+: 0 x 4 replacements (Requiring 0 Replacements)
- Multi-Stemmed Trees (7 trees): (Requires 20 Replacements)

- Total Replacement Trees Required: 88 Replacements

Sheet LS-6 of 6 (Tree Replacement Planting Plan) states that all tree replacement plantings are to be located and installed in conservation easement areas (greenbelt, park/open space, and detention pond) per City Standards and approval. This Plan notes that the following Woodland Replacement Tree Material will be provided on-site:

- 31 – 2 ½" caliper deciduous trees;
- 29 – 12' evergreen trees;
- 29 – 14' evergreen trees.

The proposed deciduous tree species all appear to be acceptable per the City's Woodland Tree Replacement Chart (swamp white oak, sugar maple, red maple, American sweetgum, northern hackberry, and bur oak).

The applicant has proposed both 12' and 14' tall white spruce and black hills spruce (*Picea glauca* 'densata'). It should be noted that the black hills spruce is not a species approved by the City for Woodland Replacement.

In addition, per the Landscape Design Manual Section 3.c.(2) no additional Woodland Replacement credits can be gained by using larger plant material than those specified in the table 3.c.(1). As a rule, the standard woodland replacement tree credits listed on the Woodland Replacement Chart in Section 37 must be used, including the 1.5 trees : 1 Woodland Credit evergreen ratio. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. Based on this requirement, it appears as if the Plan is currently proposing 31 deciduous replacement trees (providing 31 credits at 1:1 replacement ratio) and 58 coniferous replacement trees (will provide 38.6 credits at 1.5:1 replacement ratio). As such, the plan appears to provide for a total of 69.6 Woodland Replacement Credits (as opposed to the 107 credits noted in the *Woodland Tree Replacement Summary*). The "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. As such acceptable replacement evergreen trees shall be provided at a 1.5:1 replacement ratio. The applicant should review and revise the calculations on the Plan and the tree replacement plant list as necessary.

City of Novi Woodland Review Standards and Woodland Permit Requirements

Based on Section 37-29 (*Application Review Standards*) of the City of Novi Woodland Ordinance, the following standards shall govern the grant or denial of an application for a use permit required by this article:

No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.

In addition,

"The removal or relocation of trees shall be limited to those instances when necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship".

There are a significant number of replacement trees required for the construction of the proposed development. While, the overall ecological values of the existing woodlands cannot be immediately replaced through the planting of woodland replacement trees, the applicant shall clarify whether all of the required Woodland Replacement tree credits will be provided on-site or if a portion will be paid into the City of Novi Tree Fund.

Woodland Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).
2. The applicant has proposed both 12' and 14' tall white spruce and black hills spruce (*Picea glauca densata*). It should be noted that the black hills spruce is not a species approved by the City for Woodland Replacement. Please review and revise the Plan as necessary based on the attached Woodland Tree Replacement Chart.
3. The "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. As such acceptable replacement evergreen trees shall be provided at a 1.5:1 replacement ratio. The applicant should review and revise the calculations on the Plan and the tree replacement plant list as necessary.
4. A Woodland Replacement Performance financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400. This financial guarantee will be calculated based on the following:

Number of on-site Woodland Replacements x \$400/replacement credit x 1.2).

This financial guarantee will be \$35,200 (88 Woodland Replacements required x \$400/credit).

Based on a successful inspection of the installed on-site Woodland Replacement trees, the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the value of the Woodland Replacement material shall be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

5. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.
6. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.
7. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodland and woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit.

Recommendation

ECT recommends approval of the Concept Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the "Comments" section of this letter at the time of Preliminary Site Plan submittal.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

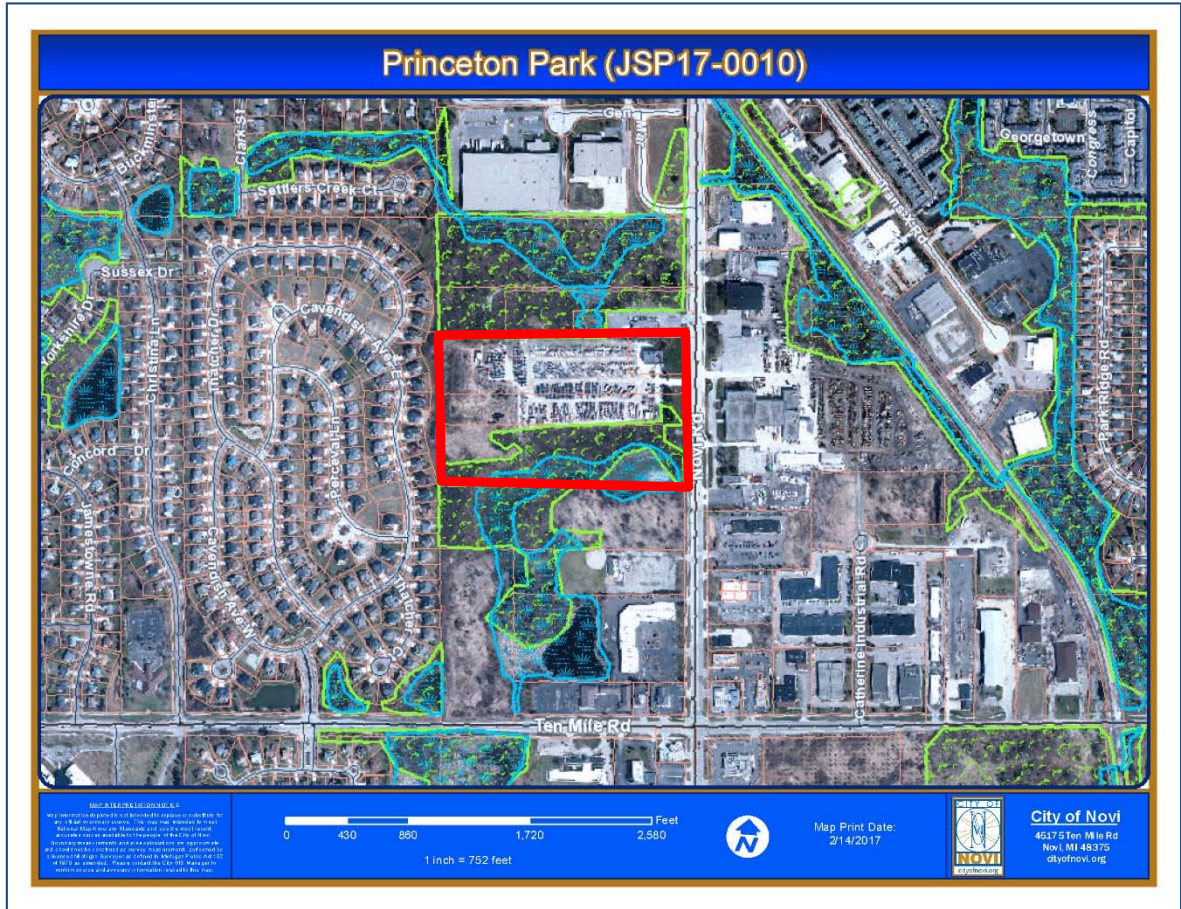


Pete Hill, P.E.
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Woodland Tree Replacement Chart
Site Photos

Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project area is highlighted in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).



Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	Acer nigrum
Striped Maple	Acer pennsylvanicum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Mountain Maple	Acer spicatum
Ohio Buckeye	Aesculus glabra
Downy Serviceberry	Amelanchier arborea
Yellow Birch	Betula alleghaniensis
Paper Birch	Betula papyrifera
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Yellowwood	Cladrastis lutea
Beech	Fagus sp.
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioica
Walnut	Juglans sp.
Eastern Larch	Larix laricina
Sweetgum	Liquidambar styraciflua
Tuliptree	Liriodendron tulipifera
Tupelo	Nyssa sylvatica
American Hophornbeam	Ostrya virginiana
White Spruce_(1.5:1 ratio) (6' ht.)	Picea glauca
Black Spruce_(1.5:1 ratio) (6' ht.)	Picea mariana
Red Pine	Pinus resinosa
White Pine_(1.5:1 ratio) (6' ht.)	Pinus strobus
American Sycamore	Platanus occidentalis
Black Cherry	Prunus serotina
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Burr Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Red Oak	Quercus rubra
Black Oak	Quercus velutina
American Bladdernut	Staphylea trifolia
Bald Cypress	Taxodium distichum
American Basswood	Tilia americana
Hemlock (1.5:1 ratio) (6' ht.)	Tsuga canadensis

Site Photos



Photo 1. Looking west at area of regulated woodland just north of Wetland Area #1 on the south side of the site (ECT, February 21, 2017).



Photo 2. Looking south at area of regulated woodland just north of Wetland Area #1 on the south side of the site (ECT, February 21, 2017).

TRAFFIC REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2 nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3rd Revised Concept	July 14, 2017	Planning, Traffic and Facade



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
PSP17-0014 Emerson Park Revised Concept
Traffic Review

From:
AECOM

Date:
August 14, 2017

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Sri Komaragiri, Kirsten Mellem, George Melistas,
Theresa Bridges, Darcy Rechtien

Memo

Subject: Emerson Park Revised Concept Traffic Review

The revised concept site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Pulte Homes of Michigan, LLC, is proposing a multi-family residential community located on a 24-acre parcel located on the west side of Novi Road, north of 10 Mile Road and south of Grand River Avenue. The parcel is currently being used for vehicle storage. The development will consist of 120 three-bedroom units.
2. The parcel is currently under OS-1 (Office Service) zoning. However, the developer is using the City's planned rezoning overlay (PRO) option in order to allow for a multi-family housing use (RM-1 zoning).
3. Novi Road is under the jurisdiction of the Road Commission for Oakland County.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 9th Edition, as follows:

ITE Code: 230 (Residential Townhouses/Condominiums)

Development-specific Quantity: 120 dwelling units

Zoning Change: Planned Rezoning Overlay (PRO) from OS-1 to RM-1. The existing land-use of the parcel is vehicle storage. Information to estimate the existing number of trips to and from the parcel is unavailable; however, the traffic impacts incurred from the existing development are expected to be negligible.

