



VILLA D'ESTE JSP17-52 with Rezoning 18.718

VILLA D'ESTE JSP 17-52 AND ZONING MAP AMENDMENT 18.718

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 49 acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 53-unit single-family ranch housing development (for sale).

Required Action

Hold the public hearing and **postpone** the Recommendation to the City Council for approval or denial of rezoning request from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay at another Public hearing.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval not currently recommended	08-17-17	<ul style="list-style-type: none"> • Request to waive site condominium review to allow for overall modifications to all applicable minimum lot size, lot shape, lot frontage, setbacks and lot coverage. • Location of pool equipment and generator in the front yard • Items to be addressed by the applicant prior to Concept Plan approval
Engineering	Approval recommended	08-17-17	<ul style="list-style-type: none"> • Absence of stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter . • Not providing non-paved eyebrows. • Absence of sidewalk along the portion of the south side of Villa Drive and the west side of Villa D 'Este Blvd. • Blocks longer than 1400 feet. • Items to be addressed by the applicant prior to Concept Plan approval
Landscaping	Approval not currently recommended	08-14-17	<ul style="list-style-type: none"> • The required berm is not proposed along the western section of the project's Nine Mile Road frontage. • The required berm is not proposed west of the entrance, in the eastern section of the project's Nine Mile Road frontage. • Items to be addressed by the applicant prior to Concept Plan approval
Traffic	Approval recommended	08-17-17	<ul style="list-style-type: none"> • Not meeting the minimum 200 feet distance between the proposed driveway and Garfield Road • The sidewalks should be located a minimum of 15 feet from the back of curb

			<ul style="list-style-type: none"> • Horizontal curve radii throughout the site that fall below the minimum required horizontal curve radii. • Items to be addressed by the applicant prior to Concept Plan approval
Traffic Study	Approval recommended	08-15-17	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Concept Plan approval
Wetlands	Approval not currently recommended	08-16-17	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Concept Plan approval
Woodlands	Approval not currently recommended	08-16-17	<ul style="list-style-type: none"> • Off-site placement of woodland replacement trees adjacent to Garfield Road, Nine Mile Road and on ITC easements • Upsizing of woodland replacement credits • Deviation from woodland replacement diversity requirements • Defer the submittal of Tree survey to Preliminary Site Plan Submittal • Items to be addressed by the applicant prior to Concept Plan approval
Façade	Not applicable		<ul style="list-style-type: none"> • Request to waive similar dissimilar review of the proposed residential units. • Did not perform a review due to insufficient information. Preliminary comments provided as part of Planning review
Fire	Approval recommended	08-10-17	Additional comments to be addressed with next submittal

MOTION SHEET

Postpone

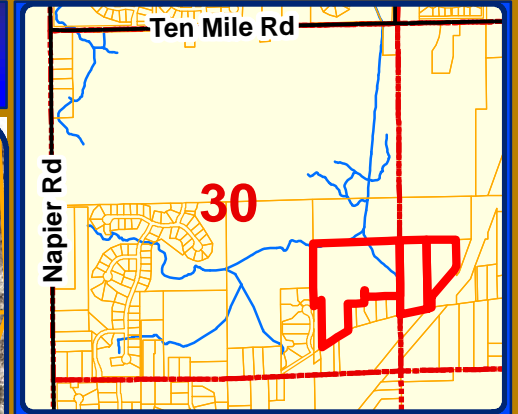
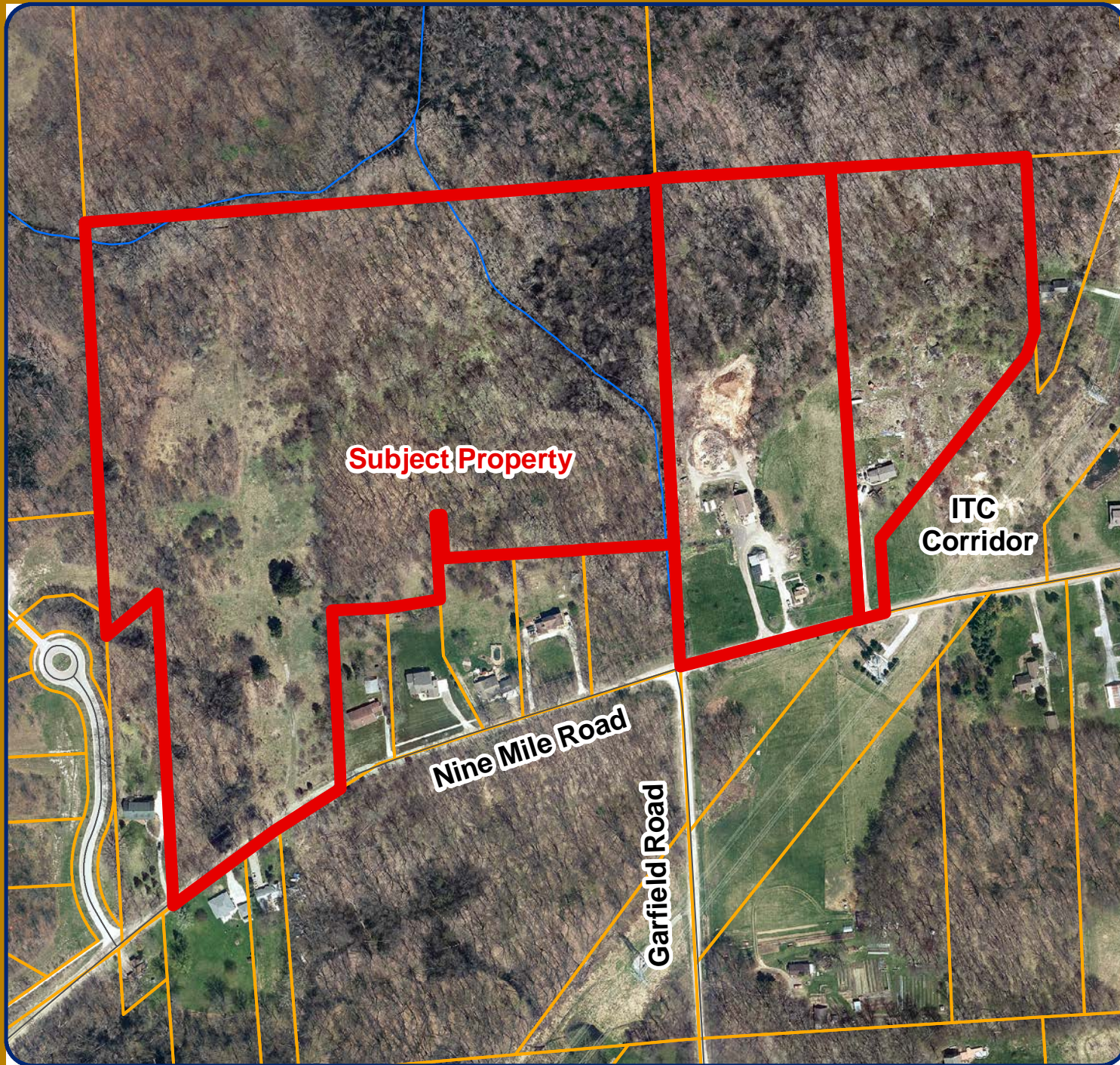
In the matter of Villa D Este JSP 17-52 and Zoning Map Amendment 18.718, motion **postpone making a recommendation on the proposed PRO and Concept Plan** to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay **to the meeting on October 11, 2017**. This recommendation is made for the following reasons:

1. To allow the applicant time to consider further modifications to the Concept Plan as discussed in the review letters; and
2. To allow staff to advertise for another public hearing to include the fourth parcel in the public hearing notice, as this was left out from the current notice due to misrepresentation in the site plan submittal.
3. (Additional reasons here if any).

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 17-52 VILLA D ESTE

Location



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: 08/18/17
Project: JSP 17-52 Villa D'Este
Version #: 1



1 inch = 333 feet

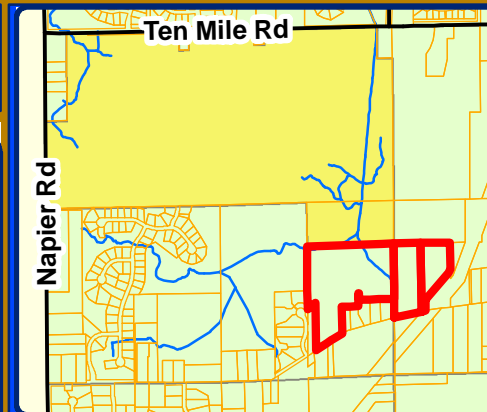
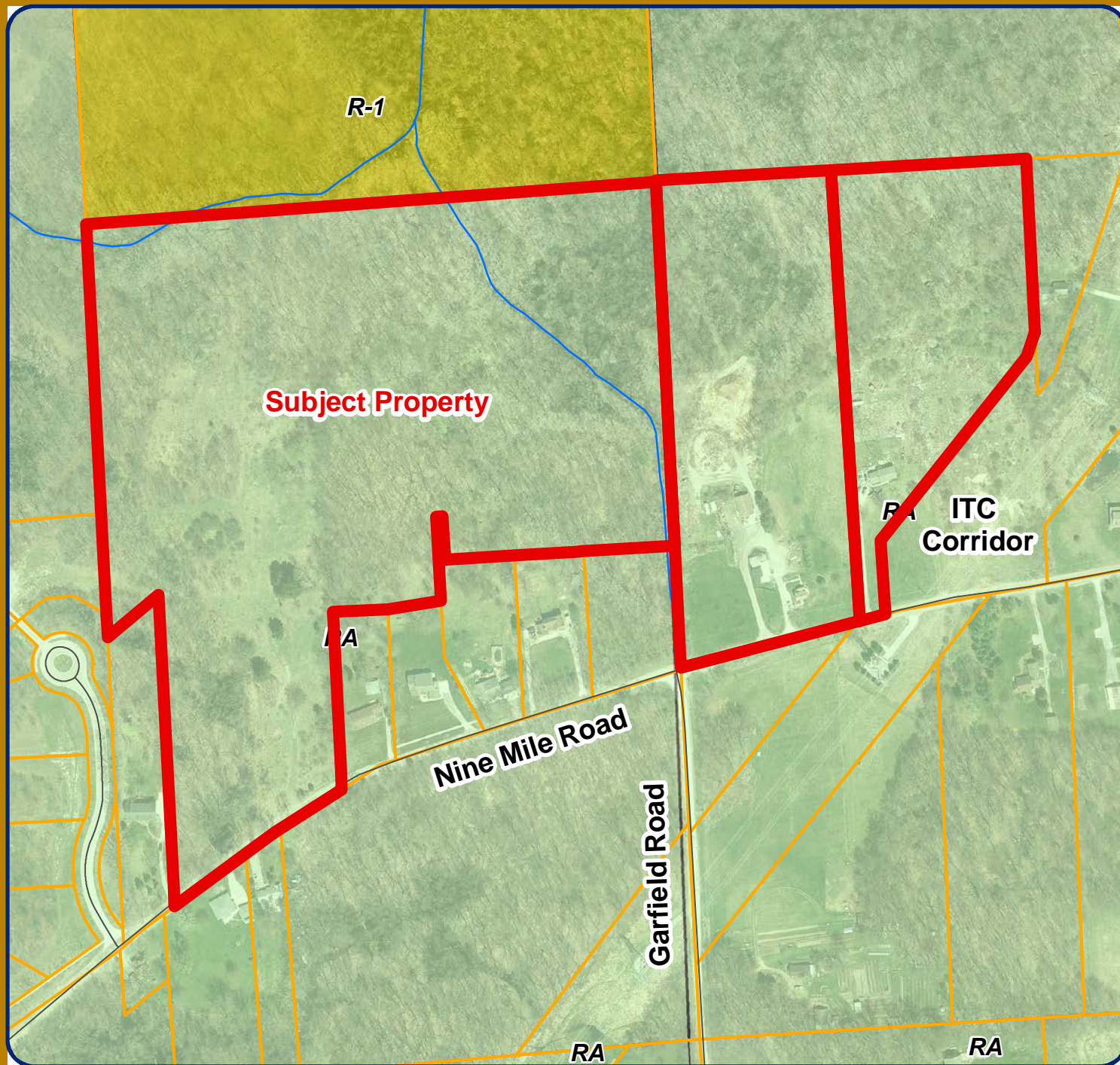


MAP INTERPRETATION NOTICE



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JSP 17-52 VILLA D'ESTE

Zoning



Legend

-  R-A: Residential Acreage
-  R-1: One-Family Residential District



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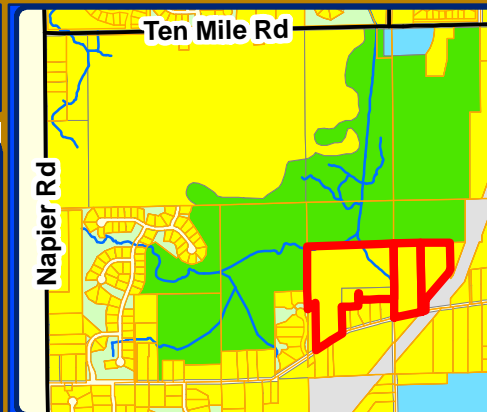
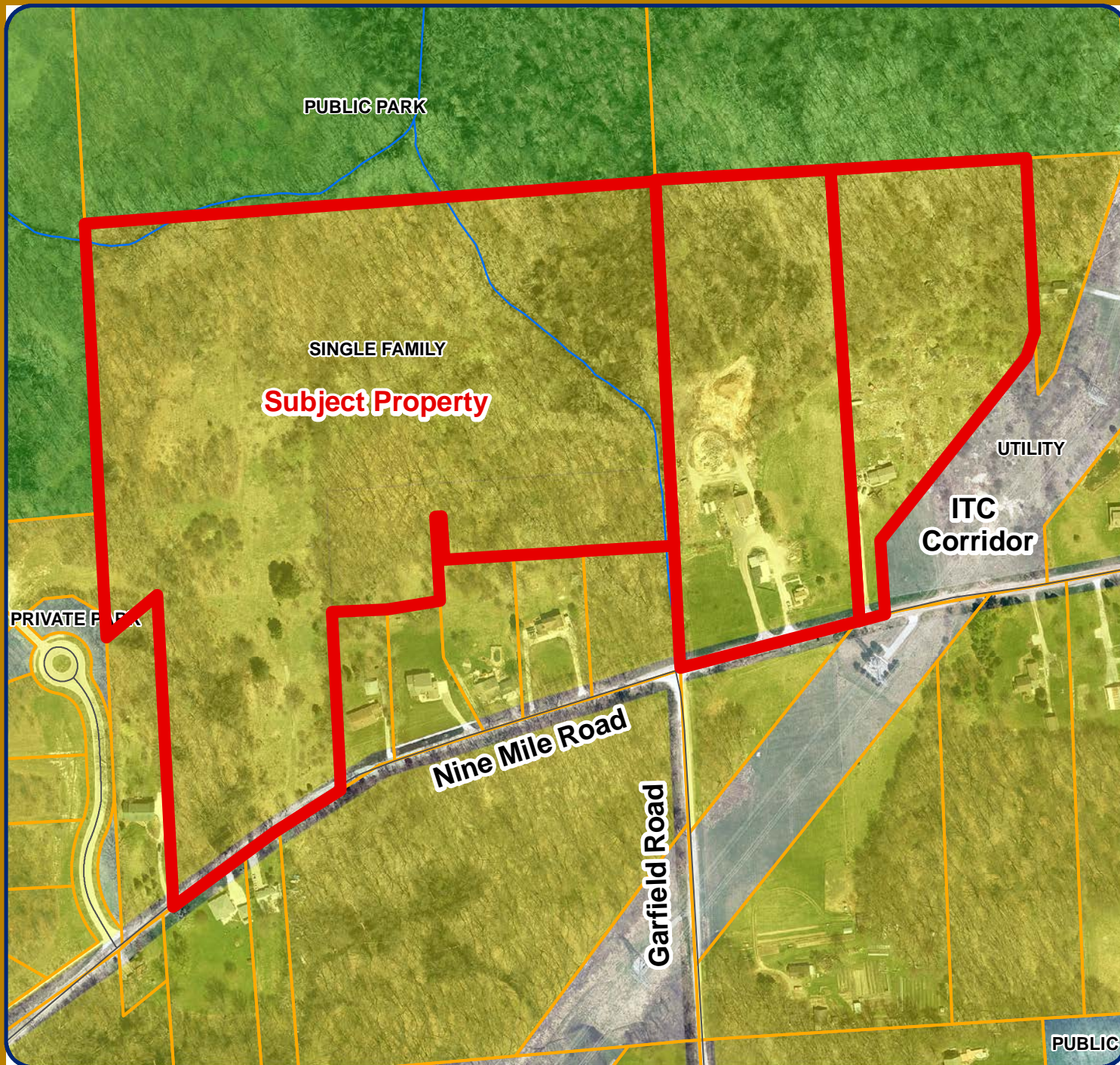


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JSP 17-52 VILLA D'ESTE

Future Land Use



Legend

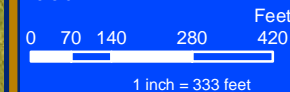
- SINGLE FAMILY
- PUBLIC
- PUBLIC PARK
- PRIVATE PARK
- UTILITY



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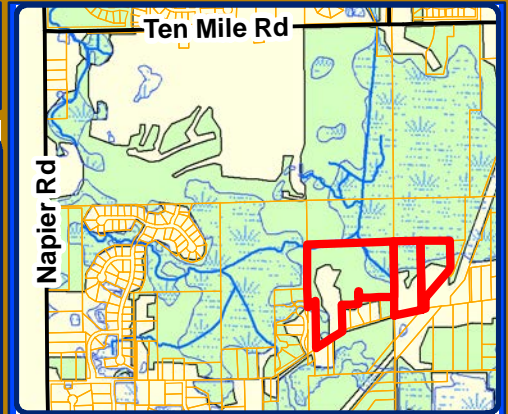
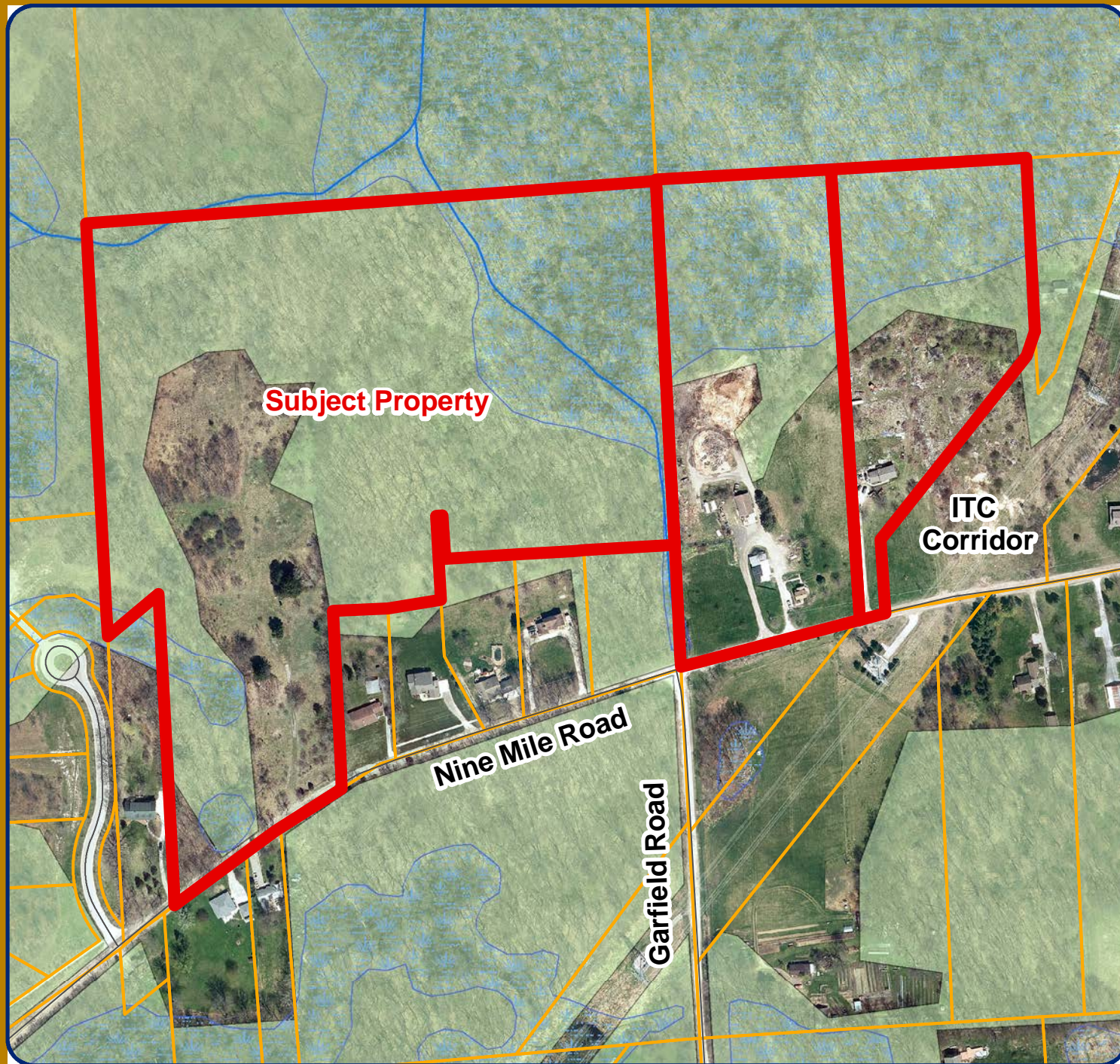


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JSP 17-52 VILLA D'ESTE

Natural Features



Legend

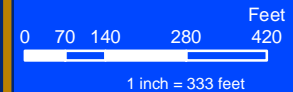
-  Wetlands
-  Woodlands



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PRO CONCEPT PLAN

(Full plan set available for viewing at the Community Development Department.)