Trip Generation Summary			
	City of Novi Threshold	Estimated Trips	Analysis
AM Peak-Hour, Peak-Direction Trips	100	50	Fitted Curve Equation

PM Peak-Hour, Peak-Direction Trips	100	47	Fitted Curve Equation
Daily (One-Directional) Trips	750	754	Fitted Curve Equation

- The number of trips does exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements:

Traffic Impact Study Recommendation	
Type of Study	Justification
Traffic Impact Study	The applicant has provided a TIS dated 2/6/2017. The TIS has been reviewed separately and comments have been provided in a separate letter to the City and developer dated 3/2/2017.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

- The applicant has proposed an entrance in alignment with the Michigan CAT construction equipment driveway on the west side of Novi Road.
- The driveway design is generally compliant with City standards; however, the following items were areas of concern:
 - The island nose offset was not provided. Please provide dimensions in future submittals.
 - The island length (116') was greater than the maximum allowable length. Please update to be between 30' and 100'.**
 - See Figure IX.3 in the City of Novi Code of Ordinances for further information on boulevard dimension guidance.
- The applicant has provided an exclusive right turn lane into the development. The applicant is also required to provide an exiting taper out of the development.**
- The applicant has indicated that sight distance is expected to exceed the City's minimum required distance; however, the sight distance measurements were calculated from 15' from the edge of pavement, while the City requires such measurements to be taken from 20' from the edge of pavement. The applicant should re-measure sight distances from the correct location in accordance with Figure VIII-E in the City of Novi Code of Ordinances.
- Based upon an estimation that the two (2) driveways on the west side of Novi Road located to the north and south of the proposed driveway generate less than 400 trips per peak hour, driveway spacing requirements are in compliance with City standards.
- The applicant has provided an emergency access path to the development, which is also located off of Novi Road. The following are areas of concern with regard to the proposed emergency access path:
 - The applicant is proposing turf pavers for the emergency access path. The use of turf pavers shall be approved by the Fire Marshal.
 - The emergency route is also a shared pedestrian path. While the emergency access route is not intended to be used often, the safety of the pedestrians may be a concern.
 - Emergency vehicles would be required to access the emergency path by mounting the curb on Novi Road and then crossing over several sidewalks to gain access to the main roadway within the site. If the sidewalks and curbs are not designed to support the weight and operation of an emergency vehicle, they

may become damaged. The design of the infrastructure components should be reviewed and updated accordingly to satisfy the needs of the emergency access route.

- d. The applicant should strongly consider paving the emergency access path in its entirety due to the aforementioned concerns.
7. The proposed driveway is located approximately 185 feet south of the stop bar for northbound Novi Road traffic at the signalized intersection with the U.S. Post Office. The impacts of this are discussed within the TIS letter.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow
 - a. **The minimum horizontal curve radius is required to be 100 feet.**
 - b. On-street parking shall be restricted using signage in areas with curve radii less than 230 feet.
 - c. The proposed eyebrow detail is in compliance with City standards.
2. Parking Facilities
 - a. The development has proposed a two-car garage with each unit in addition to a minimum 20' x 16' driveway.
 - b. The applicant has provided 14 parking spaces with 10 located near the playscape area and four (4) on the west side of the development. The parking spaces are proposed with 20 foot lengths. It should be noted that the City requires 19 foot long parking spaces when abutting a 6" curb; or, 17 foot long spaces when abutting a 4" curb. For more information please consult Section 5.3 of the City's Zoning Ordinance.
 - c. The applicant has provided one (1) accessible parking space. The applicant should provide an access aisle adjacent to the accessible parking space in addition to any applicable details for pavement markings.
 - d. The applicant is required to provide one (1) bicycle parking space for every five (5) dwelling units, totaling 24 bicycle parking spaces. The applicant has indicated that they have provided 28 bicycle parking spaces; however, only 24 are indicated on the plans. The applicant should update the
 - e. The bicycle parking lot layout detail is in compliance with City standards.
 - f. The applicant should indicate whether on street parking will be permitted and any "no parking" areas, as applicable.
3. The roadway width is in compliance with City standards.
4. Sidewalk Requirements
 - a. Provide dimensions for sidewalk width throughout the development.
 - b. Update the sidewalk ramp and detectable warning detail R-28-I to R-28-J.
 - c. The outside edge of the sidewalk shall be a minimum of 15 feet from the back of curb. Based on discussions with the City, a deviation to provide a minimum of 7.5 feet from the back of curb to the edge of sidewalk would be supported.
 - d. The applicant should provide sidewalk ramps at the T-intersection to provide a crossing area at the intersection.
 - e. The applicant could consider providing crosswalks at main crossings on the ring road.
5. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices. The following is a discussion of the proposed signing.
 - a. In future submittals, include a signing quantities table with any applicable details. The proposed stop signs in this submittal have been noted.
 - b. In future submittals, include additional details related to all pavement markings within the site.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Memo

A handwritten signature in blue ink that reads "Sterling Frazier". The signature is fluid and cursive, with the first name being more prominent.

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink that reads "Maureen Peters". The signature is cursive and clearly legible.

Maureen N. Peters, PE
Senior Traffic/ITS Engineer



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP17-0010 Princeton Park Traffic Impact Study
Review

From:
AECOM

Date:
March 3, 2017

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Sri Komaragiri, Kirsten Mellem, George Melistas,
Theresa Bridges, Richelle Leskun, Darcy Rechten

Memo

Subject: Princeton Park Traffic Impact Study Review

The traffic impact study was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

General Comments

1. The applicant, Pulte Homes of Michigan, LLC, is proposing a multi-family residential community located on a 24-acre parcel located on the west side of Novi Road, north of 10 Mile Road and south of Grand River Avenue. The parcel is currently being used for vehicle storage. The development will consist of 129 three-bedroom units. However the impact study was performed for 130 three-bedroom units. AECOM is comfortable accepting the TIS results using 130 units as it is a more conservative approach and the difference in impact should be negligible.
2. The site will be accessed via one driveway to Novi Road.
3. Novi Road is under the jurisdiction of the Road Commission for Oakland County (RCOC).
4. The impact study identifies the impacts at the following locations:
 - a. Novi Road and Post Office Drive/Michigan CAT Power Systems Driveway
 - b. Novi Road and Michigan CAT Construction Equipment North Drive
 - c. Novi Road and Michigan CAT Construction Equipment South Drive
 - d. The proposed site access driveway
5. The proposed site driveway offset distance with the U.S. Post Office driveway are in compliance with the City's commercial driveway spacing requirements
6. A right turn deceleration taper for southbound Novi Road traffic is warranted at the site driveway.
7. The study should describe how the proposed signal timing and optimization changes will affect the existing, background, and future delay and queueing at the site driveway and the Michigan CAT Equipment north driveway.
8. The site is currently zoned as OS-1 and will require a zoning change. The impact study should include analysis and results indicating the potential impacts for the maximum building size that is permitted under OS-1 zoning. The traffic impacts for the maximum building size permitted under OS-1 zoning shall then be compared to the proposed site's trip generation estimates and traffic impacts.

Data Collection

1. Turning movement counts were collected on Wednesday, December 14, 2016 from 7:00-9:00AM and 4:00-6:00PM at each study intersection.

2. Existing lane use, traffic control, and signal timing were obtained from RCOC.

Existing Conditions

1. Several minor street approaches and turning movements at the study intersections currently operate below level of service (LOS) D during both peak periods.
2. A queueing analysis determined that significant queueing was not observed during the peak periods at minor street approaches.
3. Reducing the cycle length from 120 seconds to 60 seconds and the optimization of splits at Novi Road and Post Office Drive/Michigan CAT Power Systems Driveway is expected to improve the existing LOS to acceptable conditions at the signalized intersection. However, the following should be considered before any changes are made:
 - a. The study does not address how the cycle length and split optimization affects the two study intersections located south of the signal, primarily the approaches at the site development driveway and the Michigan CAT Equipment north driveway.
 - b. The reduction of the cycle length may improve the side street delays at the post office/CAT main driveway; however, further analysis would need to be conducted to determine the impact of the changes to the upstream and downstream signalized intersections to review how the corridor progression would be affected by the change.
 - c. The proposed cycle length change does not address development-generated impacts, but rather existing condition operations. At this time, the development is not indicating detrimental impacts to Novi Road and the approaches of concern should be contained within the site driveway and the CAT driveway(s), which is relatively consistent with existing conditions.

Background Conditions

1. The study assumes a background traffic growth rate of 1%. The study states that the build-out year is 2019; however, in the calculation of background traffic and the right-turn taper analysis the study uses a build-out year of 2021.
2. There were not any background developments that were identified near the study area.
3. The existing traffic volumes were multiplied with a growth rate of 1% over five years (2021). The resulting background traffic volumes were then balanced. The study text should be updated to include a buildout year of 2021 instead of 2019. Also, provide text that indicates that existing driveway volumes are not expected to increase or decrease and will not be multiplied by the growth rate.
4. Reducing the cycle length from 120 seconds to 60 seconds and the optimization of splits at Novi Road and Post Office drive/Michigan CAT Power Systems driveway is expected to raise the background LOS to acceptable conditions at the signalized intersection. However, the study does not address how the cycle length and split optimization affects the two study intersections located south of the signal, primarily the approaches at the site development driveway and the Michigan CAT Equipment north driveway, or the up- and downstream signalized intersections and corridor progression.

Trip Generation and Future Analysis

1. The study uses ITE code 230 (Residential Condominiums/Townhouse) for 130 dwelling units in order to estimate the site trip generation forecast. The study estimates that the development will generate 808 trips per day with 64 and 75 trips for the AM and PM peak hours respectively.
2. The trip distributions calculated in the site trip distribution table (Table 6) are acceptable based on the methodology described in the study.

Memo

3. Reducing the cycle length from 120 seconds to 60 seconds and the optimization of splits at Novi Road and Post Office Drive/Michigan CAT Power Systems Driveway is expected to raise the future LOS to acceptable conditions at the signalized intersection. However, the study does not address how the cycle length and split optimization affects the two study intersections located south of the signal, primarily the approaches at the site development driveway and the Michigan CAT Equipment north driveway, or the up- and downstream signalized intersections and corridor progression.
4. While the added delay to the roadway network from existing conditions may seem significant, the added delay is primarily isolated to the site driveway and the Michigan CAT Power Systems Driveway adjacent to the site driveway.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP17-0010 Princeton Park Traffic Impact Study
Addendum Review

From:
AECOM

Date:
June 22, 2017

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Sri Komaragiri, Kirsten Mellem, George Melistas,
Theresa Bridges, Richelle Leskun, Darcy Rechten

Memo

Subject: Princeton Park Traffic Impact Study Addendum Review

The traffic impact study addendum was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward. The comments provided below are a summary of the TIS addendum and further support for our recommendation.

General Comments

1. According to the concept site plan, the development will consist of 123 three-bedroom units. However the original impact study was performed for 130 three-bedroom units. The addendum adequately shows the difference in trips between a 123 unit site and a 130 unit site. The analysis resulted in 38 fewer trips per day, three fewer trips during the AM peak hour, and four fewer trips during the PM peak hour.
2. The original study did not adequately describe how the proposed signal changes will affect the existing, background, and future delay and queueing at the site driveway as well as the Michigan CAT north driveway. The addendum states that the proposed cycle length of the signal at Novi Road and the US Post Office/Michigan CAT main driveway was reduced from 120 seconds to 60 seconds. A reduction in the cycle length from 120 seconds to 60 seconds is not expected to affect progression along Novi Road because the cycle length is half of the existing cycle length. The addendum added that there isn't a methodology in the Highway Capacity Manual (HCM) for calculating delays or queues of up-stream or down-stream two-way stop controlled intersections and concludes that the driveways will operate the same under both the 120 second cycle length and the 60 second cycle length. These could not be adequately analyzed in SimTraffic because the intersection of 10 Mile and Novi Road was not included in the analysis. Because the Michigan CAT main driveway has excess capacity, it is expected that vehicles will utilize that access point if queueing along Novi Road affects the ability to access the site's north driveway.
3. The original study did not include an analysis indicating the difference in trips between the existing zoning and the proposed zoning. The addendum includes a comparison of the number of estimated trips for the rezoning. A reduction of 1,402 trips per day, 264 trips for the AM peak hour, and 225 trips for the PM peak hour is estimated based on the zoning change.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Memo

A handwritten signature in blue ink, appearing to read "Sterling Frazier".

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FACADE REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2 nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3rd Revised Concept	July 14, 2017	Planning, Traffic and Facade



August 15, 2017

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW**
Emerson Park, Concept Plan, JSP17-0109, PSP17-0014
 Façade Region: 1, Zoning District: OS-1

Dear Ms. McBeth:

The following is the Façade Review of the “3rd Revised Concept” elevations provided by the Pulte Group for compliance with Section 5.15, the Façade Ordinance. This submittal includes colored renderings of the front facades and floor plans of one model. Drawings of the side and rear elevations and material callouts for all facades were not provided. The color sample board required by Section 5.15.4.D of the Façade Ordinance was not provided. The percentages of materials listed below are based solely on visual interpretation of the renderings.

Unit A	Front	Rear	Side	Side	Ordinance Maximum (Minimum)
Stone or Brick	8%	N.P.	N.P.	N.P.	100% (30% Min)
Horizontal Siding	45%	N.P.	N.P.	N.P.	50% (Note 11)
Asphalt Shingles	32%	N.P.	N.P.	N.P.	25%
Wood Trim	15%	N.P.	N.P.	N.P.	15%

Unit B	Front	Rear	Side (Entrance)	Rear Concealed Units	Ordinance Maximum (Minimum)
Stone or Brick	5%	N.P.	N.P.	N.P.	100% (30% Min)
Horizontal Siding	20%	N.P.	N.P.	N.P.	50% (Note 11)
Shake Siding	17%	N.P.	N.P.	N.P.	50%
Asphalt Shingles	43%	N.P.	N.P.	N.P.	25%
Wood Trim	15%	N.P.	N.P.	N.P.	25%

Recommendation: We are unable to make a determination as to the degree of compliance with the Façade Ordinance due to a lack of information. The applicant should provide the following information. Please refer to Section 5.15.4 of the Ordinance for specific requirements;

1. Scaled drawings of the front, side and rear elevations with all proposed materials clearly identified.
2. Scaled floor plans for all models and options.
3. Façade material sample board indicating the color and texture of all materials identified on the elevations.

The elevations provided appear to deviate significantly from the requirements of the Façade Ordinance. For example, the Ordinance requires that all facades have a minimum of 30% brick or stone. It appears that less than 10% is provided on the front facades. Although Section 5.15.9 the Ordinance allows deviations from the strict application of the percentages, we would not support a Waiver for this great of a deviation. Substantial compliance can generally be achieved by extending brick or stone up to the second floor belt line on the side and rear facades. A greater amount of brick or stone is typically required on the front facades due to the large area occupied by the garage doors, for example by extending brick or stone to the second floor roof line on portions of the facade.



Sincerely,
DRN & Associates, Architects PC

Handwritten signature of Douglas R. Necci in black ink.

Douglas R. Necci, AIA

FIRE REVIEW

CONCEPT PLAN SUBMITTAL SCHEDULE		
Type of Submittal	Plan Date	Reviewed by
Concept Plan	February 08, 2017	All Agencies
Revised Concept Plan	April 03, 2017	Planning, Engineering, Landscape and Fire
2nd Revised Concept Plan	June 05, 2017	Planning, Engineering, Landscape and Fire
3 rd Revised Concept	July 14, 2017	Planning, Traffic and Facade



June 6, 2017

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Kirsten Mellem- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

**Director of Public Safety
Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrod S. Hart

RE: Emerson Park-fka Princeton Park

PSP# 17-0087

Project Description:

Build a 25 multi-tenant buildings off of Novi Rd. north of Ten Mile Rd.

Comments:

1. On plan #08, Gate for emergency access road MUST have an opening of not less than 20' (IFC 5036.2.1 and 503.6)
2. If locking the gate for the emergency access, you MUST either have "Break away chains or a Knox Lock." (IFC 503.5.1)
3. Using grass pavers for emergency access road. MUST have a permanent way of labeling the edge of the access road.

Recommendation:

APPROVAL with CONDITIONS

Sincerely,

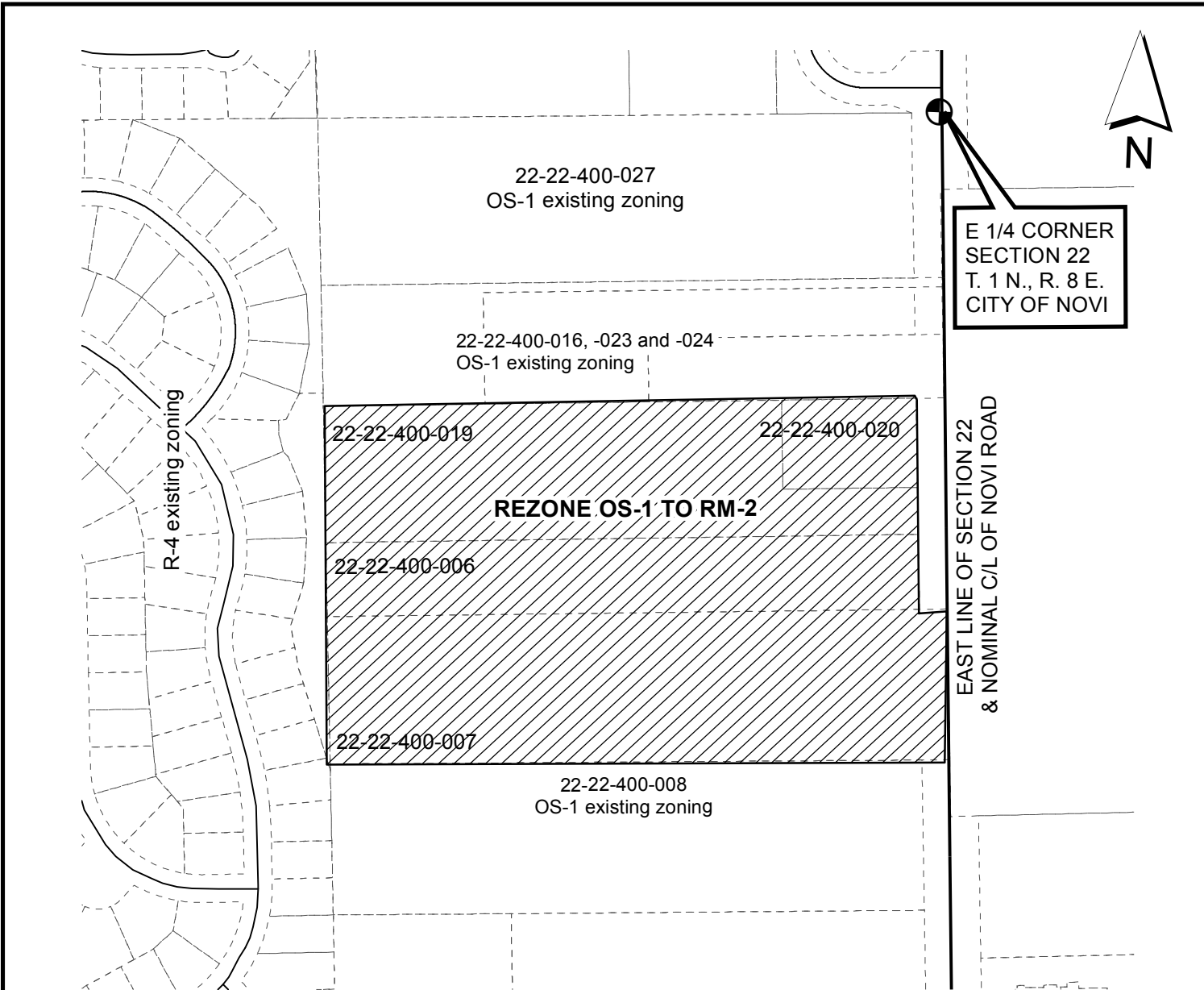
Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

REZONING PUBLICATION EXHIBIT



To rezone a part of the southeast ¼ of Section 22, T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan being parcels 22-22-400-019, 22-22-400-020, 22-22-400-006 and 22-22-400-007

LEGAL DESCRIPTION:
 A parcel of land situated in the City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Commencing at the East 1/4 Corner of Section 22, T. 1 N., R. 8 E., thence South 03 degrees 09 minutes 04 seconds East 615.00 feet (South 615.00 feet, recorded) along the East line of said Section 22 to the Point of Beginning; thence continuing South 03 degrees 09 minutes 04 seconds East 778.99 feet along the East line of said Section 22; thence South 86 degrees 43 minutes 01 seconds West 1335.22 feet (North 89 degrees 52 minutes 05 seconds East 1335.22 feet, recorded) to a point on the East line of "CHURCHILL CROSSING SUBDIVISION NO. 2" as recorded in Liber 287, pages 26-33, City of Novi, Oakland County, Michigan; thence North 03 degrees 25 minutes 33 seconds West 785.70 feet (South 01 degrees 28 minutes 07 seconds West, recorded) along said East line of "CHURCHILL CROSSING SUBDIVISION NO. 2"; thence North 87 degrees 00 minutes 14 seconds East 1338.99 feet (North 89 degrees 50 minutes 42 seconds West, recorded) to the Point of Beginning, containing 24.00 acres more or less. Subject to easements, restrictions, and Rights-of-Way of Record.