PRESERVED WOODLANDS

LAND DONATION 18.08 AC.

PRESERVED WOODLANDS

PRESERVED WOODLANDS

HEAVY EVERGREEN SCREENING

GUEST PARKING

NINE MILE ROAD

EMERGENCY ACCESS

ITC GREENWAY TRAIL

GARFIELD ROAD

GUEST PARKING
TRAIL CONNECT

BERM PLANTINGS

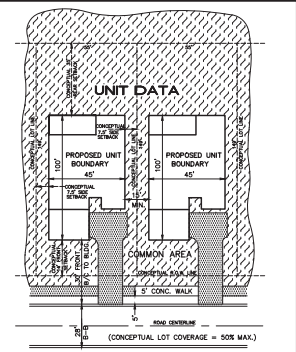
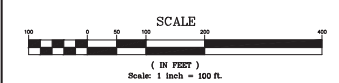
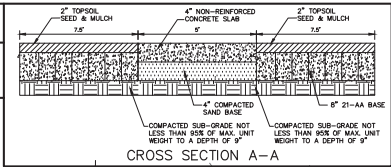
TRAIL COMFORT STATION 0.17 AC.

POOL ACTIVITY AREA

GATED BOULEVARD ENTRANCE

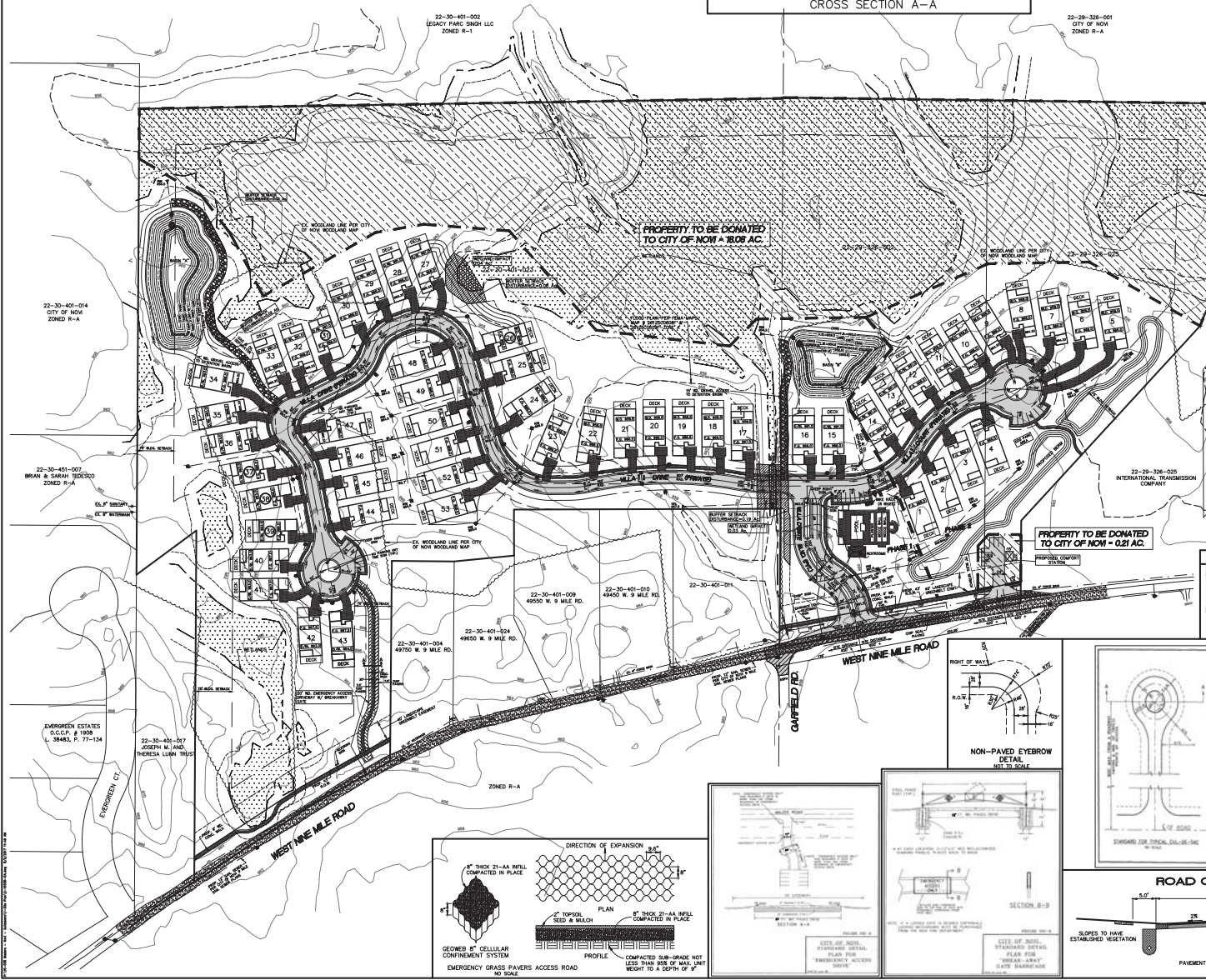
WETLAND IMPACT	
TOTAL WETLAND IMPACT = 0.07 AC, 452 CUBIC YARDS	
TOTAL BUFFER SETBACK DISTURBANCE = 0.23 AC.	
LEGEND	
	WETLAND IMPACT
	BUFFER SETBACK DISTURBANCE

SIGN LEGEND		QUANTITY	
SYMBOL	DESCRIPTION	PANEL	POST
	"YIELD" SIGN (R1-2)	1	1
	"KEEP RIGHT" SIGN (R4-7A)	4	4
	"NO PARKING ANY TIME" SIGN (R7-1)	12	8
	"75 MPH SPEED LIMIT" SIGN (R2-1) (2S)	1	1
	"STOP" SIGN (R1-1.307)	1	1
	"STREET NAME" SIGN (D3-1)	3	0
	"NO OUTLET" SIGN (D3-1)	1	0

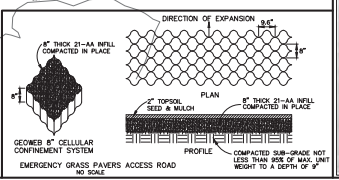
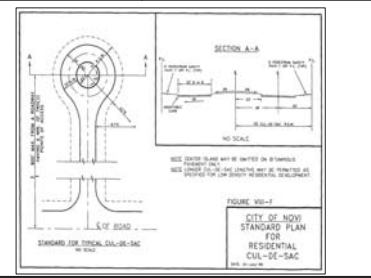
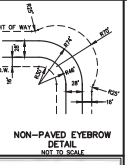


SITE DATA	
PROPOSED PLANNED REZONING OVERLAY (PRO)	
CURRENT ZONING: "R-A"	
ALLOWABLE DENSITY (GROSS) = 0.8 UNITS/ACRE	
AREA GROSS	= 49.05 ACRES
PROPOSED NO. OF UNITS	= 53
PROPOSED DENSITY	= 53/49.05 = 1.08 UNITS/ACRE
PROPOSED ZONING: "R-1"	
ALLOWABLE DENSITY (GROSS) = 1.65 UNITS/ACRE	
PROPOSED DENSITY EXCLUDING WETLANDS	
20-+ SITE WETLAND AREA	= 11.82 AC
AREA NET	= 49.05 - 11.82 = 37.23 AC
NET DENSITY (EXCLUDING WETLANDS)	= 53/37.23 = 1.42 UNITS/ACRE

- ### PROPOSED IMPROVEMENTS
- WOODLANDS PLAN, TREE INVENTORY REMOVAL & REPLACEMENT PLAN WILL BE PROVIDED WITH PRELIMINARY SITE PLAN.
 - MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO A PROPOSED SANITARY SEWER (BY OTHERS) TO BE LOCATED ALONG THE NORTH SIDE OF 9 MILE ROAD.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN LOCATED ALONG THE SOUTH SIDE OF 9 MILE ROAD.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
 - 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN, ALSO A 6' WIDE CONCRETE WALK SHALL BE CONSTRUCTED ALONG 9 MILE ROAD. ALL SIDEWALK STUDS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
 - ALL ROADWAYS TO BE PRIVATE.
 - A CITY OF NOV RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.



SQUARE FOOTAGE OF PAVEMENT AREAS = 96,701.41 S.F.	
PARKING CALCULATIONS	
NO. OF PARKING SPACES REQUIRED = 13 SPACES	NO. OF PARKING SPACES PROVIDED = 21 SPACES
BICYCLE PARKING CALCULATIONS	
NO. OF BICYCLE SPACES REQUIRED = 8 SPACES	NO. OF BICYCLE SPACES PROVIDED = 8 SPACES



LEGEND	
	EXISTING
	PROPOSED
	PAVEMENT (ASPHALT)
	SIDE WALK (CONCRETE)
	CONCRETE CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	MANHOLE
	CATCH BASIN W/STREAM GUARD
	CURB INLET W/SILT SAC
	END SECTION
	GATE VALVE
	HYDRANT
	FLOOD PLAN
	CONTOURS
	SPOT ELEVATION

VILLA D'ESTE	
SECTION 29/30, TOWN 1 NORTH, RANGE 8 EAST	
CITY OF NOV, OAKLAND COUNTY, MICHIGAN	
DATE: 08-2-17 (DISIGNED BY: A.J. JOHNSON NUMBER: 18-090)	
CHECKED BY: P.E. DRAWING FILE: 18-099-0A	
REVISIONS	
NO.	DATE
1	SUBMIT TO CITY 8-2-17

OVERALL PLAN

SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS
 100 MANICOTTIE #301E 15th NORTVILLE, MI 48167
 PHONE: 248.308.8350 FAX: 419.868.8888

SHEET 2

PLANNED REZONING OVERLAY NARRATIVE



August 2, 2017

Ms. Barbara E. McBeth, AICP
Ms. Sri Komaragiri
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Dear Ms. McBeth and Ms. Komaragiri:

Cambridge Homes, Inc. is proposing a unique, one-of-a-kind, active adult/empty nester, gated community in Novi called Villa D'Este. The development will consist of 53 detached ranch and story and a half high-end homes. We are requesting a PRO and rezoning to R-1 Residential. This new community is proposed specifically for the growing empty nester population in Novi and Oakland County.

Why empty nesters?

1. The Oakland County Silver Tsunami Report on empty nester housing
 - Oakland County will experience an unprecedented older adult population growth.
 - By the year 2030, the number of seniors will double.
 - By 2020, half of Oakland County's 61 communities will have more seniors over 65 than school aged children.
 - Over 40% of registered voters in Oakland County are age 50 and over.
 - On average, seniors will spend 92% of their expenditures within the local economy.
 - Community leaders must be proactive in addressing the coming senior population boom for services and housing.

2. The Missing Middle Empty Nester Housing Report
 - Affluent seniors seek to downsize from their large suburban homes to more convenient, easy to care for condominium homes.
 - Many retirees would like to move close to, but not live with their children and grandchildren.
 - Empty nesters are growing in number and they want a unique type of home and convenient locations in or near their existing communities.

- Currently, traditional single family homes make up 90% of the housing stock. Empty nester housing is under served and its requirements needs to be met.
- Health and wellness are top priorities.
- Connectivity is important
- Diverse households require a greater variety of household sizes and demographics require a greater variety of housing types/choices/locations.
- Conventional zoning doesn't allow this new housing need to fit. Missing Middle housing cannot be effectively regulated by conventional zoning
- There is a gap in the range of housing types that Novi zoning district allows.
- Density based zoning treats all the units the same, regardless of size, thus discouraging smaller units which is exactly what the market needs and wants.

Why at this location?

- Empty nesters like diverse housing options.
- Some prefer to be in urban areas such as downtowns close to restaurants and shopping.
- Some prefer a more economic option such as near intersections or busy corners which caters to their budget.
- Some empty nesters prefer to have privacy in a quiet setting with an upscale feel and amenities. This option is currently not available in Novi and where Villa D'Este will meet this new demand and housing need.

Villa D'Este is more eco-friendly compared to R-A conventional single family zoning.

- Save 50% more trees.
- Minimal impact to wetlands.
- Preserve more open space. (45% of the site preserved)
- Creates less traffic.

Public Benefits:

- Donate approximately 18+ acres of land to Novi for existing park system, with the condition that Novi cannot sell parcel, or develop parcel, or the property reverts back to original owner.
- Build a comfort station for ITC Trailhead (subject to us understanding scope of work, \$200,000.00 cap)

- Reduce cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allow the city to place uncontaminated spoils on property at Garfield and Nine Mile Road.
- Pave part of Nine Mile from Garfield to entrance to Villa D'Este with chipseal and upgrade the Nine Mile and Garfield intersection.
- Remove blight on property and increase property values in the area.
- Increase tax base by \$37,000,000.00.
- Provide an outstanding development and extensive landscaping.

General Information:

- Number of units: 53 detached condominium units.
- Roads: gated, private, with emergency access drive provided.
- Building footprints: 45' x 100' max.
- Terrace / Deck: 45' x 16' max.
- A range from two (2) car to three (3) and a half car side entry garages.
- Individual Units:
 - Front setback from curb: 30'
 - Distance between homes: 15'
 - Ranch & 1½ story units
 - Walk-out sites: 17
 - Designed and customized per homeowner requirements
 - Minimum unit size: 2,200 square feet
 - Projected average sale price: \$700,000.00
 - Maximum building height per ordinance
- Adjust elevations enough to create a theme. To offer subtle variety of materials and color selections.
- Exteriors: All masonry brick & stone, clad windows (minimum 5 color palettes)
- Interiors: High-end finishes throughout.
- Homeowners will be responsible for maintaining the interior and exterior of their home.
- Association will be responsible for maintaining all landscaping, snow removal, and pool/active area.
- All land will be considered a common element. Some areas could have a limited common element adjacent to each individual home.
- Limited street entrance and pool lighting will be provided. Plan to be provided at final site plan approval.
- Community amenities will include pool, hot tub, fire pit, lanai, bathrooms, grill area, outdoor kitchenette, seating, lawn bowling, and dog walking area.
- Developed in two phases.

Pre-Application Response to Comments:

PLANNING REVIEW (07/26/17)

PRO Documents –

- Rezoning Traffic Impact Study by Fleis & Vandenbrink has been provided under separate cover.
- Community Impact Statement is attached.
- Open Space Amenities – see attached Conceptual Landscape Plan.

Height, bulk, density and area limitations (R-1) -

- See sheet 2 for density calculations; overall site density = 1.10 units/acre < 1.65 max (R-1)
- As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2 to assist in specifying deviations required. If required for implementation of the site plan as proposed, **a deviation is requested.**

Building Setbacks –

- Front, Rear & Side Setbacks; Lot Coverage: As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2 to assist in specifying deviations required. If required for implementation of the site plan as proposed, **a deviation is requested.**
- Gated Community: City Council approval will be requested for this item.

Parking and other requirements –

- 21 parking spaces are provided and shown on sheet 2, which meets requirements so a deviation is not required.
- Bicycle Parking is provided and shown on sheet 2, also per requirements.
- Parking Lot Design and Accessory Structures: No deviations are being requested at this time.

Note to District Standards –

- Area Requirements – conceptual lot lines are provided on the Lot Detail found on sheet 2. Regarding the configuration of lots 5, 6 & 7, if required for implementation of the site plan as proposed, **a deviation is requested.**
- Wetland - See comments under wetland response below.
- Woodlands – see attached Woodland Study Plan and response from Deak Planning and Design.

Subdivision Ordinance –

- Block Length – Proposed block length will exceed 1400 feet, therefore **a deviation is requested.**
- Depth to width ratio / Arrangement: As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2 to assist in specifying deviations required. If required for implementation of the site plan as proposed, **a deviation is requested.**
- Streets – Stub streets to site boundaries not practical due to being surrounded by wetlands and ITC corridor. Therefore, **a deviation is requested.**
- Lot coverage requirements, **a deviation is requested.**

Topographic Conditions –

- Floodplain – FEMA regulated floodplain areas have been shown on the site plan. FEMA, MDEQ and City of Novi Floodplain Regulations will be adhered to in the development of the site plan. No deviations are requested.
- Trees, Landscape, Natural Features & Open Space Areas – see attached plans from Deak Planning and Design.

Sidewalk Requirements –

- A pathway connection to the ITC trail is proposed – see sheet 2.
- Sidewalk width along 9 Mile has been revised to 6'. Applicant currently in discussions with 9 Mile Road residents regarding sidewalk easements along their respective property frontages and will consider installing the sidewalk as part of the PRO.

Building Code and other design standard Requirements –

- Entryway lighting location has been shown on the site plan (sheet 2).
- Interior Site Lighting – Applicant intends to provide lighting in pool area and some street lighting. Additional details will be provided with submittal for Site Plan Approval.
- Legal Description can be found on sheet 1 (cover sheet).
- Dimensions can be found on sheet 2. Also, see below responses to traffic engineer comments for further clarifications.
- No similar/dissimilar review needed, **a deviation from this requirement is requested.**

Legal Requirements –

- Application for Street Names are being submitted under separate cover with required application to Street Naming Committee.

ENGINEERING REVIEW (7-26-17)

Referring to page 2, General Comments –

- Drives within 200' of the site have been shown on sheet 2. Dimensions from the site entry to Garfield Road and the proposed comfort station driveway are also provided.
- Stub streets are not provided due to environmental constraints. **A deviation from this requirement is requested.**
- Right-of-Way permit will be obtained.
- See sheet 2 for 43' ½ ROW width and 6' wide pathway. Pathway is show at 1' off ROW line except along the westerly frontage where it deviates to avoid an existing wetland.
- One section corner tie is provided on sheet 1. A second section corner tie is being surveyed at this time and will be provided in the next submittal.
 - 10. These items will be provided at the time of Final Site Plan Approval.

Utilities -

- Regarding the 9 Mile Sewer Project, we are working with the city's engineering department and have updated the site plan to show the future sanitary sewer as proposed on the latest construction plans.

Paving and Grading -

- With regard to placement of sidewalks through the roadway approach, **a deviation from this requirement is requested.**
- Detailed grading will be provided at the time of Final Site Plan Approval.
- For internal roadways, see pavement cross sections on sheet 2 & 3. Also, please note that pavement improvements to both 9 Mile and Garfield Roads are proposed to be Chipseal pavement. Therefore if this does not meet the city ordinance, **a deviation is requested.**
- A sidewalk is not proposed on the south side of Villa D'Este Drive due to grading constraints and proposed screening with landscape materials at this location. Therefore, if required, **a deviation is requested.**
- Sidewalks will adhere the requirement found in Section 7.4.2.C.1, which states "*Non-Motorized facilities shall not be placed closer than five (5) feet from back of curb for a curbed roadway*".
- **A deviation is requested** for the proposed non-paved eyebrows.
- As requested, the sidewalk along 9 Mile has been revised to 6' wide. See sheet 2.
- A note has been added to sheet 2 regarding private streets.

Storm Water Management Plan –

- 21. - 25. Storm Water Management Plan has been provided (sheet 3) with details, calculations, and maintenance design parameters as specified. Please note that more detailed grading is being provided with the current submittal and as a result the detention basin location have changed from the plans submitted for pre-application review.

Flood Plain -

- FEMA Flood Zone A has been identified and labeled on the site plan, sheet 2.
- Floodplain permits will be applied for once the Concept Plan layout has been approved.

Off-Site Easements -

- No offsite easements are anticipated.

TRAFFIC REVIEW (AECOM 7-27-17)

Referring to page 2, Traffic Impacts -

- See enclosed correspondence from Traffic Engineer Fleis and Vandenbrink.

External Site Access and Operations -

- Additional dimensions have been provided – see sheet 2.
- Corner clearances are shown on the Conceptual Landscape Plan.
- Additional dimensions have been provided – see sheet 2.
- Details related to the proposed improvements to 9 Mile and Garfield Roads have been identified on sheet 2.
- Site Distance has been noted on sheet 2.
- Driveway spacing dimensions have been provided on sheet 2.
- Site Distance for the comfort station driveway has been provided on sheet 2.
- See sheet 2 for driveway geometrics.
- Emergency access - see comments below in the Fire Department response.

Internal Site Operations –

- General Traffic Flow (d) - **A deviation is requested** for the minimum radius requirement of 230' for internal roadways.
- Parking Facilities (a-d) – vehicle and bicycle parking facilities are to be provided and built per city ordinance. Bicycle parking is shown on sheet 2. Also on sheet 2, signage for no parking has been provided and indicated at the cul-de-sacs and eyebrows.
- Sidewalk Requirements – see response to Engineering Review above, items 16-17. Ramps, crosswalks and detectable warning surfaces will be provided and designed per ADA Standards. Details will be provided with the Final Site Plan.
- Signing and Striping shall comply with the Michigan manual on Uniform Traffic Control Devices with details to be provided on the Final Site Plan.

WETLAND REVIEW (ECT, 7-24-17)

Referring to page 3, Wetland Comments -

- Wetland Permits will be obtained from Novi and MDEQ for all encroachments into regulated wetlands and wetland buffers
- Site plan has been laid out to minimize impacts to wetlands and wetland buffers. Almost all wetlands onsite have been preserved.
- Wetland impacts of .07 acres have been identified and labelled on the plan.
- N/A
- Wetland impacts are less than 0.25 acres – no mitigation required.
- Several alternate layouts have been considered including a single family site condominium that was submitted by a different applicant. The PRO plan being submitted now has the least impact.
- It is agreed that conservation easements will be required.
- MDEQ Permit will be obtained.

Response to checklist items can be found above. Preliminary grading design has been added to the site plan.

FIRE DEPARTMENT REVIEW (7-17-17)

- All comments in the review from the Fire Department will be adhered to. As discussed at the pre-application meeting, the emergency access surface will consist of grass pavers with a sidewalk located in the center. See sheets 2 and 3 for details.

LANDSCAPE REVIEW / WOODLANDS REVIEW - (Plan Review Center Report 7-21-17 and ECT, 7-24-17)

- Tree survey to be provided to City prior to final site plan approval. No tree survey will be provided for land donated to City of Novi, **a deviation is requested.**
- Pool equipment at pool area, **a deviation is requested.**
- Requested cap on tree replacement not to exceed 600 credits, **a deviation is requested.**
- Proposed deviations to the Woodlands Replacement Ordinance, **a deviation is requested.** See below:

a.	6' - 8' Evergreens =	1 Credit
b.	10' - 12' Evergreens =	2 Credits
c.	4" Deciduous Trees =	2 Credits
d.	Subcanopy =	1 Credit
- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road and ITC easements in the vicinity of the proposed project entrance, **a deviation is requested.** Conditioned on approval by landowners.
- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, the diversity requirements will allow a higher use of evergreens relative to species of impacted trees, **a deviation is requested.**
- Reduction of tree lawn minimum width for large deciduous trees from 8' to 5', **a deviation is requested.**

Master Plan:

The Master Plan provides goals for densities and diverse housing types. This portion of the city which is primarily in the R-A zoning district, when fully built out, including the Villa D'Este PRO, will have a density well below the 0.8 units per acre called for in the Master Plan. This parcel is the last developable parcel on Nine Mile as most of the remaining acreage is wetland, owned by the City of Novi as park or has existing housing on site which makes future development economically unfeasible.

Villa D'Este offers:

- A diverse housing type that the City of Novi currently does not have.
- Encourages healthy lifestyles by connecting to the city's pathway system as well as the on-site active adult amenities.
- Protect and maintain large amount of open space. 45% of the site will be preserved as open space.
- Provides diversity of housing for the growing empty nester population.

- This development will result in an enhancement of the project area compared to existing zoning.
- The benefits to this proposal are numerous as described and listed above.

In conclusion, we believe there is a need for this housing and community type in the City of Novi. Cambridge Homes, Inc. is generally considered the gold standard in the building and development community. Two of our award winning developments are located in Novi, Bellagio and Tuscany Reserve. Villa D'Este will serve a need in Novi and there is nothing like this development in Oakland County which makes this development truly unique. We respectfully request to be put on the planning commission agenda for PRO approval as soon as possible.

Sincerely,



Mark F. Guidobono
C.E.O.

COMMUNITY IMPACT STATEMENT

COMMUNITY IMPACT STATEMENT

VILLA D'ESTE

CITY OF NOVI

1. INTRODUCTION

Cambridge Homes, Inc. is proposing to develop 48 acres in Novi, Michigan. The development will consist of 53 custom, luxury detached condominium homes targeting active adult / empty nesters.

2. ANTICIPATED EMPLOYEES

- a. Per the National Association of Home Builders study, http://www.nahb.org/fileUpload_details.aspx?contentTypeID=3&contentID=35601&subContentID=219188 an average of 0.53 local permanent jobs are supported for each new home built. Villa D'Este will support approximately 27 permanent jobs.
- b. This study also estimates that 2.13 direct local jobs and 1.11 indirect and induced local jobs are created in the construction of each new single family home. Therefore, for Villa D'Este will create approximately 108 direct construction jobs and 56 indirect construction jobs.

3. POLICE RESPONSES

- a. The project will contain 53 units. Police response calls are estimated to be similar to the fire response calls (3.3 per year) per the information in no. 4 below.

4. FIRE RESPONSES

- a. Per the fiscal impact study contained in the report, The Fiscal Impact of Residential Development in Unincorporated Wabash Township, <http://www.agecon.purdue.edu/crd/localgov/Essays/wabashFIA.htm>, the number of fire department responses per year for the studied developments was 0.063 runs per single family home. For Villa D'Este, with 53 units, applying this ratio would result in an average of three and one quarter (3.3) fire responses per year.

5. WATER AND SEWER TAPS

- a. The Project will require 53 water and sewer taps.
- b. Sanitary Sewer tap fees: \$4,000.00 per unit x 53 = \$212,000.00 paid to the City of Novi.

6. TAX REVENUE

- a. Projected average sales price per unit is \$700,000.00. Based on an estimated taxable value of \$350,000.00 per unit and using the 2016 Winter and 2017 Summer combined annual total tax rate of 53.1888 mils, each

unit will generate an estimated total of \$18,616.08 per year in tax revenue. Once the development is completed, that would be 53 units x \$18,616.08 = \$986,652.24 tax revenue per year

7. SCHOOLS

- a. 32.618 mils of the above calculated tax revenue, or \$605,063.90 will go toward school taxes per year with very few, if any, students being added to school enrollment rosters. ($\$11,416.30 \text{ per unit} \times 53 = \$605,063.90$)

8. CITY PERFORMANCE STANDARDS

- a. *Smoke:* No smoke to a density greater than the density described as No. 1 on the Ringelmann Chart will be generated from either construction or permanent sources.
- b. *Dust, Dirt, Fly Ash:* The only furnaces that will operate within the Project will be conventional natural gas fired forced air furnaces that meet all applicable air quality standards. Said furnaces will not exceed 0.20 grains of gas-borne or air-borne solids per cubic foot of the carrying medium at a temperature of 500 degrees Fahrenheit.
- c. *Odor:* No offensive, noxious or foul odors will be generated.
- d. *Gases:* No injurious or destructive gasses will be generated.
- e. *Airborne Matter, General:* No quantities of air contaminants or other material will be discharged that cause injury, detriment or nuisance to the public or which endanger the comfort, repose, health or safety of persons or which cause injury or damage to business property.
- f. *Glare and Radioactive Materials:* No glare or radioactive materials will be generated in the project.
- g. *Fire and Explosion Hazards:* No activities which create fire or explosive hazards will be conducted.
- h. *Vibration:* No machines or operations which cause vibration will be operated.
- i. *Sewage Wastes:* No sanitary sewage wastes will be generated which are dangerous to the public health.
- j. *Noise:* No activities will be conducted that generate noise in excess of the standards stated in Section 2519 of the Novi Zoning ordinances.

9. RELATION TO SURROUNDINGS USES

- a. To the north are Legacy Parc Golf Course (the western half), zoned R-1 and City owned park land (the eastern half), zoned RA. The proposed Quail Hollow RUD will have a similar development pattern. The proposed Villa D'Este will also preserve significant natural features including woodlands and wetlands adjacent to City owned park land.
- b. To the west is a single family home development and one single family home, both with RA zoning. Proposed buffers, preserved trees and additional landscaping will allow the proposed development to minimize impacts to these homes.

- c. To the south are vacant lands with RA zoning. Additionally, the ITC corridor extends from the south and runs along the east side of the property.
- d. To the east, the high tension lines are the most significant visual impact to existing residences and the proposed development. The City path system in the ITC easement offers opportunities for this development to create connections and provide potential trail head features. The proposed development pattern allows a transition from compact housing with large preserved natural areas, a proposed berm and landscaping to the existing homes east of the ITC easement.

10. ENVIRONMENTAL FACTORS & IMPACTS

- a. Existing Natural Features:
 - i. Topography. The site has gently rolling topography to the west and flat topography to the north and east.
 - ii. Wetlands. There are seven (7) wetlands on the site, all regulated by the City of Novi and by the MDEQ, totaling 11.82 acres.
 - 1. Total wetland impact = .07 acres.
 - 2. Total buffer impact = .23 acres.
 - 3. Wetland preserved = 11.75 acres.
 - iii. Trees
 - 1. Number and location. Large portions of the site are wooded with regulated trees. Open areas exist in the southwest and southeast areas of the site. Existing woodland canopy area = 33.7 acres (per Novi woodland map). Total Impact area = 9.98 acres (29%). Total preserved area = 23.6 acres (71%). On July 12, 2017 I reviewed at the City of Novi the Woodland Survey from the previous developer who had an option on this site. The engineer was Greentech Engineers, Inc. and the landscape architect was Allen Design. The tree survey showed 2004 net regulated trees. 837 regulated trees to be removed (42%). Total replacement tree credits required of 1,384. With our new proposal, there will be less clearing of trees than the conventionally zoned plan by about 50% which translates to an estimated 692 replacement credits. This is due to preserving more open space in the north part of the site and moving our entrance to the east of the City drain and not having to clear

the two acre wooded parcel on Nine Mile Road to the west of the drain.

2. Species. There is a fairly wide variety of species, including a lot of upland deciduous: locust, walnut, maple, elm, oak, basswood, hickory and poplar.
- b. Temporary Impacts on Natural Features
 - i. Portions of the property will be cleared and graded for the development. Only two very small portions of wetland will be filled. One .04 acres and the other .03 acres, for a total of .07 acres of wetland fill.
 - ii. The disturbed areas will be covered in paving, new house construction and landscaping so that no unvegetated disturbed soil will remain at the end of construction.
 - iii. Some grading will occur in Natural Features setback areas located on the home sites being created. These areas will be restored with appropriate native seeding.
 - c. Permanent Impacts on Natural Features
 - i. Wetlands, .07 acres would be filled per attached plan.
 - ii. The Project stormwater, after treated, will outlet to Wetland area in two locations.
 - iii. 100 year floodplain would be filled on units 5, 6, 7, 8, 9, 10, 11, 17, 22, 23, 24, 25, 26, & 27. It is not anticipated that a compensating cut will be required.
 - d. Hazardous or Toxic Substances. None will be generated, used or stored.
 - e. Underground Storage Tanks. None are known to exist. None are planned.
 - f. Environmental Use History. Some construction debris and woodchips have been disposed of on the 10 acre Lamp Trust property. These areas have been investigated and determined to have no hazardous waste.
 - g. Wildlife Impacts. Most of the open field areas are being disturbed. Rodents and birds that nest in open field areas will lose habitat. Some bird nesting areas in existing trees being removed will be lost.

11. SOCIAL IMPACTS

- a. Relocation of Occupants: One homeowner in the home on the site will be relocated to another home. The second house is unoccupied.
- b. Traffic will be less than what would be generated under the RA zoning (see traffic review by Fleis & Vanderbrink).
- c. Site Amenities:
 - i. Sidewalks in front of each unit.
 - ii. Sidewalks/bike path along 9 Mile Road.
 - iii. Significant natural feature open space, of which, a large amount will be donated to the city.
 - iv. Provide a pool and amenity area including items such as fire pit, outdoor kitchenette, bocce courts, seating areas, and fire place.

- v. A dog park area.
 - vi. A path connection to the ITC corridor trail.
- d. Population Increases. Population is estimated to increase by 95 people.

TRAFFIC STUDY

Memo

VIA EMAIL

To: Mr. Mark Guidobono
Cambridge Companies

From: Julie M. Kroll, PE, PTOE
Steven J. Russo, PE
Fleis & VandenBrink

Date: July 31, 2017

Re: Villa d'Este, Senior Residential Development
Nine Mile Road & Garfield Road, City of Novi, Michigan
Rezoning Traffic Impact Study

Introduction

This memorandum presents the results of the Rezoning Traffic Impact Study (RTIS) for the proposed Villa d'Este, a senior residential development project located in the northwest quadrant of the Nine Mile Road & Garfield Road in Novi, Michigan. The site is currently zoned Residential Acreage (RA) and is undeveloped. The proposed project includes the development of 53 senior detached housing units with site access provided via one driveway to Nine Mile Road east of Garfield Road. Per the City of Novi Community Development Department's *Site Plan and Development Manual (Section 1)*, and as noted in the Pre-Application review meeting letter from the City's traffic consultant (AECOM) dated July 27, 2017, a RTIS is required for this development.

This RTIS presents a description of the requested use, trip generation of the typical uses permitted under the requested zoning and those within the existing zoning and available existing traffic volume data within the vicinity of the proposed development..

Background

The proposed land use includes the development of 53 Senior Detached Homes. This community will be age restricted to homeowners that are 55+. The subject parcel includes 50 acres and is currently zoned Residential Acreage (RA), which according to the City Zoning Ordinance has a maximum density of 0.8 dwelling units per acre. This results in the potential for a 40-unit single-family subdivision to be constructed on the subject parcel.

Therefore, a trip generation comparison between the proposed development and the by right 40-unit single-family residential development was completed to evaluate the potential change in trip generation as a result of the proposed development. In addition, an alternative development plan of 32 single-family homes was also included in this analysis for comparison purposes.

Trip Generation Analysis

The number of peak hour and daily vehicle trips were generated for the proposed zoning land use and the existing zoning development (maximum density and alternative density) using the equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 9th Edition*. Due to the relatively small size of the proposed 53-unit development and the 32 and 40 unit single-family subdivisions as compared to the ITE data sets, the average rate was determined to be more appropriate for use than the non-zero intercept regression equations during the AM peak hour to avoid illogical results. The site trip generation comparison is summarized in Table 1.

Table 1: Trip Generation Comparison

Alternative	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Proposed Development	Senior Adult Housing - Detached	251	53	D.U.	269	4	8	12	17	11	28
Max Density Existing Zoning (RA)	Single Family	210	40	D.U.	452	8	22	30	29	17	46
Difference					-183	-4	-14	-18	-12	-6	-18
Alternative Density Existing Zoning (RA)	Single Family	210	32	D.U.	368	6	18	24	24	14	38
Difference					-99	-2	-10	-12	-7	-3	-10

The results of the trip generation comparison indicate that the proposed development would result in a decrease in daily and peak hour trips compared to either the 40 or 32 single family unit subdivision.

Furthermore, the trip generation for the proposed development and the existing zoning were also compared to the City of Novi thresholds for the determination of need for further analysis associated with either a traffic impact study (TIS) or a traffic impact assessment (TIA). The comparison is summarized in Table 2 and shows that no further study is required for this proposed development.

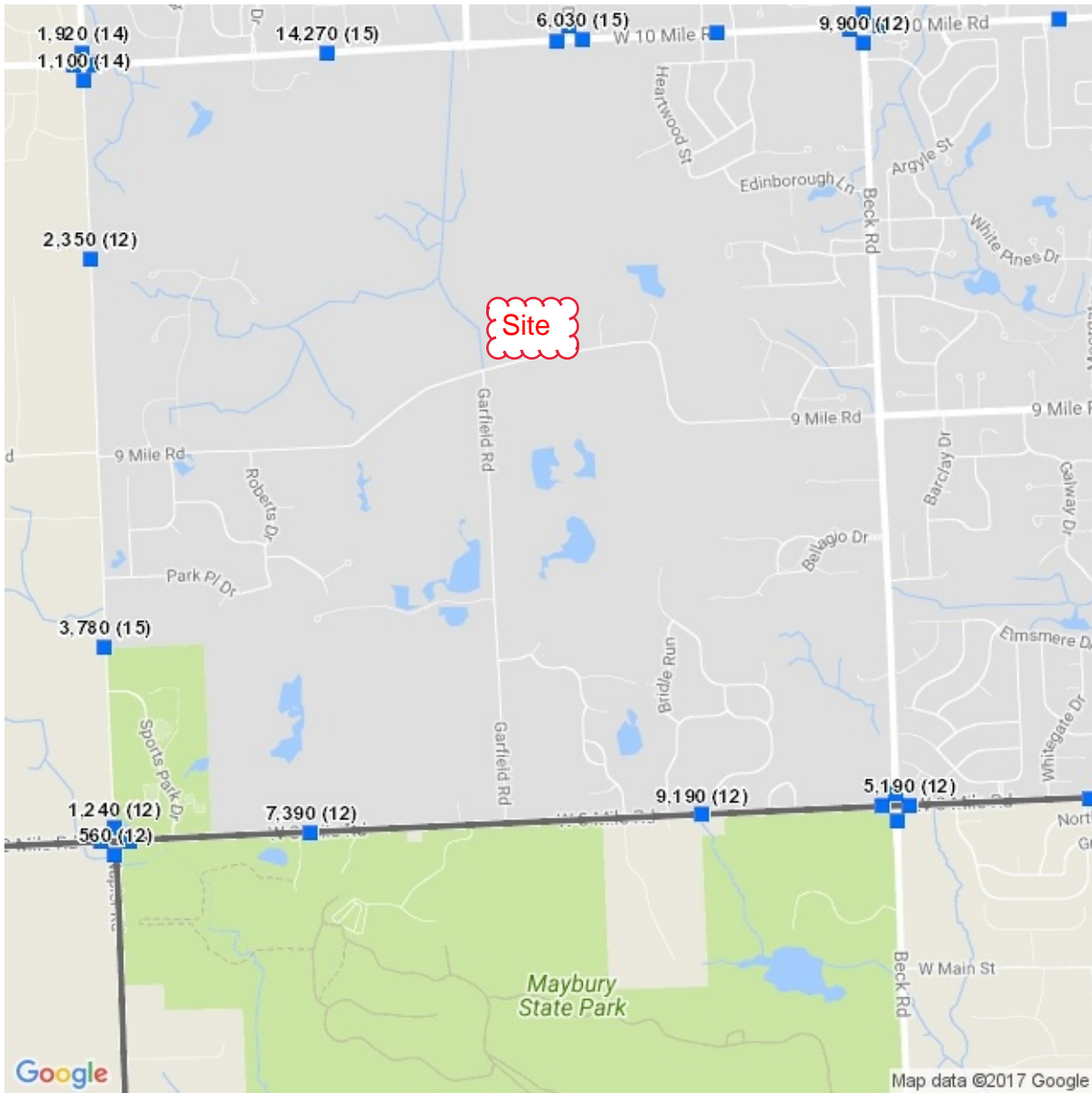
Table 2: City of Novi Thresholds Trip Generation Comparison

Alternative	Land Use	Amount	Units	Average Daily Traffic	City of Novi Threshold	AM Peak Hour Total	City of Novi Threshold	PM Peak Hour Total	City of Novi Threshold	Meets City Requirement for TIA/TIS (Y/N)
Proposed Development	Senior Adult Housing - Detached	53	D.U.	269	750	12	100	28	100	No
Max Density Existing Zoning (RA)	Single Family	40	D.U.	452	750	30	100	46	100	No
Alternative Density Existing Zoning (RA)	Single Family	32	D.U.	368	750	24	100	38	100	No

Any questions related to this memorandum should be addressed to Fleis & VandenBrink.