FROM: OFFICE SERVICE (OS-1)
 TO: HIGH DENSITY MULTI-FAMILY RESIDENTION (RM-2)

ORDINANCE NO. 18.717
ZONING MAP AMENDMENT NO. 717
CITY OF NOVI, MICHIGAN

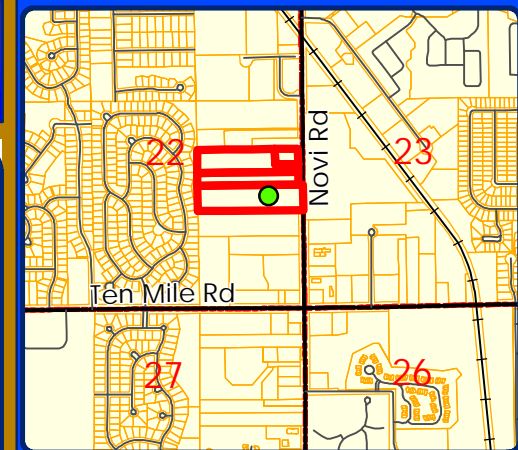
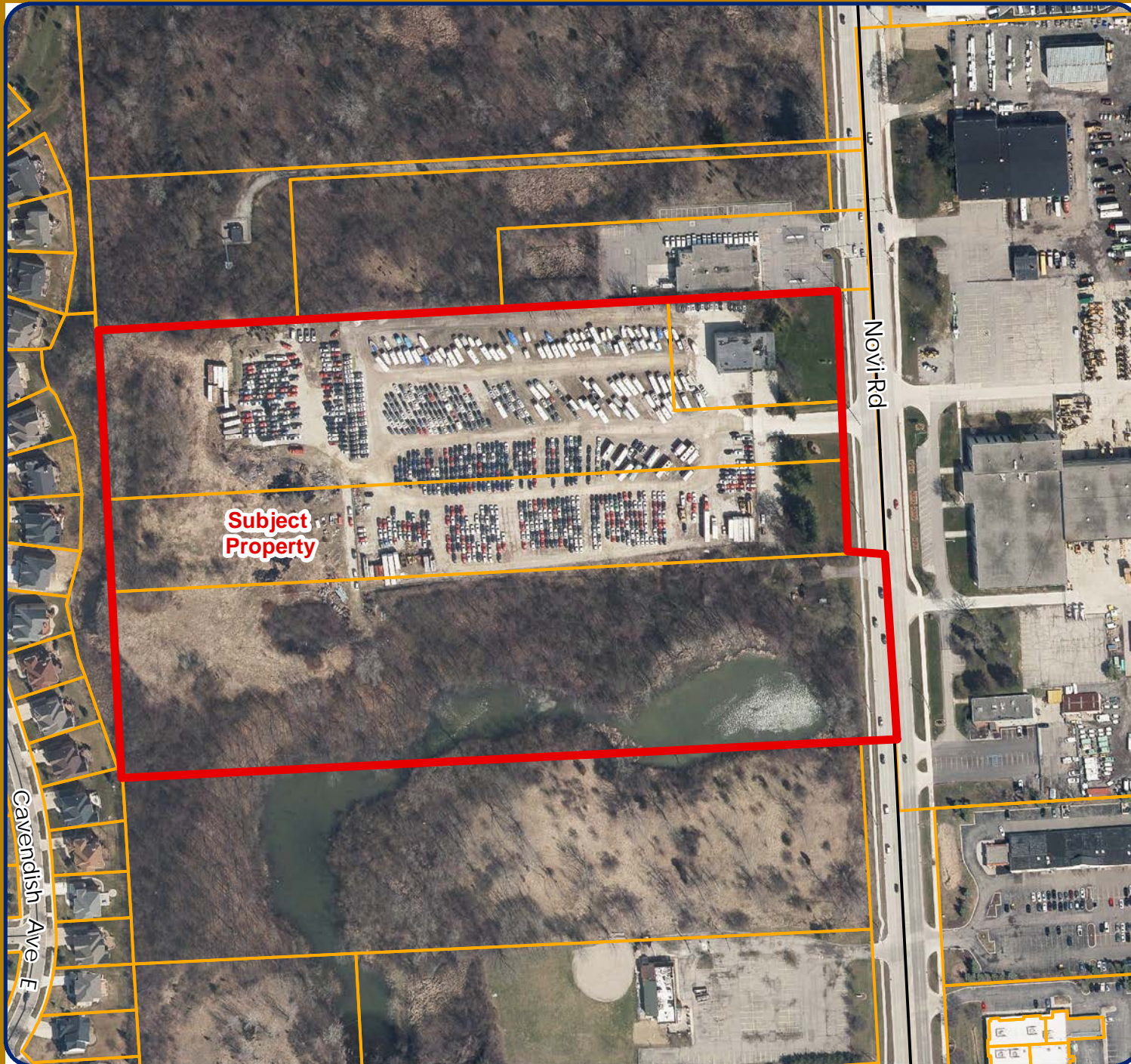
ADOPTED BY THE CITY COUNCIL _____

_____ MAYOR
 ROBERT J. GATT

_____ ACTING CITY CLERK
 DAWN SPAULDING

Maps
Location
Zoning
Future Land Use
Natural Features

17-10 Emerson Park Location Map



LEGEND

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 08/17/17
Project: 17-10 Emerson Park
Version #: 1



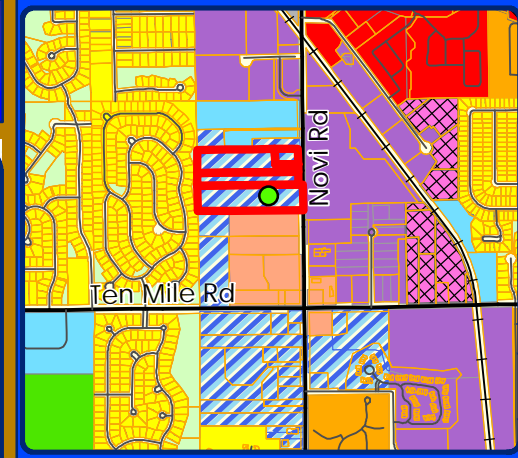
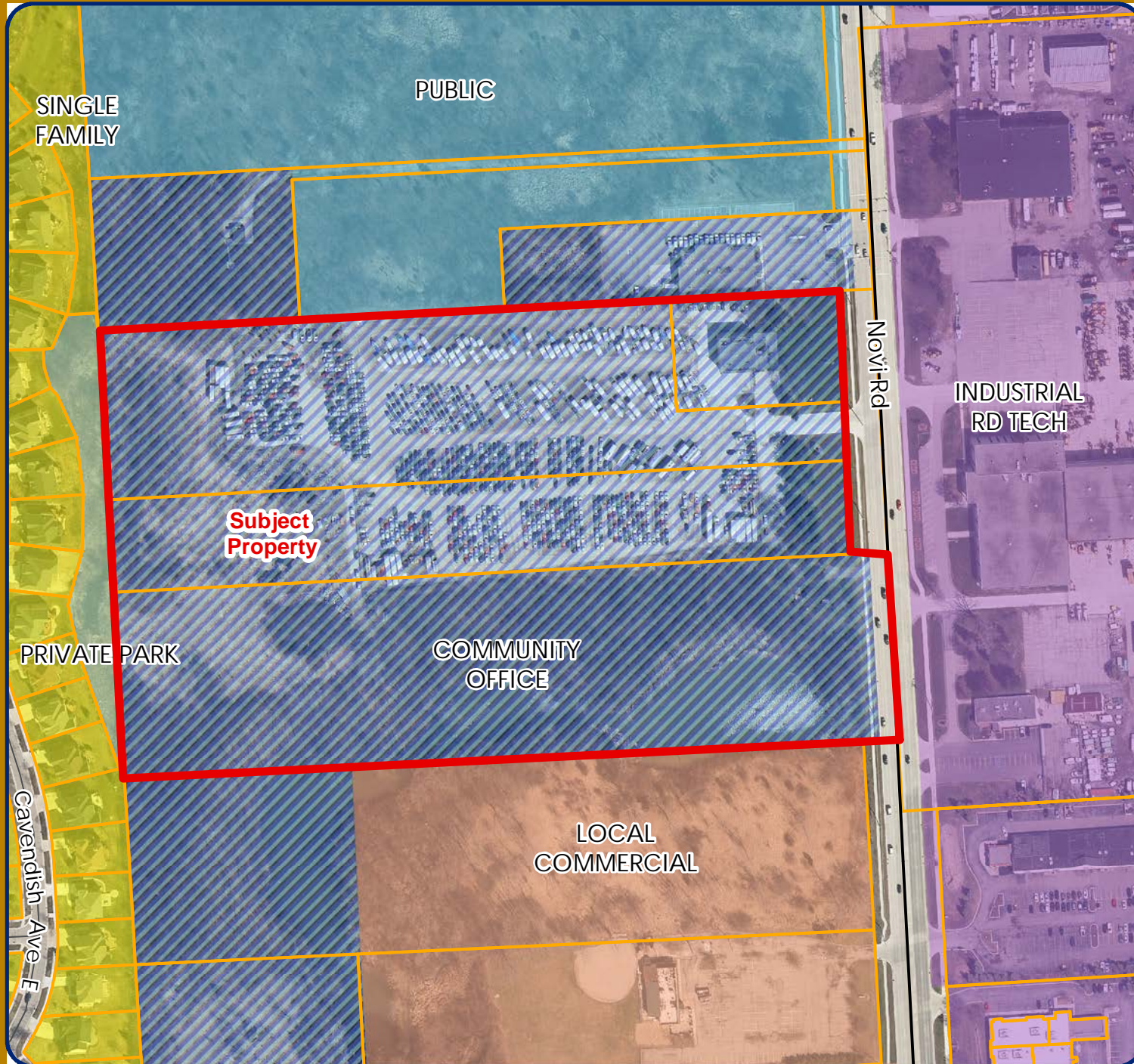
1 inch = 250 feet



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.

17-10 Emerson Park Future Land Use Map



LEGEND

FUTURE LAND USE

- Single Family
- Multiple Family
- Community Office
- Industrial RD Tech
- Heavy Industrial
- Local Commercial
- TC Commercial
- TC Gateway
- Public
- Public Park
- Private Park
- Cemetry

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

Map Author: Sri Komaragiri
 Date: 08/17/17
 Project: 17-10 Emerson Park
 Version #: 1