Attached: RCOC Traffic Count Data

SJR:jmk



Google

Map data ©2017 Google

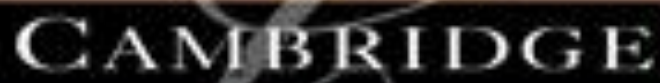
TCDS Locations

- Short
- Continuous
- WIM
- Located Short
- Located Continuous
- Located WIM

CONCEPTUAL ELEVATIONS

Proposed 2500 Ranch

6-19-17



CAMBRIDGE

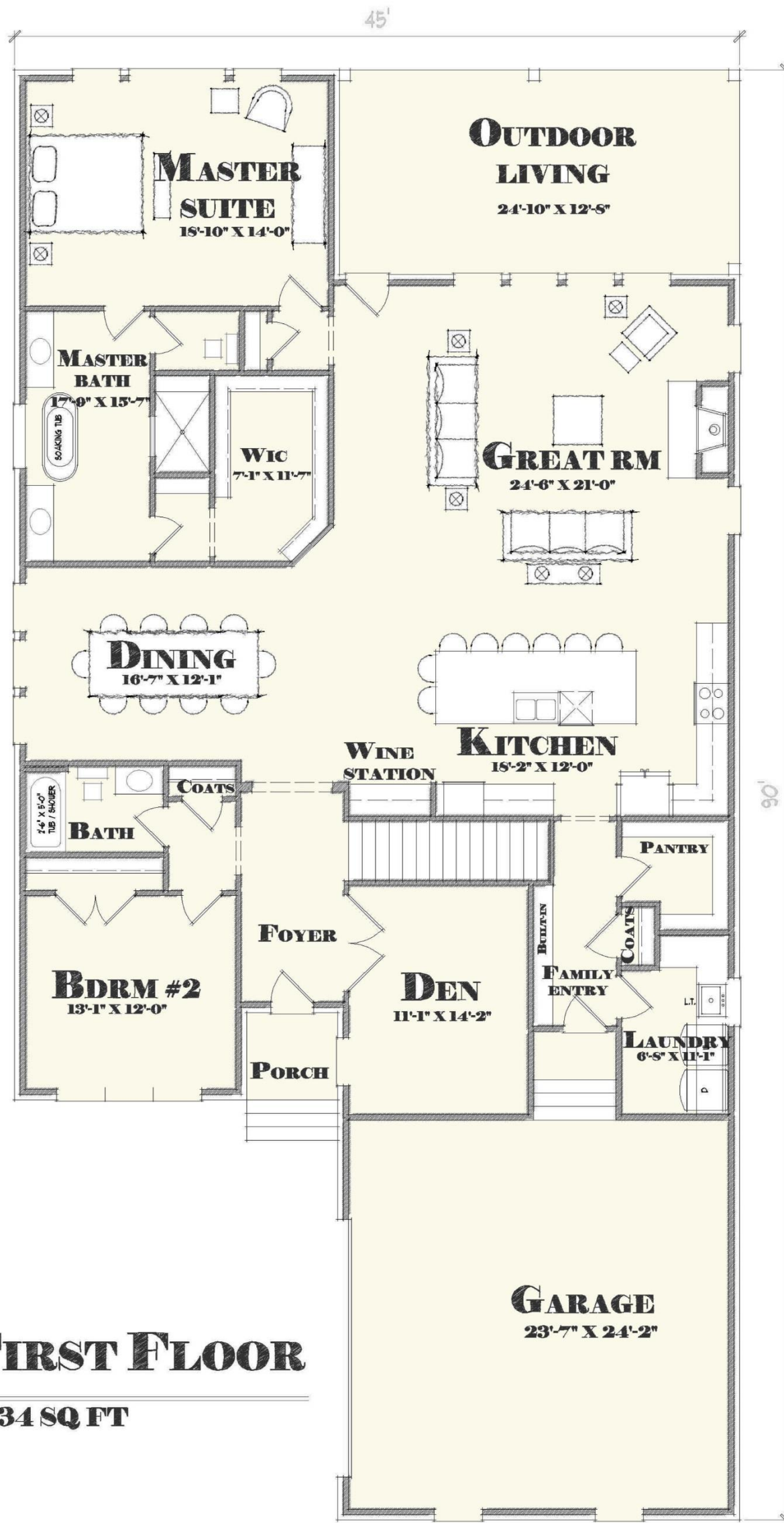
HOMES, INC.



T K D E S I G N

— & —

A S S O C I A T E S



FIRST FLOOR

2534 SQ FT



Proposed Front Elevation

APPLICANT INFORMATION

Mark Guidobono & Cambridge Homes

Background

- Mark Guidobono is a 1977 graduate of **Michigan State University**
- Builder / Developer for **37 years**
- **President of Cambridge Homes, Inc.** - known for building and developing high-end communities and homes mainly in Northville and Novi.
- Notable Residential Developments:
 - *Woods of Edenderry* in Northville Township
 - *Bellagio* in Novi
 - *Tuscany Reserve* in Novi
- Builder of Custom Homes in **Hilton Head, South Carolina**
- General Contractor of **30 commercial projects**

Past Awards

- 1993 Builder of the Year
- 1998 President of the Home Builders Association of Southeastern Michigan
- 1999 Development of the Year – Woods of Edenderry in Northville Township
- 2005 Development of the Year – Bellagio in Novi

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 16, 2017

Planning Review

Villa D'Este
JSP15-63 with Rezoning 18.718

PETITIONER

Cambridge Homes, Inc

REVIEW TYPE

Rezoning Request from RA (Residential Acreage) To R-1 (One-Family Residential) with Planned Rezoning Overlay (PRO)

PROPERTY CHARACTERISTICS

Section	29 and 30	
Site Location	West side of Beck Road, east of Napier Road and north of Nine Mile Road Parcel Id's: 50-22-30-401-023, 50-22-29-326-002 and 50-22-29-326-022	
Site School District	Northville Community School District	
Existing Zoning	RA, Residential Acreage	
Proposed Zoning	R-1, One-Family Residential	
Adjoining Zoning	North	R-1 One-Family Residential with a RUD agreement
	East	RA, Residential Acreage
	West	RA, Residential Acreage
	South	RA, Residential Acreage
Current Site Use	Undeveloped/Single family homes	
Adjoining Uses	North	Links of Novi/vacant;
	East	Single Family Residences
	West	Single Family Residences
	South	Single Family Residential/Vacant
Site Size	49.05 Acres (Net Site Acreage 37.23 Acres)	
Plan Date	August 02, 2017	

PROJECT SUMMARY

The applicant is requesting a Zoning Map amendment for a 49-acre property on the east side of Napier Road and north side of Nine Mile Road (Section 29,30) from RA (Residential Acreage) to R-1 (One-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. According to the applicant, the rezoning request is necessary to allow the development of a 53-unit single-family ranch housing development (for sale). The concept plan indicates that this will be a gated community. All land will be considered as common element to be maintained by association.

The PRO Concept Plan shows two on-site detention ponds in the northwest corner of the site and on the eastern side. One boulevard access point is proposed off of Nine Mile Road. An emergency access road is proposed off of the proposed cul-de-sac to Nine Mile Road. The concept plan proposes community amenities like pool, lawn bowling, dog walking area and outdoor kitchenette etc. The development is proposed to be built in two phases.

The applicant has provided a Community Impact Statement addressing the items required in the Site development manual. Staff reviewed and agrees with the findings.

The applicant also provided a narrative describing in detail about the concept of the development. According to the narrative, this development is to serve the empty nesters, currently underserved in Novi, that prefer to have privacy with upscale community. The applicant believes the subject property located in low residential neighborhood and surrounded by wetlands and woodlands fits the needs.

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 RA to R-1) 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

The new rezoning category requested by the applicant is currently not supported by the Future Land Use Map. **This matter shall be scheduled for consideration by Master Planning and Zoning Committee.**

The applicant is requesting an increase of 0.62 Dwelling Units per acre (about 78 percent more) than the maximum allowed density for RA (0.8 DUA). The maximum density proposed is 14 percent less than the maximum allowed for R-1 (1.65 DUA).

The applicant is proposing ranch style condos in a general condominium development. All common land outside of the units is under common ownership. The concept plan proposes a development which can be reviewed against either single family development (as it proposes single family residential units) or multi-family development (as the layout that typically aligns with a multifamily development, with minimal setbacks and common areas). At the time of pre-application meeting, staff determined that R-1 would be more suitable rezoning category for the site for the following reasons:

- It is surrounded low-density residential development. R-1 would be more compatible with surrounding zoning.
- It proposes single family detached units, targeted for elderly who wish to downsize from larger houses.
- The extent of deviations required from R-1 standards is significantly lower than those required from RM-1.

Typically, any detrimental impact from an increase in total dwelling units in any development over that which would occur with conventional residential development is outweighed by benefits occurring from the following that will be of substantial benefit to the residents of the subdivision and the City at large

- The preservation of open space.
- The anticipated high quality development.
- The creation and enhancement of park facilities.

The proposed concept plan attempts to meet most of the requirements. Staff believes that there are additional opportunities to revise the layout to conform more to the intent off PRO.

- Density can be reduced to provide wider setbacks between units.
- Units can be clustered more definitively to provide additional open space at multiple locations, rather than in one concentrated location.
- The applicant is encouraged to further modify the layout to minimize impacts to regulated woodlands and quality/specimen trees.
- Proposed impacts to individual regulated trees can be described/quantified.
- Additional amenities can be added such as pocket parks, benches, and pet waste stations thought the development at different locations in addition to centralized location.
- While the proposed comfort station is an appropriate public benefit for the location, it may not be required, if City Parks department is successful in their on-going efforts to acquire a location nearby. The applicant is suggested to have alternate benefit for this option.

For the reasons stated in this letter and other staff and consultants review letters, we believe the plan is not ready to be reviewed by the Planning Commission at a public hearing.

COMPARISON OF ZONING DISTRICTS

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

	RA Zoning (Existing)	R-1 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-family dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks 4. Cemeteries 5. Schools 6. Home occupations 7. Accessory buildings and uses 8. Family day care homes 	<ol style="list-style-type: none"> 1. One-family detached dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks, parkways and 4. outdoor recreational facilities 5. Home occupations 6. Keeping of horses and ponies 7. Family day care homes 8. Accessory buildings and uses
Special Land Uses	<ol style="list-style-type: none"> 1. Raising of nursery plant materials 2. Dairies 3. Keeping and raising of livestock 4. All special land uses in Section 402 5. Nonresidential uses of historical buildings 6. Bed and breakfasts 	<ol style="list-style-type: none"> 1. Places of worship 2. Schools 3. Utility and public service buildings (no storage 4. yards) 5. Group day care, day care centers, adult day care 6. Private noncommercial recreation areas 7. Golf courses 8. Colleges and universities 9. Private pools 10. Cemeteries 11. Mortuary establishments 12. Bed and breakfasts 13. Accessory buildings and uses
Minimum Lot Size	43,560 square feet (1 acre)	21,780 sq ft (0.5 acres)
Minimum Lot Width	150 feet	120 ft
Building Height	2 1/2 stories -or- 35 feet	2 1/2 stories -or- 35 feet
Building Setbacks	Front: 45 feet Side: 20 feet (aggregate 50 feet) Rear: 50 feet	Front: 30 ft Side: 15 ft (aggregate 40 ft) Rear: 35 ft

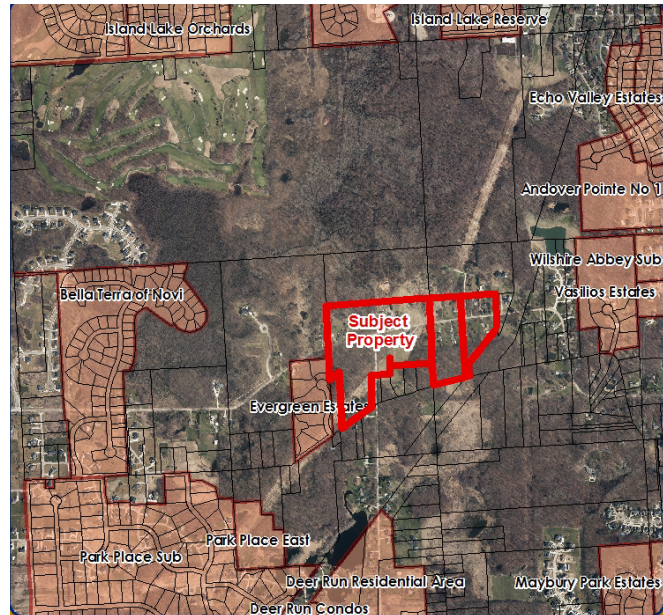
COMPATIBILITY WITH SURROUNDING LAND USE

The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request with the PRO option. 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	RA, Residential Acreage	Single-Family Residential	Single-Family Residential at a maximum of 0.8 units/acre
Northern Parcels	R-1, One-Family Residential	Links of Novi/Vacant Existing RUD agreement	Single-Family Residential at a maximum of 0.8 units/acre. Existing RUD agreement limits the number of units to 439 per 324 acres
Southern Parcels	RA, Residential Acreage	Vacant	Single-Family Residential at a maximum of 0.8 units/acre
Eastern Parcels	RA, Residential Acreage	Single-Family Residential	Single-Family Residential at a maximum of 0.8 units/acre
Western Parcels	RA, Residential Acreage	Single-Family Residential: Evergreen Estates	Single-Family Residential at a maximum of 0.8 units/acre

All properties immediately adjacent to the subject property are predominantly underdeveloped or vacant.

The property directly **north** of the subject property is currently functioning as a recreational use (Golf course). The current zoning map indicates R-1 for the property on the north, but it has recorded development agreement associated with it which limits the maximum number of units to 439 that can be developed under the conditions listed in Quail Hollow RUD agreement. The development agreement also indicates that 42 percent of total site area (about 137 acres) will be preserved as permanent open space. About 73 acres will be contributed to the City. The development proposes trail system through the community.

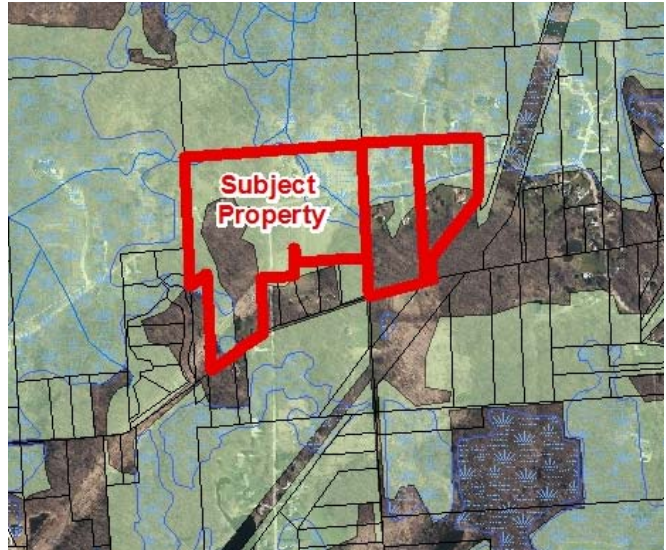


Directly to the **south** of the subject properties are a handful of single-family residential homes on residential lots along Nine Mile Road. All of these properties would experience traffic volumes along Nine Mile Road greater than existing (three single family houses exist on the subject property. However, the volumes are not considerably more than what would be expected with development under the current zoning.

The property to the **west** of the subject property along Nine Mile Road is the Evergreen Estates. It is developed according to RA requirements. The other property on the west is currently a single family residence.

To the **east** is one single family home and the ITC Corridor where the City will be constructing a regional trail to be completed by 2018.

The other developments which are in the vicinity are Bella Terra, Vaslios Estates and Park Place development. Bella Terra was developed using the Residential Unit Development option, thus permanently preserving 61 percent of the total site acreage. Park Place East was developed using the Open Space Conservation option, preserving about 45 percent Open space. **All the developments in the surrounding area are either developed by RA requirements or used Open Space or RUD options and preserved open spaces. The applicant was recommended to use one of these options to maintain the natural quality of the area. He indicated that RUD development would not allow him to propose empty nester development he is currently proposing.**



Impacts to the surrounding properties as a result of the proposal would be expected as part of the development of any residential 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. The vacant lots and the single family residences surrounding the subject property have minimum potential for a possible future condominium development as they are predominantly filled with regulated woodlands and wetlands (See Figure to the right).

DEVELOPMENT POTENTIAL AND DENSITY PROPOSED

Development under the current RA zoning could result in the construction of up to 30 single-family homes under the allowable density and net acreage of the site. It is not known whether the site could be developed with 30 lots that meet the dimensional requirements of the RA zoning district. Development under the master-planned density of 0.8 units to the acre (equivalent to existing RA zoning) would be up to 30 single family homes. Development under the proposed R-1 zoning without a PRO option could result in as many as 61 single family detached homes. As proposed, the development would be limited to 53 single-family detached homes.

The applicant is proposing 53 units on the 37.23 net acres resulting in approximately 1.42 units/acre density. As previously mentioned, the Master Plan for Land Use recommends 0.8 units per acre for the subject property and the properties surrounding it. Proposed density is most consistent with the proposed R-1 One-Family Residential District (maximum density of 1.65 units per acre). It is density is 78 percent more the Master Plan recommendation for the site The subject property is currently located in the southwest quadrant of the City which is predominantly low residential and is also master planned for low density residential.

REVIEW CONCERNS

Infrastructure Concerns

An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far. Water main is currently available to connect along

Nine Mile Road and the applicant is connecting it through Evergreen court. The applicant is proposing to connect to the future gravity sewer main. The gravity sewer main in Nine Mile is a public project currently under design. The proposed development proposes connection to this gravity main. The City makes no guarantee that the project will be constructed prior to the construction of proposed development as plans are still subject to review and approval by all required governmental entities. Construction of this development would not be permitted to begin prior to the sewer being available for use. In the event that the City's sewer project is not available for this development, the applicant would need to submit an alternative plan for the full review process. 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.

Traffic

The City's traffic consultant has reviewed the **Rezoning Traffic Impact Study**. The senior adult housing under the PRO produced less trips than both the 40 single-family homes development and the 32 single-family homes development for the AM peak hour, the PM peak hour, and daily trips. It does not appear to impact Traffic patterns in the surrounding area.

Non-Motorized Improvements

City of Novi Non-motorized plan planned for two trails abutting the subject property: ITC Regional trail Phase 1A along the eastern boundary of the subject property and (2) proposed Singh trail in the northern property. **The proposed concept plan proposes a connection to the ITC trail. Staff recommends that the applicant work with Engineering to determine suitable locations for future connections. (See attached ITC Trail Map)**

Woodlands

A Woodland Study Plan (Sheet WP-1) has been included with the Plan that indicates the approximate location of the Regulated Woodland boundary as indicated on the City's Regulated Woodland Map with respect to the proposed limits of disturbance for the development. The Woodland Study Plan notes that 33.7 acres of the 49 acre development site is existing tree canopy based on the City's Regulated Woodlands Map. As such, the current Plan notes that 9.98 acres of the 33.7 acres (29.6%) of the Regulated Woodlands located on-site will be impacted. Proposed impacts to individual trees have not been described/quantified. The Plan does not currently appear to indicate the proposed sizes and species of the proposed onsite Woodland Replacement Trees. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. **Woodland review could not complete a comprehensive review due to deficiencies in the plan. The applicant is encouraged to further modify the layout to minimize impacts to regulated woodlands and quality/specimen trees.** Please refer to the woodland review letter or additional information requested.

Wetlands

The currently proposed wetland impacts will not likely require wetland mitigation as the City's threshold for wetland mitigation is 0.25-acre of wetland impact and the MDEQ's threshold is 0.30-acre. The current plan proposes a total impact is 0.07-acre (452 cubic yards) to the wetlands and 0.23-acre of impacts to on-site 25-foot wetland/watercourse buffer area. **Wetland review could not complete a comprehensive review due to deficiencies in the plan. The applicant is suggested to consider alternate options to minimize impacts on natural features.** Please refer to the wetland review letter or additional information requested.

Floodplain

The Plan appears to propose some impacts to the existing floodplain on site. The applicant indicated in response letter that the related permits will be applied once the Concept plan is approved.

Open Space

The applicant is proposing to dedicate about 18 acres of land with natural features to the City to be preserved as permanent open space. In addition, the concept plan indicates a variety of amenities for residents for active and passive recreation including a pool, pool house, lawn bowling and a dog house. Staff acknowledges that the proposed amenities meet the expectations for the proposed type of development. All the amenities are located in once central location. **Staff recommends adding few additional amenities such as pocket parks, benches, and pet waste stations thought the development at different locations.**

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

2016 Master Plan for Land Use update (adopted by Planning Commission on July 26, 2017) identifies this property and all adjacent land within the City as single family residential, with a density of 0.8 dwelling units per acre. It matches the existing zoning of the subject property. The proposed development would follow/contradict objectives of the Master Plan as listed below. Staff comments are in **bold**.

1. Quality and variety of housing:

- a. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land. **The proposed development does propose to protect a majority of natural features on site and provides ample screening from Nine Mile Road. However, the housing pattern itself looks dense within the limits of development and does not align with semi-rural character.***
- b. *Provide residential developments that support healthy lifestyle. Ensure provision of neighborhood open space within residential developments. **The proposed development includes a pool with amenities, sidewalks on both sides of the streets (for the most part), dog walk area and a lawn bowling. It also proposes a connection to proposed ITC Connector pathway.***
- c. *Provide a wide range of housing options. **The proposed development is geared towards empty nesters.***

2. Environmental Stewardship

- a. *Protect and maintain the City's woodlands, wetlands, water features, and open space. **The applicant proposes to donate about 18 acres (37%) of land with regulated woodlands and wetlands in the rear.***

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 and community impact statement.

Staff will work with the applicant to come up with appropriate conditions to 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."***

Planning Deviations:

Staff identified that deviations will be required for lot size, lot frontage, setbacks, lot coverage, but are currently unable to identify the extent of deviations due to insufficient information.

Landscape Deviations:

In general, the landscape plan conforms to the requirements. There are a couple of deviations that staff recommends in order to protect the existing natural features. For example, a deviation to not provide street trees in front of the wetland, to not provide the required buffer screening or berms within the wetland or wetland buffer, in order to not disturb the wetland.

Engineering Deviations:

- Absence of stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter .
- Not providing non-paved eyebrows.
- Absence of sidewalk along the portion of the south side of Villa Drive and the west side of Villa D 'Este Blvd.
- Blocks longer than 1400 feet.

Traffic Deviations:

- Not meeting the minimum 200 feet distance between the proposed driveway and Garfield Road
- The sidewalks should be located a minimum of 15 feet from the back of curb
- The applicant has horizontal curve radii throughout the site that fall below the minimum required horizontal curve radii.

Façade Deviations:

Façade review is not 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. Similar dissimilar review can be performed at the time of Preliminary site plan. Elevations should conform to the code at that time if deviations are not approved prior to Concept plan approval.

The applicant should provide more information and clarifications to possible deviations identified above so that staff can provide further input and identify the exact deviations to be included in the PRO agreement.

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 applicant has offered the following items as public benefits. Staff Comments are in **bold**.

1. *Donate approximately 18+ acres of land to Novi for existing park system, with the conditions that Novi, cannot sell parcel, develop parcel, or the property reverts back to original owner. **18 acres would count to about thirty seven percent of total gross area. City may reserve a right to make minor improvements in the area to propose a trail or accessory uses for a trail. City Council expressed interest in acquiring lands with natural features to create nature corridors. Proposed land to be dedicated abuts proposed ITC trail. This is considered a public benefit.***

2. *Build a comfort station for ITC Trailhead (subject to us understanding scope of work, \$200,000 cap). Novi Parks has applied for a grant to acquire a property south of Nine Mile road on Garfield to build a trail head for ITC corridor. If that falls through, a comfort station at this location would be redundant. Otherwise, this can be considered a public benefit.*
3. *Reduce cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allow the city to place uncontaminated soils on property at Nine Mile and Garfield Road. As mentioned above, if City acquires the property on Garfield for trailhead, it is City's intent to transport soils from sewer installation to that property. The offered benefit would not provide any significant reduction in costs even otherwise. On contrary, it may benefit the developer by providing soils for the proposed screening berms on the property.*
4. *Pave part of Nine Mile from Garfield to entrance to Villa D'este with chip seal and upgrade the Nine Mile and Garfield intersection. City of Novi Department of Public services does not approve chip seal pavement along Nine Mile Road. The pavement material does not withstand the wear and tear. Nine Mile road along the subject property is designated as natural beauty road by Oakland County Road Commission. The applicant should provide more information regarding the proposed upgrade to the intersection as such what it would include.*
5. *Remove blight on property and increase property values in the area. There is a redevelopment potential for the property even if the property is developed according to existing zoning, but perhaps not as likely.*
6. *Increase tax base by \$37,000,000. The subject property falls within Northville Community school district. An increase in tax base is considered an incidental benefit.*
7. *Provide an outstanding development and extensive landscaping. Conceptual landscape plans provided appear to meet the minimum requirements of landscape ordinance. The plans do not appear to propose anything beyond the minimum requirements. Staff will be able to make a better determination at the time of Preliminary Site Plan.*

NEXT STEP: MASTER PLANNING AND ZONING COMMITTEE

Due to the above listed outstanding concerns and additional information requested in this letter and few other reviews not recommending approval staff recommends a revised submittal prior to Planning Commission public hearing. **In the meantime, staff will schedule the proposed concept plan for consideration by Master Planning and Zoning Committee.**

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



PLANNING REVIEW CHART

Review Date: August 17, 2017
Review Type: Concept Plan (Planner Rezoning Overlay)
Project Name: JSP 17-52 VILLA D'ESTE
Plan Date: August 02, 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 prior to Concept Plan submittal. 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>	Single Family, with master planned 0.8 maximum dwelling units per acre.	53 Unit single family residential development with PRO overlay; 1.42 maximum dwelling units per acre	No	<p>Proposed Landuse (density) is not supported by the Future Land Use Map. The plan should be presented to Master Planning and Zoning Committee for input.</p> <p>Master Planning and Zoning Committee review Planning Commission recommendation & City Council approval PRO Concept Plan – City Council approval PRO agreement – Site Plan or Plat normal approval process</p>
Zoning <i>(Effective December 25, 2013)</i>	RA: Residential Acreage district	R-1 One-Family Residential District	No	As discussed at the meeting, the applicant is requesting to rezone to R-1.
Uses Permitted <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family Dwellings (Ranch style Condos) with PRO Overlay	No	
Phasing	Is Phasing involved?	Two phases		Please indicate phase lines on the plan.
Planned Rezoning Overlay Document Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Written Statement <i>(Site Development Manual)</i> <i>The statement should describe the following</i>	Potential development under the proposed zoning and current zoning	- Current RA Zoning: upto 30 homes (0.8 DUA) - Proposed R-1 Zoning: upto 61 homes (1.65 DUA) - Proposed Concept: 53 units (1.42 DUA)	Yes	
	Identified benefit(s) of the development	Provided	Yes?	Please refer to comments in the review letter
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc)	Not provided	Yes	Please refer to comments in the review letter
Rezoning Sign Location Plan <i>(Page 23,SDM)</i>	Installed within 15 days prior to public hearing Located along all road frontages	Not submitted	No	
Public Benefits <i>(Section 7.13.2.D.ii)</i>	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	Provided in an attachment	Yes?	Please revise to include that will include benefits that fit the intent of public benefits. Contact all the necessary agencies (Parks and DPS) involved to get their input on feasibility of improvements proposed as public benefits.
Traffic Impact Study <i>(Site development manual)</i>	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	Applicant submitted a Traffic Impact Study	Yes	Refer to Traffic Review.
Community Impact Statement <i>(Sec. 2.2)</i>	<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, but provided per staff's request	Yes	Staff agrees with the findings
Usable Open Space &	Usable open space is recommended for	A pool house, dog house and other	Yes?	Staff acknowledges the variety of amenities

Item	Required Code	Proposed	Meets Code	Comments
Amenities	residential developments	amenities are provided in a central location near the entrance boulevard		provided. Please consider opportunities to create some open space to propose additional amenities such as pocket parks, benches, pet waste stations or similar at different locations
The remainder of the review is against R-1 standards				
Height, bulk, density and area limitations (Sec. 3.1.2)				
Maximum Dwelling Unit Density	1.65 DUA For RA: 0.8 DUA(For 37.23 net acres , upto 30 units)	1.42 DUA (53 Units) 11.82 acres of wetland	No	The maximum density conform to R-1 requirements
Minimum Lot Area (Sec 3.1.2)	21,780 square feet For RA: 1 Acre (43,560 square feet)	Unable to determine The layout proposes single ranch style housing with common areas as opposed to site condominium with lot lines	No	Please show tentative lot lines and setback to be able to determine the extent of deviations requested. Typical lot layout shown as a detail may not apply to all lots. Staff is concerned about feasibility of units such as 5,6,7,8,23,24,33 and 34 This could be a deviation.
Minimum Lot Width (Sec 3.1.2)	120 ft. For RA: 150 ft.	Unable to determine	No	This could be a deviation.
Building Setbacks (Sec 3.1.2)				
Front	30 ft. RA: 45ft.	30 ft. measured from back of the curb	No	Please show tentative lot lines and setback to be able to determine the extent of deviations requested. See comment above <u>This could be a deviation.</u>
Side	15 ft. one side and 40 ft. total two sides RA: 20 ft. one side, 50 ft. two sides	7.5 ft. minimum, 15 feet total two sides	Yes	
Rear	35 ft. RA: 50 ft.	Unable to determine	No	
Maximum % of Lot Area Covered (By All Buildings) (Sec 3.1.2)	25%	Unable to determine	No	<u>Provide information as required</u> <u>This could be a deviation.</u>
Minimum Floor Area (Sec 3.1.2)	1,000 Sq.ft.	Information is not provided at this point	No	<u>Details reviewed at plot plan phase</u>

Item	Required Code	Proposed	Meets Code	Comments
Building Height (Sec 3.1.2)	35 ft. or 2.5 stories whichever is less	No elevations provided at this time. The applicant indicated in the response letter that the tentative height is 35 ft.	NA	Please specify to verify conformance. <u>Building height reviewed at plot plan phase. Please mention the tentative height.</u>
Frontage on a Public Street. (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed road within the proposed condominium, with access to Nine Mile Road	Yes	The community is gated and would require City Council approval.
Parking and other requirements				
Number of Parking Spaces Private clubs (Sec.5.2.12.B)	One (1) for each four (4) member families For 53 families, Total= 13 spaces	Total Proposed = 7 spaces including barrier free	Yes?	Is on-street parking proposed? Provide justification for the number of spaces provided. <u>This could be a deviation</u>
Barrier Free Spaces <i>Barrier Free Code</i>	For total 1 to 25 = 1 van accessible	1 barrier Free parking provided. It appears to be van-accessible	Yes?	Indicate the aisle width
Minimum number of Bicycle Parking (Sec. 5.16.1) <i>Private recreation facilities accessory to a residential development</i>	Ten (10) percent of required or provided automobile parking spaces, minimum eight (8) spaces	Spaces are not provided	No	Provide Bike parking counts. <u>This could be a deviation if required minimum is not provided</u>
Design Requirements	The parking lot shall meet the requirements for section 5.3	Conceptual information provided	Yes?	<u>Parking lot will be reviewed for conformance at the time of final site plan. Any deviations should be requested prior to concept plan submittal</u>

Item	Required Code	Proposed	Meets Code	Comments
Accessory Structures	Any accessory structures shall meet the requirements for section 4.19	Unable to determine	No?	Indicate whether dumpster, generators or rooftop equipment is provided for the poll facility. Any deviations to the possible location should be requested prior to concept plan submittal.
Note to District Standards (Sec 3.6)				
Area Requirements (Sec 3.6A & Sec. 2.2)	<ul style="list-style-type: none"> - Lot width shall be measured between two lines where a front setback line intersects with side setback lines. - Distance between side lot lines cannot be less than 90% between the front setback line and the main building. 	Unable to determine	No	<p>Please show tentative lot lines and setback to be able to determine the extent of deviations requested.</p> <p>Lots 5, 6, 7, 8, 34, 42, 43, 53 may not meet the minimum requirements. <u>This could be a deviation.</u></p>
Additional Setbacks (Sec 3.6B)	NA	Single family development. Off-street parking is provided for the accessory use to the development	NA	
Exterior Side yard abutting Streets (Sec 3.6C)	NA	Side yards abutting residential districts	NA	
Wetland/Water-course Setback (Sec 3.6M)	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse.	25ft. wetland buffer indicated.	No	Additional information requested for on-site evaluation. Refer to wetland review for more details.
Woodlands (City Code Chapter 37) Replacement of removed trees		Woodland impacts proposed	No	Additional information requested. Refer to woodland review for more details. Woodland tree survey is recommended to be submitted prior to Concept Plan approval to identify replacement counts into PRO agreement.
Subdivision Ordinance (Subdivision Ordinance Appendix C, Article IV)				

Item	Required Code	Proposed	Meets Code	Comments
Blocks (Subdivision Ordinance: Sec. 4.01)	<ul style="list-style-type: none"> - Maximum length for all blocks shall not exceed 1,400 ft. - Widths of blocks shall be determined by the conditions of the layout. 	Block along Villa Drive appears to be longer than 1400 feet	No	Revise the layout to meet the code. <u>This could be a deviation.</u>
Lot Depth Abutting a Secondary Thoroughfare (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	Nine Mile road along the subject property is considered Scenic road.	NA	
Depth to Width Ratio (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Unable to determine	No	Please show tentative lot lines and setback to be able to determine the extent of deviations requested.
Arrangement (Subdivision Ordinance: Sec. 4.02.B)	<ul style="list-style-type: none"> - Every lot shall front or abut on a street. - Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto. 	Unable to determine	No	Lots 5, 6, 7, 8, 34, 42, 43, 53 and few others may not meet the minimum requirements. <u>This could be a deviation.</u>
Streets (Subdivision Ordinance: Sec. 4.04)	<p>Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists:</p> <ul style="list-style-type: none"> - practical difficulties because of topographic conditions or natural features - Would create undesirable traffic patterns 	The subject property is surrounded by regulated wetlands on the north and west, ITC corridor on the east.	NA	<u>This could be a deviation and is supported by staff.</u>
Topographic Conditions (Subdivision Ordinance Sec 4.03)				
A. Flood plain	<p>Compliance with applicable state laws and City Code</p> <p>Areas in a floodplain cannot be platted</p>	There is an existing 100 year floodplain on the subject property. Some of the lots are encroaching into the floodplains. The layout also proposes storm water detention within the floodplains	No	<p>Applicant is responsible for contacting the necessary agencies and obtain the necessary permits for the modifying the floodplain limits</p> <p>Clearly indicate the floodplain limits on the</p>

Item	Required Code	Proposed	Meets Code	Comments
				layout plan. Refer to Engineering letter for more details
B. Trees and Landscaping	Compliance with Chapter 37 and Article 5 of City Zoning Code	Landscape Plan is not provided	No	Refer to Landscape review for requirements
C. Natural Features	To be preserved Lots cannot extend into a wetland or watercourse	The site has considerable wetlands	Yes/ No	Refer to Wetland review letter for more comments
D. Man-made Features	To be built according to City standards	None Proposed	NA	
E. Open Space Areas	Any Open Space Area shall meet the following: - Require performance guarantee - Shall be brought to a suitable grade - Compliance with zoning ordinance - Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye.	Landscape and grading plan is not submitted. Unable to determine	No	
F. Non-Access Greenbelt Easements	Along rear or side property lines for reverse frontage lots	Not applicable	NA	
G. Zoning Boundary Screening	A non-residential development abutting a residential development would need screening	Subject property is not abutting any non-residential development	NA	
Sidewalks Requirements				
Non-Motorized Plan	- Proposed unpaved trail, west of subject property from Nine Mile Road to Ten Mile Road through undeveloped park land. - ITC Corridor, abutting the eastern boundary of subject property.	Connections to the proposed ITC trail is proposed through the system of internal sidewalks and the proposed public sidewalk The applicant is proposing a 'comfort station' at the south east corner of the	Yes	

Item	Required Code	Proposed	Meets Code	Comments
		development to complement the ITC Trail		
Sidewalks (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	Sidewalks are proposed on either side of the proposed private drive for the most part	No	Revise the sidewalk to meet the 6 feet width <u>This could be a deviation</u>
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 6 foot sidewalk is required along Nine Mile Road	A 8 foot concrete sidewalk is proposed along Nine Mile Road	No	The applicant indicated that he is working with the neighboring residents to extend the sidewalk between the eastern and western legs of the subject property
Building Code and other design standard Requirements				
Residential Entryway Lighting	A residential development entrance light must be provided at the entrances to the development off of Dixon Road	None indicated	No	Please contact Darcy Rechtein at 248.735.5695 for further details. Provide details of the proposed lighting
Interior Site Lighting	A lighting and photometric plan is required if any interior lighting is proposed.	None proposed at the moment.	Yes?	There is a possibility of proposing site lighting at the pool area. Please indicate the intent. A lighting and photometric plan is required at the time of Final site plan that conforms to the code. Any deviations requested must be requested prior to Concept plan submittal.
Building Code	Building exits must be connected to sidewalk system or parking lot.	Not Applicable.	NA	
Design and Construction Standards Manual (DSM)	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not provided.	No	Provide land description.
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	Some dimensions are missing.	No	Please refer to Traffic review comments for additional details.