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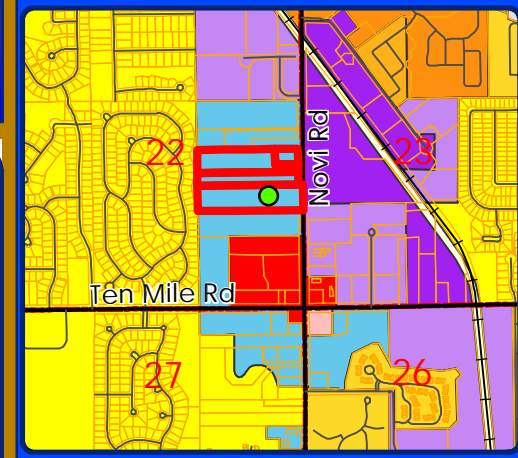
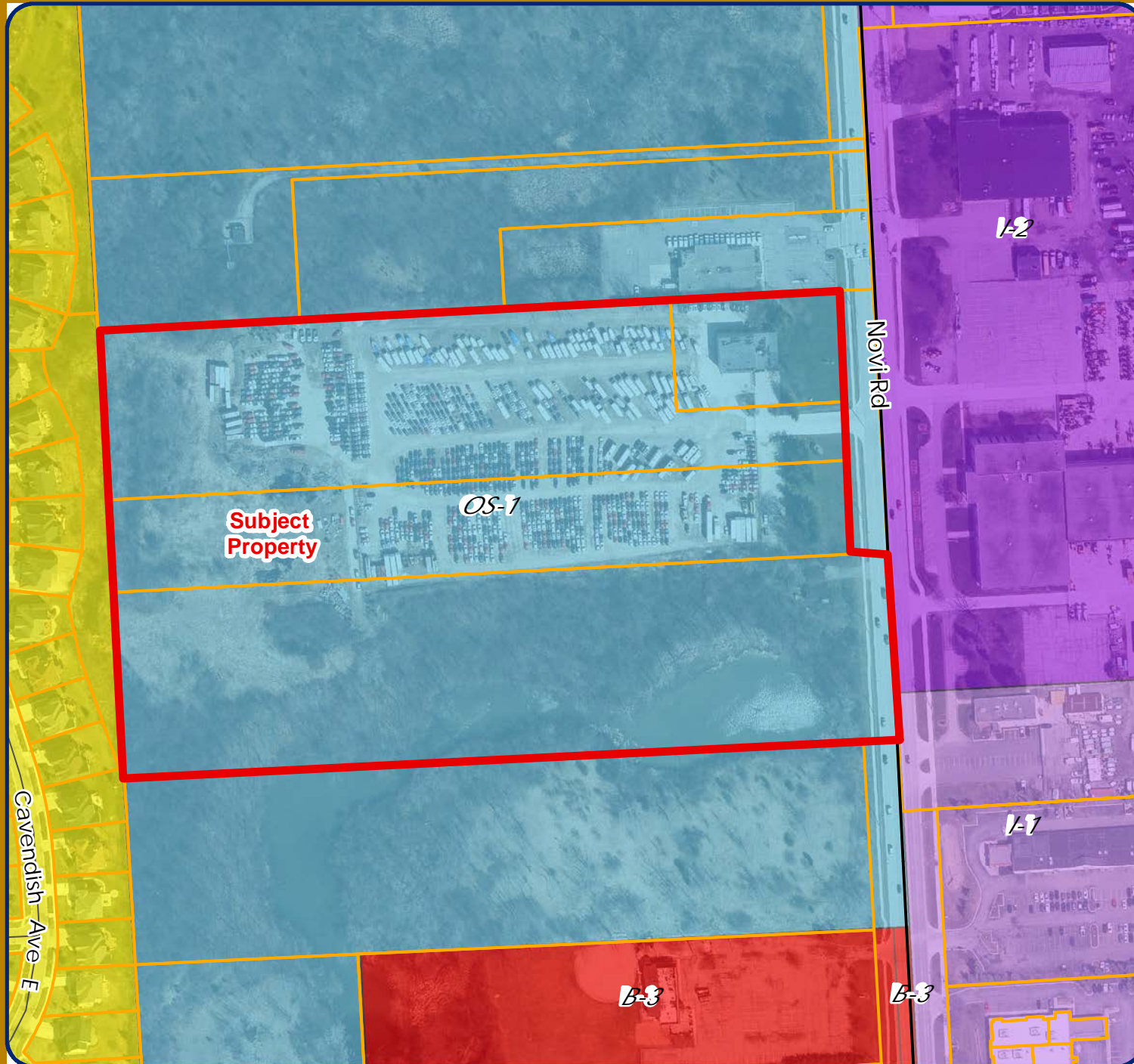
Feet

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17-10 Emerson Park Zoning Map



LEGEND

- Sections
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- P-1: Vehicular Parking District
- TC-1: Town Center -1 District

CITY OF NOVI
 City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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 Novi, MI 48375
 cityofnovi.org

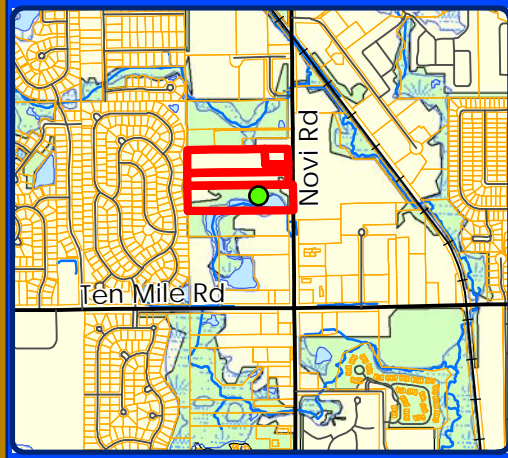
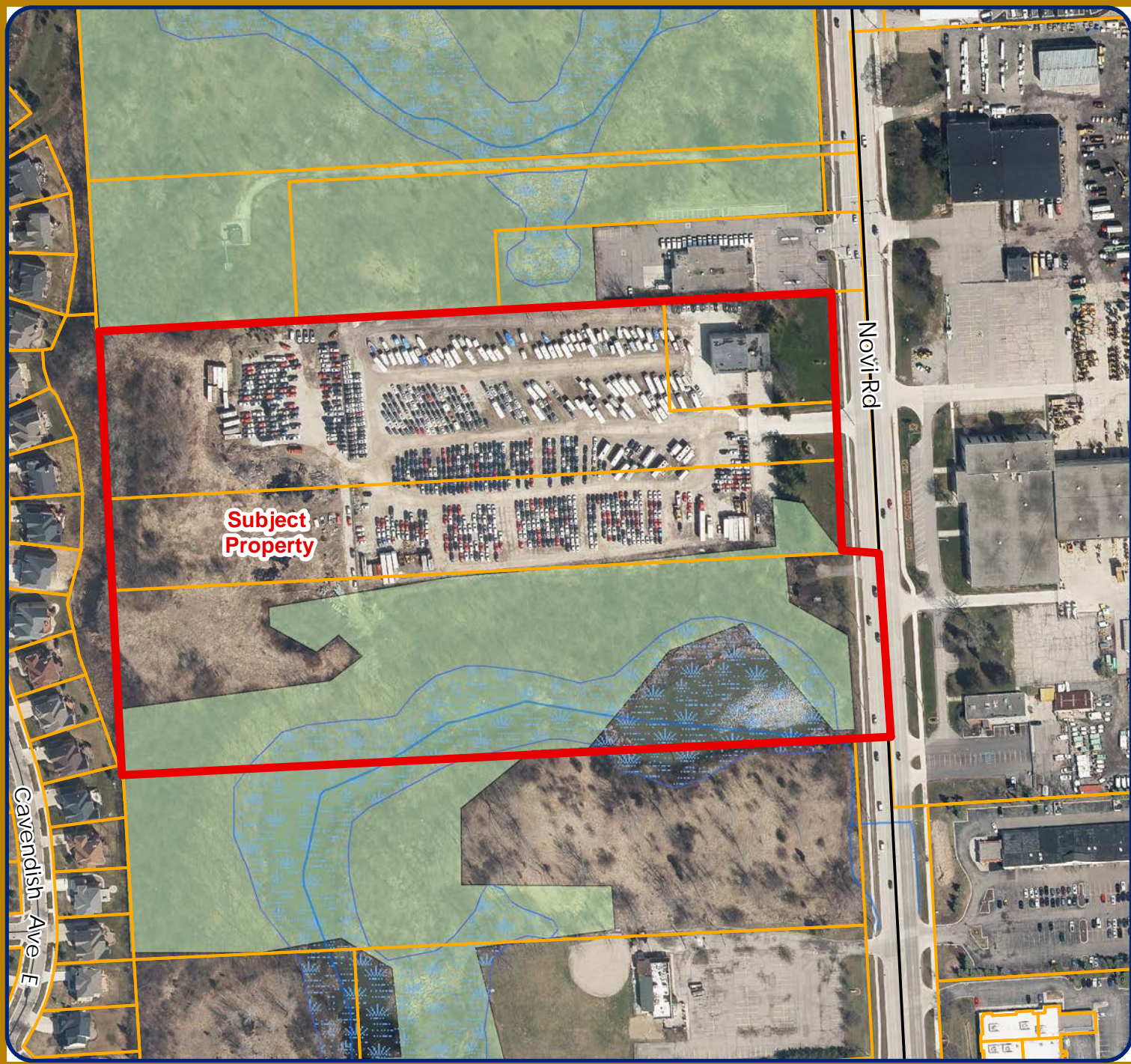
Map Author: Sri Komaragiri
 Date: 08/17/17
 Project: 17-10 Emerson Park
 Version #: 1



0 55 110 220 330 Feet
 1 inch = 250 feet

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17-10 Emerson Park Natural Features Map



- LEGEND**
-  WETLANDS
 -  WOODLANDS



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

Map Author: Sri Komaragiri
 Date: 08/17/17
 Project: 17-10 Emerson Park
 Version #: 1



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PLANNED REZONING OVERLAY NARRATIVE



July 25, 2017

Ms. Sri Komaragiri
City of Novi – Planning Department
45175 West Ten Mile Road
Novi, Michigan 48375

RECEIVED
JUL 25 2017
CITY OF NOVI
COMMUNITY DEVELOPMENT

Re: Pulte Homes, Princeton Park
Planned Rezoning Overlay (PRO) Submittal Package – Revised
JSP 16-72

Ms. Komaragiri,

Thank you for the additional project feedback provided in your latest Planning Review Letter, dated June 27, our meeting with staff on July 10 and our follow-up call on July 19. We have revised the enclosed Concept PRO plan submittal accordingly. For your use, below is a summary of the most recent revisions that we have made to the plan submittal documents;

- Revised the northern road geometry to add more undulation and provide for more visual variation along this road corridor.
- Removed three (3) additional units. The new geometry resulted in a reduction of Three (3) units, bringing our total unit count to 120. The net density is reduced to 6.2 DU/acre, and the total number of rooms to 480.
- Removed three (3) parking spaces along the road in locations as requested by planning staff.
- Upgraded garages - The developer has agreed to provide upgraded garage doors with windows in the garage doors to increase the aesthetics along the internal roadway network.
- Zoning proposal - In response to the feedback received in the latest planning review letter and our following discussions with City planners, we are proposing a PRO rezoning with a RM-2 zoning underlay, in accordance with the original staff recommendation. This would make the proposed three bedroom unit density for the development (6.2 DU/acre) in compliance with maximum density allowed per ordinance under the RM-2 zoning for a three bedroom product (15.6 DU/acre). As discussed, a one or two bedroom condominium product is not an option for the developer. The developer is confident in the housing product's success and associated room count in this product and location. Specifically, a three bedroom product is imperative for the success of the target millennial customers with a live-work lifestyle. Many buyers are anticipated to either work at home at some time during their career and/or appreciate the additional flex space of the third bedroom. Pulte Homes constantly "life tests" the housing product, and feel that the proposed attached single-family condominium values will be most successful with the additional bedroom. As depicted on the proposed plans that would be finalized with the PRO agreement, the developer does not intend to provide for an increased density and mid-rise apartment housing product style as may be allowed with RM-2 zoning, and instead is providing a more appropriate lower density and housing style that is compatible with the surrounding area, including the low intensity office/retail developments along Novi Road. This mid-block pocket residential is an

appropriate addition to Novi Road and the downtown core, and also creates an appropriate transition housing zone for the single-family development to the west.