Item	Required Code	Proposed	Meets Code	Comments
	layout, streets and drives, and indicate square footage of pavement area (indicate public or private).			
Economic Impact Information	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Home size & expected sales price of new homes 			
Legal Requirements				
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project name and street name are approved		
Property Split or Combination	Property combination or split shall be reviewed and approved by the Community Development Department.	The subject property is proposing a combination of three 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>
Development/ Business Sign	Sign permit applications that relate to construction of a new building or an addition to an existing building may submitted, reviewed, and approved as part of a site plan application. Refer to Planning review for more details	Signage is not indicated	Yes/ No	<u>For sign permit information contact Ordinance at 248-735-5678</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	
Conservation easements	Conservation easements may be required for wetland and buffer impacts	Not applicable at this moment. They will be required at the time of Preliminary Site Plan	NA	<u>The following documents will be required during Site Plan review process after the Concept PRO approval</u>
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the	Not applicable at this moment	NA	<u>PRO Agreement shall be approved by the City Council after the Concept Plan is tentatively approved</u>

Item	Required Code	Proposed	Meets Code	Comments
	City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed			

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.

ENGINEERING



PLAN REVIEW CENTER REPORT

August 17, 2017

Engineering Review

Villa d'Este
JSP17-0052

Applicant

Robert Lamp Trust

Review Type

PRO Concept Plan

Property Characteristics

- Site Location: North of Nine Mile Road, east of Garfield Road
- Site Size: 48.32 acres
- Plan Date: 08/02/2017
- Design Engineer: Sieber Keast

Project Summary

- A PRO plan for residential development north of Nine Mile Road and east of Garfield Road.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of 9 Mile Rd., with two connections to create a looped system. Sanitary sewer service would be provided by connection to the proposed gravity main along the north side of Nine Mile Road.
- Storm water would be collected by a single storm sewer collection system and detained on site in proposed detention basins.

Recommendation:

The Concept Plan and Concept Storm Water Management Plan can be recommended for approval.

Comments:

The Concept plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed in Preliminary and Final Site Plan submittals:

General

1. Show all drives within 200 feet of the site and both sides of Nine Mile Rd. The distance between the existing Garfield Drive and the proposed Villa d'Este Blvd. should be shown on the plan, as well as the distance to the proposed comfort station driveway on Nine Mile Road. Refer to Section 11-216 (d) for spacing requirements, **any deviation from these standards would require a variance.**
2. A stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter is required by ordinance. **A request for deviation from Appendix C Section 4.04(A)(1) of the Novi City Code can be requested.** City staff supports this request.
3. A right-of-way permit will be required from the City of Novi.
4. The master planned right-of-way for Nine Mile Road is 43' half right-of-way. The pathway proposed along the frontage of Nine Mile Road should be located 1' off the master planned right-of-way, but can be located elsewhere to avoid wetlands and natural features. Additionally, the sidewalk should be realigned adjacent to existing parcels based on existing features to facilitate future extension of the pathway.
5. Provide a minimum of two ties to established section or quarter section corners.
6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
8. 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.
9. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Utilities

10. The gravity sewer main in Nine Mile is a public project currently under design. The proposed development proposes connection to this sanitary sewer. The City's project is currently under design and the City makes no guarantee that the project will be constructed as plans are still subject to review and

approval by all required governmental entities. Construction of this development would not be permitted to begin prior to the sewer being available for use. In the event that the City's sewer project is not available for this development, the applicant would need to submit an alternative plan for the full review process.

Paving & Grading

11. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
12. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
13. Provide cross-sections for all proposed paving.
14. Within the development, sidewalks are required on both sides of the street. **Absence of sidewalk along a portion of Villa Drive requires a variance, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed.** The request for lack of sidewalk along the south side of Villa Drive where there are no proposed residences can be supported, but sidewalk should be provided along the west side of Villa d'Este Boulevard.
15. **A variance from Section 11-194 (8) should be requested for non-paved eyebrows.** Staff will support this request.
16. The sidewalk width along Nine Mile should be 6 feet in width, according to the Bicycle & Pedestrian master plan.
17. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plan."

Storm Water Management Plan

18. Provide a sheet or sheets titled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).
19. Runoff in all areas of development must be pretreated before discharge to the wetlands. Capture the storm water in all developed areas in the on-site storm water collection and detention basin systems; or provide rain gardens as the pretreatment mechanism.
20. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum

- slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
21. A 25-foot vegetated buffer shall be provided around the full perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots, and should not be placed immediately against adjacent structures. Provide a boundary of shrubbery or other maintainable landscape features between any structures and edge of the non-mowable basin buffer area.
 22. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

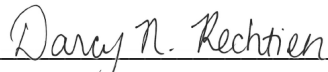
Flood Plain

23. Indicate the FEMA flood zone designation of the floodplain limits shown on the plan.
24. Application for a City floodplain permit shall be submitted as soon as possible to begin the review process. The City's floodplain consultant will review the submittal and provide initial comments regarding the review process. An MDEQ floodplain use permit may also be required prior to site plan approval.

Off-Site Easements

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

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



Darcy N. Rechten, P.E.

LANDSCAPE



PLAN REVIEW CENTER REPORT

August 14, 2017

PRO Concept Site Plan

Villa d' Este

Review Type

Rezoning Concept Plan Landscape Review

Job

JSP17-0052

Property Characteristics:

- Site Location: North side of 9 Mile Road, near Garfield
- Site Zoning: R-A – Proposed R-1 with PRO
- Adjacent Zoning: North: R-A and R-1, East: R-A and ITC Corridor, South: R-A, West, R-A
- Plan Date: 8/12/2017

Recommendation:

This concept is **recommended for approval**. Several landscape deviations are required to implement the concept as is proposed, but overall, the project conforms to most elements of the landscape ordinance.

Deviations:

1. The required berm is not proposed along the western section of the project's Nine Mile Road frontage.
2. The require berm is not proposed west of the entrance, in the eastern section of the project's Nine Mile Road frontage.
3. A tree survey is not provided, so removals and required woodland replacements cannot be determined. Because of this deficiency, the applicant must provide a tree survey and conform to all of the rules of Section 37 (Woodlands Protection) and the Landscape Design Manual regarding woodland replacements once the extent of removals can be determined.

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 and on the accompanying Landscape Chart must be addressed and incorporated as part of the Preliminary Site Plan submittal.

Underlined items must be addressed and incorporated as part of the Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines.

This review is a summary and not intended to substitute for any Ordinance.

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

Provided

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

Provided

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

1. Woodland line per Regulated Woodlands map is shown, but a tree survey is not provided.

2. Please provide a current tree survey for all areas within 50 feet of development area.
3. Based on survey, please provide woodland replacement calculations.

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

1. Proposed contours are provided on Landscape Plans and on engineering sheets.
2. **Please make contours consistent between engineering sheets and landscape sheets.**

Snow Deposit (LDM.2.q.)

Please show snow deposit areas on landscape plan.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

9 Mile Road

1. 970lf frontage, less the ordinance allowances for access ways/clear vision zone (total of 180'), less the 75' to be donated for the trail parking lot = 715 lf. 20 deciduous canopy trees are required, 21 are provided.
2. **If the applicant wishes to request a landscape waiver/deviation to not provide street trees in front of the wetland in order to not disturb the wetland, this would be supported by staff.**

Internal streets

1. Since individual units are not provided, the requirement is based on units. Based on lot 53 units, 53 trees are required.
2. Cul-de-sac islands and boulevard island trees are not counted toward required street trees. This is correct.
3. **Where the area between the curb and sidewalk is only 5 feet, please use deciduous subcanopy trees as street trees.**

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

1. 970lf frontage, less the ordinance allowances for access ways (total of 86'), less the 75' to be donated for the trail parking lot = 809 lf .
2. Large evergreens or canopy trees: 1 tree per 40 lf = 20 trees required, 23 provided.
3. Subcanopy trees required: 1 tree per 25 lf = 32 trees required, 33 provided.
4. Berms not provided in entire western frontage, and in area immediately west of entrance.
5. **A landscape deviation is required for the shortfalls in buffers provided.**
6. **If the applicant wishes to request a waiver/deviation for not providing the required buffer screening or berms within the wetland or wetland buffer, in order to not disturb the wetland, this would be supported by staff.**

Corner Clearance (Zoning Sec 5.9)

Provided.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

Please add trees at the ends of the two bays, closer to the road, in addition to the perimeter trees at 1 per 35 lf.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

See above.

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

When utility box locations are provided, required screening should be added to plan and plant list.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. Requirement for 70% of pond rim to be landscaped with large native shrubs appears to be satisfied.
2. The detention pond trees shown are not required, and can't replace the required shrubs. They can count as woodland replacement trees.

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

Not provided, but not required for a concept plan unless species that don't conform to the woodland replacement chart or prohibited species are proposed.

Planting Notations and Details (LDM)

Provided

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

Irrigation plan for landscaped areas or an alternative plan for ensuring that plants get the water required for establishment and long-term survival is required for Final Site Plans.

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 rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Location: Nine Mile at Garfield, north side.
Review Date: August 14, 2017
Project Name: JSP17 – 0052: VILLA D’ESTE
Plan Date: August 2, 2017
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed for Final Site Plan.

LANDSCAPE DEVIATIONS

1. No tree survey, replacement calculations or replacement species are provided. Since this is the case, there is no assumption that the replacements are sufficient, or that there any deviations for species or sizes of replacements approved. They will need to meet current code standards.
2. No berm is provided along the entire 570 lf of western frontage. The required berm is an undulating berm with a minimum height of 4 feet and crest 4 feet wide.
3. No berm is provided west of the entrance. The same requirements for the berm discussed above apply here.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Yes	Yes	Overall plan: 1" =50' Detail: 1" = 20'
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/LLA	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	<u>Needed for Final Site Plans.</u>
Miss Dig Note <i>(800) 482-7171</i>	Show on all plan sheets	No	No	Please add to all landscape plan sheets.

Item	Required	Proposed	Meets Code	Comments
(LDM.3.a.(8))				
Zoning (LDM 2.f.)	Include all adjacent zoning	Site: R-A Proposed R-1 with PRO North: R-A and R-1, East: R-A and ITC corridor, South: R-A, West: R-A	Yes	On cover sheet
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Yes	Yes	Description on cover sheet.
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists. 	No	No	<ol style="list-style-type: none"> 1. Tree survey is required. 2. Please add designations of trees to be removed on plans (eg X on trees to be removed). 3. Please add woodland replacement calculations.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Yes	Yes	Sheet 3
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	Please clearly show all overhead utility lines on landscape plans.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	<ol style="list-style-type: none"> 1. Proposed berm contours shown. 2. Please make berm grading consistent between sheets. It appears that the berm contours on Sheet 3 are different from those on the Landscape plans.
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	No	No	Please show areas for snow deposits.
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands 	NA		

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> No evergreen trees 			
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify 200 sf per tree planted in an island 6" curbs Islands minimum width 10' BOC to BOC 	NA		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Yes	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Some trees may be close to hydrants, manholes – can't tell at present.	No	Keep all trees and large shrubs at least 10' away from hydrants, manholes.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9			Clear zones are provided.
Berms, Walls and ROW Planting Requirements				
Berms				
	<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil. 			
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Adjacent Zoning is RA and R1	NA		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)				
Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)				
Slope, height and	<ul style="list-style-type: none"> Label contour lines 	Yes	No	Please provide a typical

Item	Required	Proposed	Meets Code	Comments
width (Zoning Sec 5.5.3.A.v)	<ul style="list-style-type: none"> ▪ Maximum 33% slope ▪ Constructed of loam ▪ 6" top layer of topsoil 			berm cross section detail.
Type of Ground Cover		Yes	Yes	Lawn
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No	No	Please show any overhead utilities – existing or proposed
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	34 ft.	54' min.	Yes	
Min. berm crest width	4 ft.	4'	Yes/No	<ol style="list-style-type: none"> 1. The required berm is provided east of the entrance, although it should be extended to near the entry drive. 2. A berm is not provided west of the entrance, partly due to a water main easement. The remainder of that frontage could have the required berm, but it is not provided. This is a deviation that is only supported with regard to the water main easement. 3. No berm is provided on the western 570 lf frontage. 240 feet of this is wetland so the deviation to not provide a berm in this area is supported

Item	Required	Proposed	Meets Code	Comments
				by staff but a berm should be provided along the rest of the frontage.
Minimum berm height (9)	4 ft.	4'	Yes/No	See above
3' wall (4) (7)	NA	No		
Canopy deciduous or large evergreen trees Notes (1) (10) LDM1.d.(1)(b)	<ul style="list-style-type: none"> ▪ 1 tree per 40 l.f.; ▪ 9 Mile Road (970-75-66-20)/40 = 20 trees 	<u>9 Mile Road:</u> 23 trees <u>Lots:</u> 53 trees	Yes	1. Calculations and required trees are provided. 2. Landscape Waiver can be sought for wetland along right-of-way where area would be negatively impacted by grading/planting and where existing screening is sufficient.
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ 1 tree per 25 l.f.; ▪ 9 Mile Road (970-75-66-20)/25 = 32 trees 	33 trees	Yes	See above.
Street Trees (LDM 1.d.(1) and Novi Street Tree List))	<ul style="list-style-type: none"> ▪ 9 Mile Road: 1 tree per 35 lf (970-75-20-160)/35= 20 trees ▪ Internal lots – 1 tree per unit since individual lots are not provided. 53 units. 	<u>9 Mile Road:</u> 21 trees <u>Lots:</u> 53 trees	Yes	1. See above. 2. Please use deciduous subcanopy trees for the street trees planted in the 5' gap between the curb and the sidewalk.
Island & Boulevard Planting (Zoning Sec & LDM 1.d.(1)(e))	<ul style="list-style-type: none"> ▪ Must be landscaped & irrigated ▪ Mix of canopy/sub-canopy trees, shrubs, groundcovers, etc. ▪ No plant materials between heights of 3-6 feet as measured from street grade 	Trees shown in all islands, additional plantings in entry island.		A mix of canopy and subcanopy trees, shrubs, groundcovers etc. is provided.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	NA		When the locations of transformer/utility boxes are determined, add landscaping per city requirements.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements	<ul style="list-style-type: none"> ▪ Clusters shall cover 70- 	Only trees are	No	1. Proposed shrubs

Item	Required	Proposed	Meets Code	Comments
(Sec. 5.5.3.E.iv)	75% of the basin rim area <ul style="list-style-type: none"> ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	shown on plan.		provide required coverage. 2. Detention pond trees are not required and can count toward replacements if desired.
Woodland Replacements (Chapter 37 Woodlands Protection)				
Woodland Replacement Calculations – Required/Provided	<ul style="list-style-type: none"> ▪ Show calculations based on existing tree chart. ▪ Indicate boundary of regulated woodland on plan 	<ul style="list-style-type: none"> ▪ Extent of regulated woodland boundaries is indicated in plans. ▪ Some replacement trees are shown 	No	1. Please provide current tree survey. 2. Please provide woodland replacement calculations 3. Provided woodland replacement trees should be from Woodland Replacement Chart.
Woodland Replacement Trees Proposed	<ul style="list-style-type: none"> ▪ Show clearly on plan and plant list which trees are proposed as woodland replacement trees ▪ Reforestation credit table breakdown, if applicable 	A mix of evergreen and deciduous replacement trees are indicated – no species given.	No	Provided woodland replacement trees should be from Woodland Replacement Chart.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Between Mar 15 – Nov 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade	Yes	Yes	
Irrigation plan (LDM 2.s.)	A method for ensuring that plantings receive sufficient watering for establishment and long-term survival must be provided.	No	No	1. <u>If an irrigation system is to be provided, the plan for that system should be provided with Final Site Plans.</u> 2. <u>If a system is not</u>

Item	Required	Proposed	Meets Code	Comments
				<u>provided, notes regarding how plantings will receive sufficient water for establishment and survival must be part of the Final Site Plans.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	No plant list	No	
Root type				
Botanical and common names				
Breakdown of genus/species diversity (LDM 1.d.(1).d.				Please be sure that diversity of plantings conforms with standard listed in Design Manual
Type and amount of lawn		No		<u>Need for Final Site Plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for Final Site Plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note near property lines.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	No	No	

Item	Required	Proposed	Meets Code	Comments
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Chapter 37, LDM for more details	Yes	No	Include sizes on plant list.
Plant size credit (LDM3.c.(2))	NA			
Prohibited plants (LDM 3.d)	No plants on City Invasive Species List	No plant list included		
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities			Please dimension distance from proposed trees close to overhead lines.
Collected or Transplanted trees (LDM 3.f)		NA		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	Yes	Yes	Please specify compost instead of peat mulch in your planting mix. Canadian wetlands are harvested for the peat, causing environmental damage.

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. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
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.

WETLANDS



ECT Project No. 170538-0100

August 16, 2017

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

Re: Villa d'Este (JSP17-0052)
Wetland Review of the Concept Plan (PRO) (PSP17-0120)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept Plan (PRO) for the proposed Villa d'Este project prepared by Seiber, Keast Engineering, L.L.C. dated August 2, 2017 and stamped "Received" by August 2, 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.

Due to deficiencies in the Plan with regard to proposed wetland and watercourse impacts, ECT currently does not recommend approval of the PRO/Concept Plan for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter in subsequent site plan submittals.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Not Required (Impacts currently 0.07-acre < 0.25-acre wetland mitigation threshold)
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.
Wetland Conservation Easement	Required

The proposed development is located north of the intersection of Nine Mile Road and Garfield Road (i.e., north of Nine Mile Road between Napier Road and North Beck Road, Section 29 & 30. The Plan proposes the construction of fifty-three (53) single family residential condo units, associated roads and utilities as well as several storm water detention basins. The proposed project site contains a significant amount of City-Regulated Woodland area as well as a significant amount of on-site City-Regulated wetlands and a tributary to the Novi-Lyon Drain (see Figure 1).

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Wetland Evaluation/Wetland Impact Review

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Watercourse map, USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs. The site includes areas indicated as City-regulated wetland on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1). ECT recommends that we conduct a wetland and woodland field evaluation at the time of Preliminary Site Plan submittal in order to verify the existing on-site wetland boundaries and woodland information (tree sizes, species, conditions, etc.).

The Plan notes that the onsite wetlands were flagged by Wilson Road Group, Inc. and indicates numerous areas of existing wetlands on the site. These wetland areas are generally located along the northern and western portions of the project site. Portions of these wetland areas appear to be included on the City of Novi *Regulated Wetlands and Watercourse Map* (attached). It should be noted that that the Plan does not appear to label the existing wetlands (i.e., Wetland A, B, etc.) or provide the acreages of the individual areas of on-site wetlands. Please label the wetlands and the associated on-site areas on the Plan. Wetland flag numbers should also be included on the Plan.

Reviews of previous proposed development plans for these parcels have indicated eleven (11) existing wetlands on the site. All of these wetlands are regulated by the City of Novi and several are also likely regulated by the Michigan Department of Environmental Quality (MDEQ). The DEQ must determine the following before a permit can be issued:

- The permit would be in the public interest.
- The permit would be otherwise lawful.
- The permit is necessary to realize the benefits from the activity.
- No unacceptable disruption to aquatic resources would occur.
- The proposed activity is wetland dependent **or** no feasible and prudent alternatives exist.

As noted above, several areas of wetland have been confirmed on the subject property by the applicant's wetland consultant. Currently, the Plan indicates two (2) direct impacts to on-site wetlands. It should be noted that that the Plan does not appear to label the existing wetlands or provide the acreages of the individual areas of on-site wetlands. The Plan does quantify the areas of the proposed wetland impacts. The total amount of direct (i.e., fill or excavation) impact to on-site wetlands is 0.07-acre (452 cubic yards). One of these impacts is the in the northern section of the site located between Lots 26 and 27. This wetland impact is noted as 0.04-acre. It appears as if this wetland impact is for the purpose of proposed grading between these two lots and for the construction of Villa Drive. The second wetland impact is for the purpose of constructing a wetland/drain crossing for Villa Drive just north of the project entrance from W. Nine Mile Road (between Lots 16 and 17). This wetland impact is noted as 0.03-acre.