- As the buildings are not proposed to be four or more stories, we are still requesting a deviation to allow for 480 proposed rooms. This would be a minor increase from the 423 room allowance per ordinance based on the net density of the site. We believe this deviation would be appropriate as it will not negatively impact any neighbor, nor alter the essential character of the land. The development is still preserving a large on-site wetland body (which greatly reduces the net site area) and higher quality trees to the south of the site. As noted in our prior planning study, we believe the housing product size and unit count is a great fit for the property and surrounding area.

In addition to the above referenced items, below is a summary of the previous revisions that have been made since the last Planning Commission public hearing held on May 10, 2017:

- Removed two (2) units from the plan adjacent to the play scape area. The removal of these units provided for additional functionality of open space, allowed for visitor parking, and improved the vista to the wetland pond. The total unit count has dropped from 125 at the PC meeting in May to 120 units today.
- Added three 6-foot long pedestrian benches along the play scape area. Users can now sit on the benches and watch their children play while overlooking the wetland natural resource.
- Added fourteen (14) additional parking spaces throughout the development, including five directly adjacent to the play scape area.
- Revised the layout of the driveways to provide for improved access to the loop road. The driveways have been revised in accordance with the ranges specified in the City of Novi standard detail, Figure IX.5.
- Modified the emergency access to place the pedestrian walkway centered over the access grass pavers. Shrubs have been added every twenty (20) feet along the edges of the access drive pavers to better delineate the pathway and clearly define limits of the access for winter maintenance and snow removal.
- Added additional "all season" evergreen trees and supplemental plantings along the western property line. The additional plantings will improve the screening from the residential single-family neighborhood to the west. These additional plantings will be in coordination with the adjacent property HOA Property Manager and adjacent homeowners.
- Added a 6-foot tall solid wood fence along the northeast of the property. The fence will provide improved screening from the Post Office building and the adjacent parking lot areas. Additional plantings have been added in this particular area as well.

In addition to the revised concept PRO plans, we have also proposed to clarify our proposal regarding the community benefit offering and housing product.

- **Public Benefit: Novi Road Pedestrian Enhancement Plan – As discussed, the developer is providing a \$90,000 public benefit contribution to the City for their discretionary use in providing improvements to the downtown corridor (Novi Road area).** Per the request of the Planning Commission, a plan was provided as a sample of one potential use of the public benefit contribution provided by the developer. The sample improvements have been specified at key areas along Novi Road between the development and Main Street, including low maintenance plantings, decorative brick insets and benches. We have requested and are in the process of obtaining RCOC feedback stating that the illustrative road improvements are generally acceptability for pedestrian improvements om the ROW, and will provide a response prior to the next Planning Commission meeting. The development HOA Master deed will be

set up to provide appropriate funding for future maintenance of the Novi Road pedestrian improvements. Moreover, if the city determines the specific use they want to apply the funds to, Pulte is willing to provide the necessary design and construction of appropriate work (i.e. Not art pieces), provided that determination is made within an 18-month from completion of the PRO Agreement. Enhancement uses discussed with city staff for the funding along Novi Road have included;

- Novi Road Pedestrian improvements – decorative sidewalks, plantings, lighting, and benches
 - An art piece / entrance improvements to the city cemetery on Novi Road, across from Downtown
 - An enhanced pedestrian focused area (lighted gazebo, decorative walls, etc., etc.) along Novi Road at the project frontage or the city parcel, just north of the project.
- Revised Building Elevations
The revised elevations include the front, side and rear of the buildings. The developer is committing to a minimum of proposing the first floor of the building façade to be covered in brick material. As referenced above, the developer has also agreed to provide upgraded garage doors with windows in the garages to increase the aesthetics along the internal roadway network.

We understand that with these latest revisions and commitments; will meet the intent of the discussions with the Planning Commission and your office. We look forward to your earliest review and acceptance of this Concept rezoning proposal. **As discussed, we respectfully request your recommendation for approval and forwarding onto the Planning Commission for consideration at their August 23rd meeting.** For your record, in addition to the previous submitted documents, included with this re-submittal are the following documents:

- Seven (7) copies of the revised PRO concept plans with landscaping, signed & sealed
- Illustrative Sample of a Public Benefit Pedestrian Improvement along Novi Road (Previously Provided)
- Sample Building Floor Plan – 3 bedroom units (previously provided)
- Sample Building Elevations (previously provided)

Thank you for your continued assistance and cooperation with respect to this project. Should you have any remaining questions or need anything else from us to help facilitate your review and approvals, please do not hesitate to contact me direct at (810) 923-6878.

Sincerely,
ATWELL, LLC



Matthew W. Bush, P.E.
Project Manager / Engineer

LAND USE NARRATIVE
Prepared by: CIB PLANNING



CIB PLANNING

March 20, 2017

Mr. Joe Skore
Pulte Group
100 Bloomfield Hills Parkway, Suite 140
Bloomfield, Michigan 48304-290

Subject: Princeton Park PRO Rezoning, located on the west side of Novi Road, north of W. Ten Mile Road and south of Grand River Ave, approximately 24 acres.

Dear Mr. Skore:

At your request, we have reviewed the above request to rezone an approximate 24 acre parcel from OS-1, Office Service District to RM-1, Multi-Family Residential with a Planned Rezoning Overlay (PRO). The property is currently used primarily for the outdoor storage of automobiles and recreational vehicles. Proposed is the development of a 125 unit, attached townhouse project with a boulevard entry onto Novi Road, stormwater detention facilities, open space, an interconnected pathway system, a proposed off-site pedestrian pathway, and other site amenities. This letter is submitted as an evaluation of the appropriateness of the proposed rezoning request, understanding the future land use designation for the site is Community Office. Moreover, this letter is in response to the Planning Department request to elaborate on why this project meets the Objectives in the Master Plan and the benefits outweigh possible impacts from the change in use.

For the sake of conciseness, this letter will not re-state the existing land use, zoning, and master plan designation for the subject and surrounding sites. Instead, it will focus on the key factors that relate to implementation of the Goals and Objectives in the Master Plan. Based upon our review of the application and related materials, a visit to the site, and examination of the City of Novi Zoning Ordinance and Master Plan, we offer the following for your consideration:

ANALYSIS OF REQUEST

The PRO Option is provided in the zoning ordinance to allow a change in zoning, with conditions, to provide greater public benefit, offsetting possible impacts from the change in land use. While the current Future Land Use designation of Community Office makes sense from a transitional use perspective, a more detailed examination of the site, market conditions, available land, and surrounding land uses indicates that the proposed townhouse development will prove more beneficial to the community.

Site Conditions. The southern 1/3 and western edge of the property have steep slopes and wetlands that restrict development to the area generally occupied by the storage facility. These same conditions limit the future development of the remaining area to the south that is also planned and zoned for office use. The result will be a project with small office buildings that lack exposure to Novi Road and are located mid-block, away from other anchor retail and office uses. As indicated in the supporting real estate letters, the market for mid-block commercial development is poor and it is unlikely that developers would take such a risk when better alternatives exist in the area.

Competing Office Districts. Just a short distance from the subject site is the area designated on the Future Land Use Map as Town Center Gateway. This key, vibrant location is designated for a mixture of uses, including office. Most prospective office users would be drawn to the Town Center location over the subject site. Likewise, the City West overlay along Grand River Ave., from Taft Road to Beck Road, indicates a planned mixture of uses including office. As with the Town Center, this area and the properties to the east on Grand River Ave. will be more attractive to office users given nearby anchor uses such as Providence Park and the Novi Town Center.

Master Plan Goals and Objectives. One of the Goals of the Master Plan is to “provide a wide range of attractive housing choices.” This is further supported by the corresponding Objective to “Attract new residents to the city by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families, and the elderly.” These goals and objectives are supported by the Housing Plan section of the Master Plan with a good explanation of the “Missing Middle” housing. This term refers to “housing types that achieve medium-density yields and provide high-quality, marketable options between the scales of single-family homes and mid-rise flats for walkable urban living. They are designed to meet the specific needs of shifting demographics and the new market demand, and are a key component to a diverse neighborhood. They are classified as ‘missing’ because very few of these housing types have been built since the early 1940’s due to regulatory constraints.”

The proposed townhouse development not only meets the demand for “missing middle” housing, but also fills a specific niche in the market. A considerable amount of land in Novi is developed for single-family residential use and it is difficult for young families and even “millennials” to purchase property in Novi since available housing options are limited. The development of Princeton Park will help meet this demand and make new construction available to families with children.

Lack of Available Sites. Although areas in the city are designated for multiple-family development, few of them are vacant and available for townhouse development. Most of the RM-1 and RM-2 zoned districts are developed, limiting the ability to build a project like Princeton Park in Novi. Much of the future multiple-family housing will likely be located in the Town Center and City West areas and be higher density in character, such as flats and condominiums. Current and prospective Novi residents may have to look outside the city for townhouse units due to the limited number of available sites.

Close Proximity to Downtown & Town Center. The location of Princeton Park places it within close walking distance to both the Downtown and Town Center areas. The addition of residents to the

area will only strengthen those commercial districts, support local businesses, and continue to create a more vibrant atmosphere.

Provision for Public Improvements. One of the key benefits of the Princeton Park PRO is the Neighborhood Connector Pathway and supporting sidewalks. The proposed pathway system, including the Connector through City land, will not only improve pedestrian connectivity for the subject development, but also for the abutting subdivision to the west. This will encourage those residents to walk to the Town Center and Downtown areas rather than use vehicles to get there. Another side benefit is that less vehicles will be on the road, especially during already congested peak periods.

CONCLUSION

With the proposed benefits, quality site design, and an understanding of the current and future office market, the proposed Princeton Park PRO request represents a small departure from the current Future Land Use Plan designation of Community Office. With single-family residential development to the west, a townhouse project is an appropriate transitional use and allows full development of this long, narrow property. A failed office project could prove problematic for the abutting properties and make development of adjacent land difficult. Moreover, the Princeton Park project meets the goals and objectives of the Master Plan while supporting nearby projects like the Town Center and Downtown area. The introduction of additional "Middle Housing" into the city will further implement the intent of the Master Plan and be a benefit to residents.

If you have any further questions, please contact us at 810-335-3800.

Sincerely,

CIB Planning



Carmine P. Avantini, AICP
President

CITY COUNIL MINUTES
(October 23, 2018)

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, OCTOBER 23, 2017 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

Mayor Gatt called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Burke, Casey, Markham, Mutch, Wrobel

ALSO PRESENT: Peter Auger, City Manager (absent excused)
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 17-10-156 Moved by Wrobel, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Agenda as presented.

Roll call vote on CM 17-10-156 **Yeas: Staudt, Burke, Casey, Markham, Mutch,
Wrobel, Gatt**
Nays: None

PUBLIC HEARING:

1. Proposed Amendment to Consent Judgment to allow independent multiple family residential dwelling units, in addition to proposed memory care and assisted living units as part of the proposed Novi Senior Community Project.