The following table summarizes the proposed wetland impacts as listed on the *Overall Plan* (Sheet 2):

Table 1. Proposed Wetland Impacts

Wetland Impact Area	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Estimated Impact Volume (cubic yards)
1	Yes City Regulated /Essential	Likely	0.04	Not Indicated
2	Yes City Regulated /Essential	Likely	0.03	Not Indicated
TOTAL	--	--	0.07	452

The Plan also includes the construction of several storm water management basins (Basins A and B) located adjacent to existing wetlands. There will be storm water outlets to wetland areas constructed in these locations.

The currently proposed wetland impacts will not likely require wetland mitigation as the City’s threshold for wetland mitigation is 0.25-acre of wetland impact and the MDEQ’s threshold is 0.30-acre. The current proposed wetland total impact is 0.07-acre (452 cubic yards).

In addition to the proposed wetland impacts, the Plan proposes disturbance to 0.23-acre of on-site 25-foot wetland/watercourse buffer area. The wetland buffer impacts are also for the purpose of proposed grading between Lots 26 and 27 and for the construction of Villa Drive in this area as well as the construction of a drain crossing for Villa Drive just north of the project entrance from W. Nine Mile Road (between Lots 16 and 17). In addition, wetland buffer impacts are proposed for the construction of the 15-foot wide gravel access drive to stormwater Detention Basin A.

The following table summarizes the existing wetland/watercourse setbacks and the proposed wetland/watercourse setback impacts as listed on the Plan:

Table 2. Proposed 25-Foot Wetland/Watercourse Buffer Impacts

Wetland/Watercourse Buffer Impact Area	Impact Area (acre)	Purpose
1	0.08	Grading between Lots 26 & 27
2	0.19	Drain crossing for Villa Drive
3	0.02	Access drive to Basin “A”
4	0.02	Access drive to Basin “A”
TOTAL	0.31	--

As noted above, the Plan proposes to construct storm water outfalls to wetlands from Detention Basin A and B. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in these areas.

In addition to the proposed wetland impacts and proposed impact to the regulated drain, the Plan appears to propose impacts to regulated floodplain. Subsequent Plan submittals should address any proposed

impacts to existing floodplain areas located on the site. Floodplain impacts will most likely need to be authorized by the Michigan Department of Environmental Quality (MDEQ).

City of Novi Ordinance Requirements

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, and Article V) describes the regulatory criteria for wetlands and review standards for wetland permit applications.

As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size, but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b).

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland:

All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such areas are essential to the preservation of the natural resources of the city. . . . In making the determination, the city shall find that one (1) or more of the following exist at the particular site:

- (1) The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) The site represents what is identified as a locally rare or unique ecosystem.*
- (3) The site supports plants or animals of an identified local importance.*
- (4) The site provides groundwater recharge documented by a public agency.*
- (5) The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).

Permits & Regulatory Status

Based on the criteria set forth in The City of Novi Wetlands and Watercourse Protection ordinance (Part II-Code of Ordinances, Ch. 12, Article V.), the wetlands to be impacted appear to meet the definition of a City-regulated wetland and meets one or more of the essentially criteria (i.e., wildlife habitat, storm water control, etc.). A wetland use permit would be required for any proposed activities within City regulated wetlands.

It appears as though a City of Novi Non-Minor Use Wetland Permit would be required for the proposed impacts as the total wetland impacts appear to be greater than 300 cubic yards of impact [i.e., threshold for City of Novi Non-Residential (i.e., non-single family residence) Minor Wetland Permits]. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It appears as though a MDEQ Wetland Permit would be required for the proposed impacts to on-site wetlands. It should be noted that it is the Applicant's responsibility to contact MDEQ in order to determine the need for a permit from the state. In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The MDEQ has adopted administrative rules which provide clarification and guidance on interpreting Part 303.

In accordance with Part 303, wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but the DEQ has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

The law requires that persons planning to conduct certain activities in regulated wetlands apply for and receive a permit from the state before beginning the activity. A permit is required from the state for the following:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

Wetland Review Comments

ECT recommends that the Applicant address the items noted below prior to the approval of the Plan for wetlands:

1. It should be noted that that the Plan does not appear to label the existing wetlands (i.e., Wetland A, B, etc.) or provide the acreages of the individual areas of on-site wetlands. Please label the wetlands and the associated on-site areas on the Plan. Wetland flag numbers should also be included on the Plan.
2. The applicant shall show the following information on subsequent site plans:
 - a. The area of all existing on-site wetland/watercourse areas (square feet or acres);
 - b. The area of all existing 25-foot buffer areas (square feet or acres);
 - c. Area (square feet) and volume (cubic yards) of all wetland/watercourse impacts (both permanent and temporary);
 - d. Area (square feet) of all wetland buffer impacts (both permanent and temporary).
3. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. Many of the buildings are situated directly adjacent to the 25-foot wetland setback leaving little or no room for construction of the buildings without temporary or permanent impacts to the wetland buffer. The preservation of the 25-foot buffer areas is important to the overall health of the existing wetlands as the existing buffers serve to filter pollutants and nutrients from storm water before entering the wetlands, as well as provide additional wildlife habitat. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

“There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses”.

4. The Plan proposes to construct storm water outfalls to wetlands from Detention Basin A and B. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in these areas (i.e., square feet/acreage and cubic yards).
5. One of the direct wetland impacts is in the northern section of the site located between Lots 26 and 27. This wetland impact is noted as 0.04-acre. It appears as if this wetland impact is for the purpose of proposed grading between these two lots and for the construction of Villa Drive. ECT encourages the applicant to consider alternative design layouts for this area in order to reduce or avoid wetland and wetland buffer impacts in this area. Is the installation of a retaining wall or other means to avoid impacts to the wetland/wetland buffer feasible in this area? The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and 25-foot wetland setbacks have been reviewed and considered.
6. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Non-Minor Use Permit* would be required for any proposed impacts to site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It should be noted that it is the Applicant’s responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of

each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

7. The Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable. A seed mix consisting of acceptable native plant species shall be indicated on the Plan if necessary. Sod or common grass seed is not acceptable for site restoration within areas of existing wetland or 25-foot wetland buffers. The applicant shall provide information for any proposed seed mixes that will be used to restore the floodplain areas and/or any areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.
8. The City's threshold for the requirement of wetland mitigation is 0.25-acre of proposed wetland impact. This should be taken into account on subsequent site Plan submittals, if necessary.
9. If applicable, the Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas (if necessary). 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.

Recommendation

Due to deficiencies in the Plan with regard to proposed wetland and watercourse impacts, ECT currently does not recommend approval of the PRO/Concept Plan for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter in subsequent site plan submittals.

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
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

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



Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue.

WOODLANDS



ECT Project No. 170538-0200

August 16, 2017

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

Re: Villa d'Este (JSP17-0052)
Woodland Review of the Concept Plan (PRO) (PSP17-0120)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept Plan (PRO) for the proposed Villa d'Este project prepared by Seiber, Keast Engineering, L.L.C. dated August 2, 2017 and stamped "Received" by August 2, 2017 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the Concept/PRO Plan for Woodlands. ECT recommends that the Applicant address the items noted in the *Woodland Comments* section of this letter in subsequent site plan submittals.

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

The proposed development is located north of the intersection of Nine Mile Road and Garfield Road (i.e., north of Nine Mile Road between Napier Road and North Beck Road, Section 29 & 30. The Plan proposes the construction of fifty-three (53) single family residential condo units, associated roads and utilities as well as several storm water detention basins. The proposed project site contains a significant amount of City-Regulated Woodland area as well as a significant amount of on-site City-Regulated wetlands and a tributary to the Novi-Lyon Drain (see Figure 1).

The purpose of the Woodlands Protection Ordinance 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*

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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.*

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

Woodland Evaluation/Woodland Impact Review

ECT's in-office review of available materials included the City of Novi Regulated Woodland map and historical aerial photographs. The site includes areas indicated as City-regulated woodland on the official City of Novi Regulated Woodland Map (see Figure 1). ECT recommends that we conduct a wetland and woodland field evaluation at the time of Preliminary Site Plan submittal in order to verify the existing on-site wetland boundaries and woodland information (tree sizes, species, conditions, etc.) when this information is provided.

The Plan notes that the Landscape and Woodland Plans have been prepared by Deak Planning + Design. In addition, the Plan notes that a Woodlands Plan, Tree Inventory Removal & Replacement Plan will be provided with the Preliminary Site Plan. These plans have not been provided with the Concept (PRO) Plan.

ECT has previously completed an onsite woodland evaluation for a different proposed site development project on these properties. The proposed project site contains a significant area of regulated woodland (see Figure 1). High quality woodlands are found throughout the property; many of the woodlands also contain forested wetland. The highest quality woodlands (and the largest diameter trees) are located in the northeast, central and western portions of the site. The site is essentially surrounded by areas designated as either City of Novi Regulated Wetland or Woodland. A portion of the southeastern section of the proposed development site includes existing residential lots. A portion of the western side of the site includes an area that appears to be somewhat disturbed and contains some existing overhead utility lines.

The proposed site development will involve significant impacts to regulated woodlands and will include a significant number of tree removals. The on-site trees have previously been identified in the field with metal tags on aluminum nails (and some metal tags on fishing line). On-site woodland within the project area consists of American elm (*Ulmus americana*), basswood (*Tilia americana*), bitternut hickory (*Carya cordiformis*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), common apple (*Malus spp.*), eastern cottonwood (*Populus deltoides*), eastern white cedar (*Thuja occidentalis*), Norway maple (*Acer platanoides*), Norway spruce (*Picea abies*), red oak (*Quercus rubra*), silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), white oak (*Quercus alba*) and several other species.

In terms of habitat quality and diversity of tree species, the overall project site is of good to very good quality. The majority of the woodland areas consist of mature growth trees of good health. These wooded areas provide a relatively high level environmental benefit and function in terms of a scenic asset, windblock, noise buffer and habitat for local wildlife.

Reviews of site plans for previously-proposed developments on this site have indicated that there are numerous trees on-site that meet the minimum caliper size for designation as a specimen tree according to the Woodland Ordinance.

The Applicant should be aware of the City's Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

“A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission. Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown below:

Specimen Trees Minimum Caliper Size

Common Name	Species	DBH
Arborvitae	<i>Thuja occidentalis</i>	16"
Ash	<i>Fraxinus spp.</i>	24"
American basswood	<i>Tilia Americana</i>	24"
American beech	<i>Fagus grandifolia</i>	24"
American elm	<i>Ulmus americana</i>	24"
Birch	<i>Betula spp.</i>	18"
Black alder	<i>Alnus glutinosa</i>	12"
Black tupelo	<i>Nyssa sylvatica</i>	12"
Black walnut	<i>Juglans nigra</i>	24"
White walnut	<i>Juglans cinerea</i>	20"
Buckeye	<i>Aesculus spp.</i>	18"
Cedar, red	<i>Juniperus spp.</i>	14"
Crabapple	<i>Malus spp.</i>	12"
Douglas fir	<i>Pseudotsuga menziesii</i>	18"
Eastern hemlock	<i>Tsuga Canadensis</i>	14"
Flowering dogwood	<i>Cornus florida</i>	10"
Ginkgo	<i>Ginkgo biloba</i>	24"
Hickory	<i>Carya spp.</i>	24"
Kentucky coffee tree	<i>Gymnocladus dioicus</i>	24"
Larch/tamarack	<i>Larix laricina (eastern)</i>	14"
Locust	<i>Gleditsia triacanthos/Robinia pseudoacacia</i>	24"
Sycamore	<i>Platanus spp.</i>	24"
Maple	<i>Acer spp. (except negundo)</i>	24"
Oak	<i>Quercus spp.</i>	24"
Pine	<i>Pinus spp.</i>	24"
Sassafras	<i>Sassafras albidum</i>	16"
Spruce	<i>Picea spp.</i>	24"
Tulip tree	<i>Liriodendron tulipifera</i>	24"
Wild cherry	<i>Prunus spp.</i>	24"

A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Absent objection by the owner, the planning commission may designate a tree as an historic tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a historic tree: The tree is associated with a notable person or historic figure;

- The tree is associated with the history or development of the nation, the state or the City;
- The tree is associated with an eminent educator or education institution;
- The tree is associated with art, literature, law, music, science or cultural life;
- The tree is associated with early forestry or conservation;
- The tree is associated with American Indian history, legend or lore.

Any tree designated by the planning commission as an historical or specimen tree shall be so depicted on an historic and specimen tree map to be maintained by the community development department. The removal of any designated specimen or historic tree will require prior approval by the planning commission. Replacement of the removed tree on an inch for inch basis may be required as part of the approval”.

Proposed Woodland Impacts and Replacements

The Plan notes that the gross site area is approximately 49 acres. The Plan does not include a tree survey, list of existing trees, or list of proposed trees to be removed. As noted above, the Plan notes that the Landscape and Woodland Plans have been prepared by Deak Planning + Design and that a Woodlands Plan, Tree Inventory Removal & Replacement Plan will be provided with the Preliminary Site Plan.

A *Woodland Study Plan* (Sheet WP-1) has been included with the Plan that indicates the approximate location of the Regulated Woodland boundary as indicated on the City’s Regulated Woodland Map with respect to the proposed limits of disturbance for the development. The *Woodland Study Plan* notes that 33.7 acres of the 49 acre development site is existing tree canopy based on the City’s Regulated Woodlands Map. This Plan also indicates the following potential tree impact areas:

Impact Area 1: 0.19-acres;
Impact Area 2: 1.42 acres;
Impact Area 3: 7.61 acres;
Impact Area 4: 0.76-acres;
Total Impact Area: 9.98 acres

As such, the current Plan notes that 9.98 acres of the 33.7 acres (29.6%) of the Regulated Woodlands located on-site will be impacted. Proposed impacts to individual trees have not been described/quantified.

There appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed buildings and roads) will cover a significant portion of the buildable areas of the site (i.e., upland areas not containing wetlands or 100-year floodplain) and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches that are

located within areas designated as regulated on the City of Novi Regulated Woodland Map or any tree 36 inches diameter-at-breast height (d.b.h.) or greater.

The Plan includes a *Conceptual Landscape Plan* that indicates that Woodland Replacement Trees are proposed to be planted on-site. The Plan does not currently appear to provide the quantity, species, or sizes of the proposed Woodland Replacement material. Subsequent site Plans should include this information. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. The applicant should review and revise the Plan in order to better indicate how the on-site Woodland Replacement requirements will be met. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 1/2) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached).

With regard to the location of woodland replacement trees, the Woodland Ordinance states:

- *The location of replacement trees shall be subject to the approval of the planning commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Such woodland replanting shall not be used for the landscaping requirements of the subdivision ordinance or the zoning landscaping;*
- *Where the tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property;*
- *Where tree relocation or replacement is not feasible within the woodland area, or on the project property, the permit grantee shall pay into the city tree fund monies for tree replacement in a per tree amount representing the market value for the tree replacement as approved by the planning commission. The city tree fund shall be utilized for the purpose of woodland creation and enhancement, installation of aesthetic landscape vegetation, provision of care and maintenance for public trees and provision and maintenance of specialized tree care equipment. Tree fund plantings shall take place on public property or within right-of-ways with approval of the agency of jurisdiction. Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the planning commission;*
- *Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the city. Such easement or other provision shall be in a form acceptable to the city attorney and provide for the perpetual preservation of the replacement trees and related vegetation.*

The applicant shall demonstrate that all proposed Woodland Replacement Trees will be guaranteed to be preserved as planted within a conservation easement or landscape easement to be granted to the City.

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”.

Woodland Comments

ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. ECT recommends that we conduct a woodland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated tree locations and confirm the proposed tree replacement quantities, etc.
2. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above).
3. 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).
4. The Plan does not currently appear to indicate the proposed sizes and species of the proposed on-site Woodland Replacement Trees. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that 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. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached).

5. The applicant should clearly indicate on the Plan if existing trees are proposed for removal. The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4

6. It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks (10+12+13=34 divided by 8 = 4.25. Therefore, rounding to the next full number, five (5) replacement credits would be required.
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. These easement areas shall be indicated on the Plan.
8. A Woodland Replacement 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.
9. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee shall then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation.
10. 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.
11. 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

Villa d'Este (JSP17-0052)
Woodland Review of the Concept Plan (PRO) - PSP17-0120
August 16, 2017
Page 8 of 10

addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

Recommendation

Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the PRO/Concept Plan for Woodlands. ECT recommends that the Applicant address the items noted above in the *Woodland Comments* section of this letter in subsequent site plan submittals.

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
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 Replacement Tree Chart



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

TRAFFIC



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

Project name:
 JSP17-52 Villa d'Este Concept Traffic Review

From:
 AECOM

Date:
 August 17, 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 Rechten

Memo

Subject: Villa d'Este Concept Traffic Review

The pre-application 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, Cambridge Homes, LLC, is proposing a 53-unit residential development consisting of single-family site condominiums. The site is located on the north side of Nine Mile Road near the intersection with Garfield Road.
2. The existing zoning is RA (Residential Acreage) and the applicant is proposing a PRO (Planned Residential Overlay).
3. Nine Mile Road is under the jurisdiction of the City of Novi.

TRAFFIC IMPACTS

1. The applicant consulted Fleis & VandenBrink to perform an initial trip generation analysis to review the average daily and peak period traffic volumes expected by the proposed development in comparison to the existing zoning.

ITE Code: Existing Zoning: 210 (Single- Family Residential) / Proposed Development: 251 (Senior Adult Housing – Detached)

Development-specific Quantity: 40 units / 53 units

Trip Generation Summary			
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Proposed Development)
AM Peak-Hour, Peak-Direction Trips	100	22	8

PM Peak-Hour, Peak-Direction Trips	100	29	17
Daily (One-Directional) Trips	750	452	269

- The number of trips does not 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
Rezoning Traffic Impact Study	The applicant is proposing a PRO.

- The applicant has submitted a rezoning traffic impact study dated July 31, 2017. The study will be reviewed in a separate letter.

EXTERNAL SITE ACCESS AND OPERATIONS

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

- The applicant is proposing one main site access point on Nine Mile Road. The proposed divided driveway is generally compliant with City standards. However, the applicant should provide the dimension for the nose offset from the roadway for the end island. Please consult Figure IX.3 within the City’s Code of Ordinances for further clarification.
- The applicant should indicate adequate corner clearances through dimensions as indicated in section 5.8 of the City’s Zoning Ordinance.
- Each island and turnaround on Villa e’Este Boulevard are in compliance with City standards.
- The applicant has proposed a right turn lane and taper at the entrance and a taper at the exit. The modifications to 9 Mile Road and the turn lanes and tapers are in compliance with City standards.
- The applicant has indicated over 400 feet of sight distance in each direction which is compliant with City standards.
- The applicant should provide at least 200 feet between the proposed driveway and Garfield Road to be in compliance with City standards. The applicant could also apply for a City Council Variance if a spacing of 200 feet cannot be obtained.
- The applicant has indicated over 400 feet of sight distance in both directions for the comfort station driveway at Nine Mile Road.
- There are an adequate number of site access drives. The applicant has proposed an emergency access drive from Nine Mile Road to the west court of Villa Drive. The dimensions of the emergency access drive are compliant with City standards. The applicant has proposed turf pavers for the emergency access travel way.

INTERNAL SITE OPERATIONS

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

- General Traffic Flow
 - The proposed cul-de-sacs are in compliance with City standards.
 - The proposed eyebrows will be designed to City standards. The applicant should provide the location of ay eyebrows throughout the site.