Public hearing - open 7:01

Marlene Fluharty, 28115 Meadowbrook Road, said she was the Executive Director of Americana Foundation which owns the 100 acres adjacent to this property. It was only a week and a half ago that she received the first and only notice of this development which is on their eastern property line. Tollgate Farm is a gem in the City, but she's afraid much less appreciated. It offers so many opportunities. It is a vision of quality of life, a place of peace, a regional asset, and a prime star thing for the people of Novi and Oakland County. The development of incompatible uses on all four sides of the 160 acres is causing difficulty. The loss of wetlands to the north, east and south are the result of some flooding and loss of ground water, which is critical to the function of the farm. Trees have been lost on all sides so there is no more soil control, carbon trapping and no ability to control the temperatures of all the concrete, asphalt and buildings that are now around them. More asphalt equals more traffic and contaminated runoff. Loss of wildlife habitat has been extreme. Therefore on the farm they have had to build more deer fences and have more control. There are complaints from neighbors who claim they are losing vegetation. She urged them to consider the adjacent property and damage being done to Tollgate Farm.

I. Approval of Claims and Accounts – Warrant No. 998

Roll call vote on CM 17-10-157

**Yeas: Burke, Casey, Markham, Mutch, Wrobel,
Gatt, Staudt**

Nays: None

MATTERS FOR COUNCIL ACTION

1. Consideration of tentative approval of the request of Pulte Homes of Michigan, LLC, for Emerson Park, JSP 17-10, with Zoning Map Amendment 18.717, to rezone property in Section 22, located on the west side of Novi Road between Ten Mile Road and Grand River Avenue from OS-1, (Office Service) to RM-2 (High Density Multiple Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property totals approximately 24 acres and the applicant is proposing a 120-unit multiple-family attached condominium development.

Joe Score, Vice President of land of Pulte Homes of Michigan said they were here two weeks ago and heard great feedback. It revolved around three main aspects of their plan. The pricing and the impact on affordable housing in the city, their collaboration with neighbors to west, proposed landscape plan with buffer and last the proposed public benefit. He stated in terms of the pricing, there was discussion regarding the missing middle, to offer more affordable housing. He said Pulte's main objective is to provide housing to the under served in the housing market. Specific to Emerson Park and Novi, Pulte is the largest home builder in Michigan. They are in a multitude of sub markets throughout metro Detroit. He said the City of Novi and the Novi School District; it's at the top, if not the top. That is reflected in the limited development opportunities and the price of land. To provide entry level housing in Novi, it's almost impossible. He mentioned their proposed price point is around \$350,000. The average price is for a detached home in the City of Novi is \$580,000. They are nowhere near that. The base pricing is in the high \$200,000 for a 2,000 square foot home. He is certain that pricing is not available in the City. They will cater to the missing middle. In terms of the buffer, they spent a lot of time with neighbors. They are preserving all existing vegetation on western and supplementing with a robust landscape plan. He stated they were originally planning 10-12 foot trees, but they will increase that to 12-14 foot trees. They want to do the right thing for the residents and the neighbors. In terms of the public benefit they thought it was positive. He explained they went back to drawing board and had some discussions. The first option revolves around the historic cemetery. Right now the internal roads are just dirt. They are proposing to pave the internal cemetery roads which are approximately 925 feet. This will allow residents to honor and connect to Novi's earliest settlers. The second option is an enhancement to pedestrian pathway network. There is an area on the north side of 10 Mile Road between Churchill Crossing and an office/commercial use that is close to Novi Road where there is a gap in pathway. Right now it is wetlands and has some challenging topography. They are proposing, subject to right-of-way, the installation of a boardwalk and concrete

pathway which would be about 380 feet. It will enhance connectivity to City offices, schools and library. They had discussions with Parks Director, Jeff Muck who supported both public benefit options. He felt they were substantial public benefits for the residents of the City of Novi.

Mayor Gatt spoke about Kathy Crawford, a former council member, State Representative and friend of the Novi Historical Commission who hosted a tour of the cemetery. There were quite a few people there. He met with a young lady who used to work at City of Novi and her grandparents are buried there. Every time her mother wants to visit the grave of her parents, she can't because she cannot walk and half the road is unusable. He believes that public benefit is something good. Mayor Gatt urged residents to visit the cemetery, he said it is really a historic grounds. He stated he would opt for the cemetery road paving benefit.

Mayor Pro Tem said he likes the enhancements to public benefit. He thought it was good and he was happy they spent time inquiring about the buffer that Council Member Casey discussed. It seems that is an acceptable situation. This particular piece of land is a keyhole type project where it's not seen from the road. It's primarily behind the scenes. Most people wouldn't know it is largely a big parking lot that does not provide financial benefit to the City. He said this project being in the Novi School District definitely helps in that situation. So much of what they have approved in the last several years has been a benefit to South Lyon and Walled Lakes Schools. This project is good from that standpoint. He said he doesn't have a lot of issues with this project.

**CM 17-10-158
(Main Motion)**

Moved by Staudt, seconded by Wrobel;

Tentative indication that Council may approve the request of Pulte Homes of Michigan, LLC, for Emerson Park, JSP 17-10, with Zoning Map Amendment 18.717, to rezone property in Section 22, located on the west side of Novi Road between Ten Mile Road and Grand River Avenue from OS-1, (Office Service) to RM-2 (High Density Multiple Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and direction to the City Attorney to prepare a proposed PRO Agreement with the following considerations:

- 1. The PRO Agreement shall contain the following Ordinance deviations, for which the City Council makes the finding, for the reasons stated, 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 (which is hereby granted):**

- a. Planning Deviation from Sec. 3.1.8.D of Zoning Ordinance for reduction of the minimum required building side setbacks by 34 feet (Required 75 feet, provided 41 feet), *since the buildings are low profile, and would not necessarily benefit from the additional setback standards;*
- b. Planning Deviation from Sec. 3.8.1.B of Zoning Ordinance for exceeding the maximum number of rooms (423 maximum allowed, 480 provided), because the development will be built using only three-bedroom units, instead of a mix of 2- and 3-bedroom units, which could have met the ordinance standards, but would not meet the developer's understanding of the current market demand for this type of housing;
- c. Planning Deviation from Sec. 3.8.2.D of Zoning Ordinance for not meeting the minimum orientation for all buildings along an outer perimeter property line (45 degrees required, varied angles provided), since the buildings are low profile and would not necessarily benefit from the modified building orientation;
- d. Planning Deviation from Sec. 5.16.5.C of Zoning Ordinance for reduction of minimum required sidewalk width for bike parking (6 feet required, 5 feet provided), as the deviation will have minimal practical effect;
- e. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of Zoning Ordinance for reduction/absence of street trees along Novi Road frontage (16 trees required, 16 *proposed contingent on RCOC approval*), *because the Road Commission for Oakland County may not allow the plantings for site distance and traffic safety reasons;*
- f. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for not meeting the minimum height of landscape berm along North boundary (4.5-6 feet required, 2-2.5 feet provided along approximately 950 of 1340 linear feet of boundary);
- g. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for absence of required berm along a portion of northern property

- boundary (no berm proposed for approximately 390 linear feet), *due to location of proposed detention ponds;*
- h. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the entire southern property boundary (4.5-6 feet required, 0 feet provided), *due to existing wetlands;*
 - i. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms within Novi Road green belt (779 Linear feet frontage required, 0 feet provided), *due to distance between Novi Road and the proposed homes, the proposed detention ponds, and heavy landscaping;*
 - j. Landscape deviation from Sec 5.5.3.E.ii of Zoning Ordinance for proposing sub canopy trees in lieu of some of the required Deciduous Canopy of Large evergreen trees (approximately 21 percent of required Canopy trees are replaced with sub canopy trees), *as it will provide additional visual and species diversity to the site;*
 - k. City Council variance from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet interval along the property boundary to connection to the adjacent property boundary, *due to conflict with existing wetlands;*
 - l. City Council variance from Chapter 7(c)(1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb to a minimum of 7.5 feet, *because of the low speed of traffic expected through the site.*
 - m. No deviation for Façade Ordinance requirements is granted. The applicant shall provide revised conceptual elevations that conform to—or exceed—Ordinance requirements.
2. The following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. Maximum number of units shall be 120.
- b. Maximum height of building shall be 2 stories and 32 feet.
- c. The development will have three bedroom units throughout the development.
- d. Maximum Density of the development shall be 6.2 DUA.
- e. All building facades will have brick up to the first floor belt line. Upgraded garage doors with windows shall be provided.
- f. Additional buffer screening is provided for existing residents in the adjacent neighborhood along western property boundary.
- g. Secondary emergency access will be maintained clear of snow or any other
- h. Evergreen tree plantings along the west property line to be increased to 12-14 feet in height at initial planting (from the previous plan to provide 10-12 foot tall plantings).
- i. Minor modifications to the approved Planned Rezoning Overlay Concept Plan (PRO) can be approved administratively, upon determination by the City Planner, that the modifications are minor, do not deviate from the general intent of the approved PRO Concept plan and result in reduced impacts on the surrounding development and existing infrastructure.
- j. Applicant shall comply with the conditions listed in the staff and consultant review letters.

3. The following public benefits:

- A. Pave the existing Novi cemetery roads by providing a 10-12 foot wide, 3 inch asphalt pavement overlay on top of the existing vehicle pathways throughout the cemetery (approximately 925 feet) with further details to be determined working together with the City staff.

4. This motion is made for the following reasons:

- a. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of Community Office for the

parcel as indicated in the applicant's letter dated March 20, 2017, noting the appropriateness of a residential use for the site given the close proximity to Main Street and Town Center and the ability for additional nearby residents to add vibrancy and support for local businesses,

- b. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 - i. Provide residential developments that support healthy lifestyles by providing neighborhood open space between neighborhoods (by including the proposed play space, pedestrian walks and pocket parks).
 - ii. Provide a wide range of housing opportunities that meet the needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly (the applicant has indicated that the proposed townhouse development meets the demand for "missing middle" housing, and will also provide an attractive alternative to the single family residential homes, by providing another option for young families and millennials to purchase property in the City.
 - iii. Protect and maintain the City's woodlands, wetlands, water features and open space (A majority of site is preserved in Open space. Over 99.5% of wetlands are preserved and only 20 % of woodlands are proposed to be removed as a part of the development plans).
- c. The proposed density of 6.2 units to the acre in attached townhouse format, provides a reasonable transition between the existing recommended density of no more than 3.3 units to the acre on the single family detached residential property to the west, and the non-residential uses proposed and existing along Novi Road.

- d. **The development plan will remove a long-standing non-conforming outdoor storage yard use of the property.**
- e. **The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that a reduction of 1,402 trips per day, 264 trips for the AM peak hour, and 225 trips for the PM peak hour is estimated based on the zoning change from Office to residential.**
- f. **Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.**
- g. **This tentative approval does not guarantee final PRO Plan approval or approval of a PRO Agreement.**

Member Mutch said he wouldn't support the motion as presented. He said conceptually, while they didn't have this planned for residential use, with its proximity to the Main Street area, it is a use he was willing to consider. He did mention that he thought if they are going to have high density, it needed to be located in the core of the City. He would describe the core as being along Grand River within proximity of Main Street. He felt this was close enough to meet that. The infrastructure is there already. It makes more sense to have that kind of development in this area versus other locations. He thinks there are challenges because it stands alone. If they are moving forward, they accept the idea of an island of residential, because no residential will happen around it. The bigger issue with the proposed development wasn't the density as it was proposed; it was how the site is laid out. He mentioned hearing a lot of talk from Planning staff and discussion in the Master Plan about the missing middle. The kind of projects they are seeing in terms of the missing middle is not what they are seeing tonight. This is standard suburban high density residential attached condominium development that you could have seen in the 70's and 80's. He didn't feel it was as nice as terms of the layout as some of the existing development that is comparable. He doesn't feel it presents itself well as a community. He thought that was unfortunate because he felt there was a lot of opportunity here. His personal preference on the public benefit was the pathway along 10 Mile Road. The concern with the cemetery improvements, which sound good, is that if you've been in the cemetery, many gravestones are on top of the existing gravel road. It has a very tight layout. When you pave those interior roads and change from gravel/dirt to paved, there is runoff. He said there will be nowhere for the runoff to go. They already have trouble with erosion near the railroad tracks. That would create a situation where water runoff would have nowhere to go. There is no room to take the water and direct it someplace else.

Conceptually it sounded good, but in actual application, there would be a problem. As much as he would like people to visit the cemetery, it isn't good for the long term health of cemetery. It makes it easier for people that want to be there, but also for those people with bad intentions. He can't support motion for all of the reason he listed.

Member Markham said she went home after the last meeting and thought about it. She said she drove by the site and looked at aerial photos in more detail. She said with the changes they have made and after thinking about it she said there was more to like about this than she thought. She listed the features she did like, such as she agreed that it was a moderate income development. We have a need for that. She also liked the idea of walkability. Everyone talks about walkability to Main Street, but she sees it more so to 10 Mile Road and Novi Road. Those are locations you would want to get to, such as restaurants, the drug store, and the bank. When you go to Town Center, you take your car for purchases. She thought the public benefit feature she would support would be the sidewalk from Churchill Crossing. That would also feed the same center of retail development in both directions and help keep that alive and thriving. She has seen many people walking that section on 10 Mile Road. They walk to the corner and those restaurants. She would like to see that pathway completed, it is more important than paving the cemetery. She said she respects the cemetery, its history and role in the City, but as a public benefit, that sidewalk is better. She could not support the motion because of that. If they have higher density, it's on Novi Road. She also liked the idea that they are building on land that's been built upon. She also mentioned she liked the screening from street. She stated the proposal is in better shape to her than it was previously.

Member Wrobel thanked Pulte for listening and coming back with viable public benefit options. He felt they presented two good options. He said he would support the benefit that was stated in the motion.

Member Casey also thanked them for paying attention to their feedback. She thought the development is a good fit for area. They listened and made improvements to their proposal. She is torn on the public benefits, she liked them both. The public benefit she preferred would have been the connection of the pathway from Churchill Crossing to Novi Road to complete the pathway for residents. She was at the cemetery and she saw the condition of the gravel road. That is important, but they are missing an opportunity to finish that segment of pathway if they don't take that benefit. She said the City of Novi could take care of the cemetery.

Mayor Pro Tem requested that they change his motion to the second option which was completing the segment of pathway along 10 Mile Road instead of paving the cemetery.

The amended motion:

**CM 17-10-158 Moved by Staudt, seconded by Wrobel; CARRIED UNANIMOUSLY
(Amendment)**

Tentative indication that Council may approve the request of Pulte Homes of Michigan, LLC, for Emerson Park, JSP 17-10, with Zoning Map Amendment 18.717, to rezone property in Section 22, located on the west side of Novi Road between Ten Mile Road and Grand River Avenue from OS-1, (Office Service) to RM-2 (High Density Multiple Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and direction to the City Attorney to prepare a proposed PRO Agreement with the following considerations:

1. The PRO Agreement shall contain the following Ordinance deviations, for which the City Council makes the finding, for the reasons stated, 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 (which is hereby granted)*:
 - a. Planning Deviation from Sec. 3.1.8.D of Zoning Ordinance for reduction of the minimum required building side setbacks by 34 feet (Required 75 feet, provided 41 feet), *since the buildings are low profile, and would not necessarily benefit from the additional setback standards*;
 - b. Planning Deviation from Sec. 3.8.1.B of Zoning Ordinance for exceeding the maximum number of rooms (423 maximum allowed, 480 provided), because the development will be built using only three-bedroom units, instead of a mix of 2- and 3-bedroom units, which could have met the ordinance standards, but would not meet the developer's understanding of the current market demand for this type of housing;
 - c. Planning Deviation from Sec. 3.8.2.D of Zoning Ordinance for not meeting the minimum orientation for all buildings along an outer perimeter property line (45 degrees required, varied angles provided), since the buildings are low profile and would not necessarily benefit from the modified building orientation;
 - d. Planning Deviation from Sec. 5.16.5.C of Zoning Ordinance for reduction of minimum

- required sidewalk width for bike parking (6 feet required, 5 feet provided), as the deviation will have minimal practical effect;
- e. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of Zoning Ordinance for reduction/absence of street trees along Novi Road frontage (16 trees required, 16 *proposed contingent on RCOC approval, because the Road Commission for Oakland County may not allow the plantings for site distance and traffic safety reasons;*
 - f. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for not meeting the minimum height of landscape berm along North boundary (4.5-6 feet required, 2-2.5 feet provided along approximately 950 of 1340 linear feet of boundary);
 - g. Landscape deviation Sec. 5.5.3.B.ii and iii of Zoning Ordinance for absence of required berm along a portion of northern property boundary (no berm proposed for approximately 390 linear feet), *due to location of proposed detention ponds;*
 - h. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the entire southern property boundary (4.5-6 feet required, 0 feet provided), *due to existing wetlands;*
 - i. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms within Novi Road green belt (779 Linear feet frontage required, 0 feet provided), *due to distance between Novi Road and the proposed homes, the proposed detention ponds, and heavy landscaping;*
 - j. Landscape deviation from Sec 5.5.3.E.ii of Zoning Ordinance for proposing sub canopy trees in lieu of some of the required Deciduous Canopy of Large evergreen trees (approximately 21 percent of required Canopy trees are replaced with sub canopy trees), *as it will provide additional visual and species diversity to the site;*
 - k. City Council variance from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for

- reduced impacts on the surrounding development and existing infrastructure.
 - j. Applicant shall comply with the conditions listed in the staff and consultant review letters.
- 3. The following public benefits:
 - B. Design and construct a key pedestrian on the north side of Ten Mile Road, west of Novi Road, and east of Churchill Crossing, approximately 380 feet, with the City providing the appropriate ROW and/or easement rights.
- 4. This motion is made for the following reasons:
 - a. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of Community Office for the parcel as indicated in the applicant's letter dated March 20, 2017, noting the appropriateness of a residential use for the site given the close proximity to Main Street and Town Center and the ability for additional nearby residents to add vibrancy and support for local businesses,
 - b. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 - i. *Provide residential developments that support healthy lifestyles by providing neighborhood open space between neighborhoods (by including the proposed play space, pedestrian walks and pocket parks).*
 - ii. Provide a wide range of housing opportunities that meet the needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly (the applicant has indicated that the proposed townhouse development meets the demand for "missing middle" housing, and will also provide an attractive alternative to the single family residential homes, by providing another option for young

- families and millennials to purchase property in the City.
- iii. Protect and maintain the City's woodlands, wetlands, water features and open space (A majority of site is preserved in Open space. Over 99.5% of wetlands are preserved and only 20 % of woodlands are proposed to be removed as a part of the development plans).
 - c. The proposed density of 6.2 units to the acre in attached townhouse format, provides a reasonable transition between the existing recommended density of no more than 3.3 units to the acre on the single family detached residential property to the west, and the non-residential uses proposed and existing along Novi Road.
 - d. The development plan will remove a long-standing non-conforming outdoor storage yard use of the property.
 - e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that a reduction of 1,402 trips per day, 264 trips for the AM peak hour, and 225 trips for the PM peak hour is estimated based on the zoning change from Office to residential.
 - f. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.
 - g. This tentative approval does not guarantee final PRO Plan approval or approval of a PRO Agreement.

Roll call vote on CM 17-10-158

Yeas: Casey, Markham, Mutch, Wrobel, Gatt
Staudt, Burke

Nays: None

Member Burke mentioned he was trying to figure out how to get both options. All speakers have brought up valid points. He would like to see both, but knows it is not an option on the table. He appreciated the maker of the motion changing this to the

pathway on 10 Mile Road. He knows the pathway is a segment that needs to be filled. It is a priority for the Walkable Novi Committee. He appreciated Pulte stepping up and offering to do that. He supported the amended motion.

Mayor Pro Tem wondered what the value of the pathway was. Assistant City Manager Cardenas replied that it was about \$160,000.

Member Wrobel asked staff who owned the property that they would put the sidewalk on and is there anything planned to develop that property in the future. City Planner McBeth said that property is currently vacant land. She mentioned there are quite a few wetlands and woodlands on it. She believed it was in private ownership and not affiliated with the adjacent property owners. They haven't seen anything recently that they would like to develop. Member Wrobel said he thought years ago they talked about a supermarket.

Member Mutch commented he thought the property was wetlands and some property owner tried to fill it, but he has heard it's challenging to develop. He doesn't see development there anytime soon. In the interest of accommodating his fellow Council Members and they were willing to change public benefit, he would be willing to support the motion to move this forward. He stated on the record it was not his favorite project, but they are putting in an area that needs it.

2. Consideration to approve First Amendment to Consent Judgment in the case of Eldridge v City of Novi, Oakland County Circuit Court Case No. 06-073087-CH, relating to property on the north side of Twelve Mile Road east of Novi Road and the Oakland Hills Cemetery.

Assistant City Manager Cardenas said this related to the public hearing that was on the Agenda earlier. It involved a 10 acre piece of property that was involved in a 2006 lawsuit regarding how property would be zoned. In 2007 the consent judgment was entered into to permit the zoning of OS-1. The new owner would like to develop it as a senior living facility with part of the senior living as independent living. In the current zoning it only speaks to senior living facility which is more of group atmosphere. By amending the consent judgment it would allow the independent living aspect to the new facility.

Mayor Gatt commented that the property is zoned properly for this type of building that is being proposed, but this amendment would allow them to add a different type of resident. City Attorney Schultz said that was correct. Mayor Gatt said this would not change the landscape or cause the problems that someone in the public hearing spoke about any more than the property owner has the ability to do now. City Attorney Schultz said the settlement in 2007 authorized OS-1 uses on the entire 10 acre parcel, which includes a senior living facility. The only thing they want to do is in addition to a senior living facility, they want to have some units that allow senior independent living units. The footprint does not change, but it would allow them to