- c. The proposed roadway cross section is compliant with City standards.
 - d. The applicant has horizontal curve radii throughout the site that fall below the minimum required horizontal curve radii. Horizontal curves in proposed streets which appear to be continuous shall have a centerline radius of not less than two hundred thirty (230) feet. It should be noted that the City of Novi requires eyebrow designs where a horizontal radius of at least 230 feet cannot be obtained due to property or boundary restrictions. Eyebrows shall be designed in accordance with Figure VIII-G within the City's Code of Ordinances. The applicant has requested a Council Variance for the minimum radius requirement.
2. Parking Facilities
- a. The applicant is proposing 20' parking spaces throughout the site. The City requires the use of 17 foot parking spaces abutting a four inch curb, or, the use of 19 foot spaces abutting a six inch curb.
 - b. Parking space width is in compliance with City standards.
 - c. The two parking spaces in the northwest corner of the comfort station may interfere with the accessibility of one another to the parking space length.
 - d. The applicant should include a dimensioned detail for the proposed layout of bicycle parking.
 - e. The applicant has provided no parking signs to restrict parking in the vicinity of cul-de-sacs and eyebrows.
3. Sidewalk Requirements
- a. The applicant has proposed five foot wide sidewalks within the residential development and an six foot wide sidewalk along Nine Mile Road, which is in compliance with City standards; however:
 - i. The sidewalks should be located a minimum of 15 feet from the back of curb to be compliant with the City's Engineering Design Manual Section 7.4.2.C.1.
 - ii. The applicant should install sidewalk along the portion of the south side of Villa Drive and the west side of Villa d'Este Blvd where sidewalk is not currently proposed to be in compliance with the City's Zoning Ordinance Section 6.3.2.A.
 - b. The applicant should provide locations of and details for sidewalk ramps, crosswalks, and detectable warning surfaces by the final site plan.
4. 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 and pavement markings.
- a. The applicant should provide signing and striping locations and details by the final site plan.
 - b. The applicants proposed signing layout is considered acceptable and in compliance with MMUTCD standards.
 - c. The applicant should provide sign and sign post details by the final site plan.

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

Sincerely,

AECOM



Sterling Frazier, EIT
Reviewer



Maureen N. Peters, PE

Memo

Senior Traffic/ITS Engineer

TRAFFIC STUDY REVIEW



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

Project Name:
JSP17-0052 Traffic Review

From:
AECOM

Date:
August 15, 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 Rechten

Memo

Subject: Villa d'Este RTIS Traffic Review

The rezoning 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 existing zoning is RA (Residential Acreage) and the applicant is proposing a PRO (Planned Residential Overlay).
2. The applicant is proposing 53 senior detached housing units with site access provided via a driveway from Nine Mile Road. The proposed driveway is located to the east of Garfield Road. The community will be restricted to homeowners aged 55+ years.
3. Under the current zoning (RA), the property could potentially contain a subdivision of single-family homes with a maximum of 40 units, which is the maximum density of 0.8 dwelling units per acre.
4. The trip generation analysis in the study compares the proposed development to 40 single family homes and 32 single family homes.
5. The senior adult housing under the PRO produced less trips than both the 40 single-family homes development and the 32 single-family homes development for the AM peak hour, the PM peak hour, and daily trips. (See Table 1 in the report for exact numbers).
 - a. The senior adult housing would produce 18 less trips than 40 single-family homes for both peak hours.
 - b. The senior adult housing would produce 183 less trips per day than 40 single-family homes.
6. The number of trips produced by the senior adult housing development is not expected to significantly impact Nine Mile Road.

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

FIRE



August 10, 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: Villa D'Este

PSP# 17-0120

Project Description:

Build a subdivision with 53 single family homes.

Comments:

- 1) All water mains and fire hydrants MUST be installed and operational prior to any building of homes.
- 2) Water mains sizes are not on the plans.
- 3) The 5' concrete sidewalk for secondary access drive MUST be located in the middle of the driveway.
- 4) If you are using grass pavers for the emergency access road, MUST show at all times of the year the edge of the access road
- 5) MUST keep access road cleared at all times of the year to include snow removal.
- 6) All streets MUST be designed to city standards.

Recommendation:

APPROVED WITH CONDITIONS.

Sincerely,

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

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

cc: file

APPLICANT RESPONSE LETTER

DEVIATION REQUESTS

- The site will be a true condo. The land will be a common element. There are no lots, only units. No front, rear or side setbacks, only unit setbacks (30' from curb, 15' between units). No % of lot coverage, no area requirements, and no depth to width ratios as there are no lots. **A deviation is requested for all units as one deviation due to the form of development compared to typical lots. The development pattern and condominium documents are to be considered as one deviation in whole.**
- No similar/dissimilar review needed, **a deviation from this requirement is requested.**
- Stub streets are not provided due to environmental constraints. **A deviation from this requirement is requested.**
- With regard to placement of sidewalks through the roadway approach, **a deviation from this requirement is requested.**
- A sidewalk is not proposed on the south side of Villa D'Este Drive due to grading constraints and proposed screening with landscape materials at this location. Therefore, if required, **a deviation is requested.**
- **A deviation is requested** for the proposed non-paved eyebrows.
- General Traffic Flow (d) - **A deviation is requested** for the minimum radius requirement of 230' for internal roadways. The pavement radius in the vicinity of Unit 27 has been revised, as requested.
- Pool equipment and generator at pool area, **a deviation is requested.**
- Proposed deviations to the Woodlands Replacement Ordinance, **a deviation is requested.** See below:

a.	6' - 8' Evergreens =	1 Credit
b.	10' - 12' Evergreens =	2 Credits
c.	4" Deciduous Trees =	2 Credits
d.	Subcanopy =	1 Credit
- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road on ITC easements in the vicinity of the proposed project entrance and for screening on adjoining neighbor's property, **a deviation is requested.** Conditioned on approval by landowners.
- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the woodland replacement diversity requirements is requested to allow a higher use of evergreens relative to species of impacted trees, **a deviation is requested.**

- Allow the reduction of tree lawn minimum width for planting of large deciduous trees from 8' to 5'. We will need to be able to park a car between the sidewalk and the front of the home, **a deviation is requested.**
- No berm on westerly Nine Mile Road frontage – **a deviation is requested.**
- No tree survey at PRO approval. – **a deviation is requested.**
- 1400' block length, **a deviation is requested.**
- Entrance 150' from Garfield Road, **a deviation is requested.**

*We believe this covers all of the requests for deviations that are in our response letter.



September 5, 2017

RECEIVED

SEP 05 2017

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Ms. Barbara E. McBeth, AICP
Ms. Sri Komaragiri
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Dear Ms. McBeth and Ms. Komaragiri:

Below is our response letter to your August 17th review letter. Cambridge Homes, Inc. is proposing a unique, one-of-a-kind, active adult/empty nester, gated community in Novi called Villa D'Este. The development will consist of 53 detached ranch and story and a half high-end homes on 49 acres. With this proposed development we are preserving 58.5% of this site as open space. We are requesting a PRO and rezoning to R-1 Residential. Novi's current zoning and PRO ordinances need more flexibility in order to help promote and create special empty nester communities that we are lacking in Novi. This new community is proposed specifically for the growing empty nester population in Novi and Oakland County. We have the opportunity to create something special and address the need for empty nester housing in our city.

Why empty nesters?

1. The Oakland County Silver Tsunami Report on empty nester housing
 - Oakland County will experience an unprecedented older adult population growth.
 - By the year 2030, the number of seniors will double.
 - By 2020, half of Oakland County's 61 communities will have more seniors over 65 than school aged children.
 - Over 40% of registered voters in Oakland County are age 50 and over.
 - On average, seniors will spend 92% of their expenditures within the local economy.
 - Community leaders must be proactive in addressing the coming senior population boom for services and housing.

2. The Missing Middle Empty Nester Housing Report
 - Affluent seniors seek to downsize from their large suburban homes to more convenient, easy to care for condominium homes.

- Many retirees would like to move close to, but not live with their children and grandchildren.
- Empty nesters are growing in number and they want a unique type of home and convenient locations in or near their existing communities.
- Currently, traditional single family homes make up 90% of the housing stock. Empty nester housing is under served and their requirement needs to be met.
- Health and wellness are top priorities.
- Connectivity is important
- Diverse households require a greater variety of household sizes and demographics require a greater variety of housing types/choices/locations.
- Conventional zoning doesn't allow this new housing need to fit. Missing Middle housing cannot be effectively regulated by conventional zoning
- There is a gap in the range of housing types that Novi zoning district allows.
- Density based zoning treats all the units the same, regardless of size, thus discouraging smaller units which is exactly what the market needs and wants.

Why at this location?

- Empty nesters like diverse housing options.
- Some prefer to be in urban areas such as downtowns close to restaurants and shopping.
- Some prefer a more economic option such as near intersections or busy corners which caters to their budget.
- Some empty nesters prefer to have privacy in a quiet setting with an upscale feel and amenities. This option is currently not available in Novi and where Villa D'Este will meet this new demand and housing need in the City of Novi.
- On the east side of the development along Nine Mile and the ITC corridor we are proposing large berms with significant tree screening. We would like to make the development hidden from Nine mile road. On the west side of the development there would be no visibility of homes from Nine Mile road due to the distance between the homes and Nine Mile, existing vegetation and new plantings

Villa D'Este is more eco-friendly compared to R-A conventional single family zoning.

- Save 40% more trees compared to a single family development.
- Minimal impact to wetlands. Reduced wetland impact to .03 acres.
- Preserve more open space. (58.5% of the site preserved as open space)
- Creates less traffic. Empty nesters create 50% less traffic than single family homes..

Master Plan:

- The Master Plan provides goals for densities and diverse housing types. This portion of the city which is primarily in the R-A zoning district, when fully built out, including the Villa D'Este PRO, will have a density well below the 0.8 units per acre called for in the Master Plan. Directly to the north of our proposed development is Links of Novi which was previously approved for 439 units on 324 gross acres for a net density of 1.35 units compared to our 53 high end units on 49 gross acres for a density of 1.08 units per acre. This parcel is the last developable parcel on Nine Mile as most of the remaining acreage is wetland, owned by the City of Novi as park or has existing housing on site which makes future development economically unfeasible. The Master plan and Villa D'Este have these common goals.
- A diverse housing type that meets the needs of the residents.
- Encourages healthy lifestyles by connecting to the city's pathway system as well as the on-site active adult amenities.
- Protect and maintain large amount of open space. 58.5% of the site will be preserved as open space.
- Encourage the use of lands in accordance to their character.
- Conserve natural resources.
- This development will result in an enhancement of the project area compared to existing zoning.
- Creates less traffic than the existing Zoning.
- The benefits to this proposal are numerous

Public Benefits:

- Donate approximately 18+ acres of land to Novi for existing park system. This will allow Novi to connect two parcels of City parkland. This donation is conditional that Novi cannot sell parcel, or develop parcel, or the property reverts back to original owner.
- The Developer proposes to build a comfort station for ITC Trailhead subject to us understanding scope of work or contribute cash to the sanitary sewer installation costs on Nine Mile.(\$200,000.00 cap)
- Reduce cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allow the city to place uncontaminated spoils on property at Garfield and Nine Mile Road. This should not be discounted as we see this as a potential win/win proposition.
- Pave part of Nine Mile from Garfield to entrance to Villa D'Este with asphalt and upgrade the Nine Mile and Garfield intersection with lighting and landscaping.
- Remove blight on property and increase property values in the area.
- Increase tax base by \$37,000,000.00. Many Novi residents have children in Northville Public schools. This project raises funding for schools and has no negative impact to the school system.
- Provide an outstanding high quality development and extensive landscaping. All of our previous developments have exceeded expectations. Villa D'Este will also. More detailed landscape plans will be provided at site plan approval.

General Information:

- Number of units: 53 detached condominium units.
- Roads: gated, private, with emergency access drive provided.
- Building footprints: 45' x 100'
- Homeowners will have ability to combine units/building footprints.
- Terrace / Deck: 45' x 16'
- A range from two (2) car to three (3) and a half car side entry garages.
- Individual Units:
 - Front setback from curb: 30'
 - Distance between homes: 15'
 - Ranch & 1½ story units
 - Walk-out sites: 17
 - Designed and customized per homeowner requirements
 - Minimum unit size: 2,200 square feet
 - Projected average sale price: \$700,000.00
 - Maximum building height per ordinance
- Adjust elevations enough to create a theme. To offer subtle variety of materials and color selections.
- Homeowners will have ability to design their own home.
- Exteriors: All masonry brick & stone, clad windows (minimum 5 color palettes)
- Interiors: High-end finishes throughout.
- Homeowners will be responsible for maintaining the interior and exterior of their home.
- Association will be responsible for maintaining all landscaping, snow removal, and pool/active area.
- All land will be considered a common element. Some areas could have a limited common element adjacent to each individual home.
- Limited street entrance and pool lighting will be provided. Plan to be provided at final site plan approval.
- Community amenities will include pool, hot tub, fire pit, lanai, bathrooms, grill area, outdoor kitchenette, seating, lawn bowling, and dog walking area.
- Developed in two phases.

Response to Comments:

PLANNING REVIEW (8/17/17)

Zoning and Use Requirements-

. See comments regarding Master Plan and benefits / advantages provided by the proposed use.

. Proposed phasing is shown on sheet two.

PRO Documents –

- Rezoning Traffic Impact Study by Fleis & Vandenbrink has been provided under separate cover.

- Rezoning signs are shown on sheet 2.
- Community Impact Statement is attached.
- Open Space Amenities – see attached Conceptual Landscape Plan.

Height, bulk, density and area limitations (R-1) -

- See sheet 2 for density calculations; overall site density = 1.10 units/acre < 1.65 max (R-1)
- As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2.. If required for implementation of the site plan as proposed, **a deviation is requested for all units as one deviation due to the form of development compared to typical lots. The development pattern and condominium documents are to be considered as one deviation in whole.**

Building Setbacks –

- Front, Rear & Side Setbacks; Lot Coverage: As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2 to assist in specifying deviations required. If required for implementation of the site plan as proposed, **a deviation is requested. See response above.**
- Gated Community: City Council approval will be requested for this item.
- % of lot coverage cannot be provided as there are no lots. **A deviation is requested.**

Parking and other requirements –

- 21 parking spaces are provided and shown on sheet 2, which meets requirements so a deviation is not required
- Snow stockpiling will be allowed on two parking spots at all three parking locations.
- Bicycle Parking is provided and shown on sheet 2, also per requirements. A total of 8 bicycle spaces are provided adjacent to the pool.
- Parking Lot Design and Accessory Structures: No deviations are being requested at this time.

Note to District Standards –

- Area Requirements – conceptual lot lines are provided on the Lot Detail found on sheet 2. Regarding the configuration of lots 5, 6 & 7,8, 34, 42, 43, & 53. We believe one blanket deviation would be best as there are no lots only units., **a deviation is requested.**
- Wetland - See comments under wetland response below.
- Woodlands – see attached Woodland Study Plan and response from Deak Planning and Design.

Subdivision Ordinance –

- Block Length – Proposed block length will exceed 1400 feet, therefore **a deviation is requested.**

- Depth to width ratio / Arrangement: As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2 to assist in specifying deviations required. If required for implementation of the site plan as proposed, **a deviation is requested.** **See response above.**
- Streets – Stub streets to site boundaries not practical due to being surrounded by wetlands and ITC corridor. Therefore, **a deviation is requested.**
- Lot coverage requirements, **a deviation is requested.**

Topographic Conditions –

- Floodplain – FEMA regulated floodplain areas have been shown on the site plan. FEMA, MDEQ and City of Novi Floodplain Regulations will be adhered to in the development of the site plan. No deviations are requested.
- Trees, Landscape, Natural Features & Open Space Areas – see attached plans from Deak Planning and Design.

Sidewalk Requirements –

- A pathway connection to the ITC trail is proposed – see sheet 2.
- Sidewalk width along 9 Mile has been revised to 6'. Applicant has had discussions with 9 Mile Road residents regarding sidewalk easements along their respective property frontages. At this time the residents would prefer to have no sidewalks at their frontages on Nine Mile.

Building Code and other design standard Requirements –

- Entryway lighting location has been shown on the site plan (sheet 2).
- Interior Site Lighting – Applicant intends to provide lighting in pool area and some street lighting. Additional details will be provided with submittal for Site Plan Approval.
- Legal Description can be found on sheet 1 (cover sheet).
- Dimensions can be found on sheet 2. Also, see below responses to traffic engineer comments for further clarifications.
- No similar/dissimilar review needed, **a deviation from this requirement is requested.**

Legal Requirements –

- Application for Street Names are being submitted under separate cover with required application to Street Naming Committee.

ENGINEERING REVIEW (8-17-17)

Referring to page 2, General Comments –

- Drives within 200' of the site have been shown on sheet 2. Dimensions from the site entry to Garfield Road and the proposed comfort station driveway are also provided.
- Stub streets are not provided due to environmental constraints. **A deviation from this requirement is requested.**

- Right-of-Way permit will be obtained.
- See sheet 2 for 43' ½ ROW width and 6' wide pathway. Pathway is shown at 1' off ROW line except along the westerly frontage where it deviates to avoid an existing wetland.
- One section corner tie is provided on sheet 1. A second section corner tie is being surveyed at this time and will be provided in the next submittal.
 - 10. These items will be provided at the time of Final Site Plan Approval.

Utilities -

- Regarding the 9 Mile Sewer Project, we are working with the city's engineering department and have updated the site plan to show the future sanitary sewer as proposed on the latest construction plans. If sanitary sewer is not available from the 9 mile sewer at the time of construction, one of the following temporary measures will be employed for sewage disposal until such time as the 9 mile sewer is in service and available for connection:
 1. Installation of individual grinder pumps with connection to the existing 9 mile force main for only those units occupied prior to available sewer.
 2. Installation of a temporary sanitary sewer lift station with connection to the existing 9 mile force main.

These measures along with procedures for abandoning any temporary installations would be subject to approval by the Novi Engineering Department.

Paving and Grading -

- With regard to placement of sidewalks through the roadway approach, **a deviation from this requirement is requested.**
- Detailed grading will be provided at the time of Final Site Plan Approval.
- For internal roadways, see pavement cross sections on sheet 2 & 3. Also, please note that pavement improvements to both 9 Mile and Garfield Roads are proposed to be asphalt. See revised notation on sheet 2.
- A sidewalk is not proposed on the south side of Villa D'Este Drive due to grading constraints and proposed screening with landscape materials at this location. Therefore, if required, **a deviation is requested.**
- Sidewalks will adhere the requirement found in Section 7.4.2.C.1, which states "*Non-Motorized facilities shall not be placed closer than five (5) feet from back of curb for a curbed roadway*".
- **A deviation is requested** for the proposed non-paved eyebrows.
- As requested, the sidewalk along 9 Mile has been revised to 6' wide. See sheet 2.
- A note has been added to sheet 2 regarding private streets.

Storm Water Management Plan –

- 21. - 25. Storm Water Management Plan has been provided (sheet 3) with details, calculations, and maintenance design parameters as specified. Please note that more detailed grading is being provided with the current submittal and as a result

the detention basin location have changed from the plans submitted for pre-application review.

Flood Plain -

- FEMA Flood Zone A has been identified and labeled on the site plan, sheet 2.
- Floodplain permits will be applied for once the Concept Plan layout has been approved.

Off-Site Easements -

- No offsite easements are anticipated.

TRAFFIC REVIEW (AECOM 8-17-17)

Referring to page 2, Traffic Impacts -

- See enclosed correspondence from Traffic Engineer Fleis and Vandenbrink.

External Site Access and Operations -

- Additional dimensions have been provided – see sheet 2.
- Corner clearances are shown on the Conceptual Landscape Plan.
- Additional dimensions have been provided – see sheet 2.
- Details related to the proposed improvements to 9 Mile and Garfield Roads have been identified on sheet 2.
- Site Distance has been noted on sheet 2.
- Driveway spacing dimensions have been provided on sheet 2.
- Site Distance for the comfort station driveway has been provided on sheet 2.
- See sheet 2 for driveway geometrics.
- Emergency access - see comments below in the Fire Department response.

Internal Site Operations –

- General Traffic Flow (d) - **A deviation is requested** for the minimum radius requirement of 230' for internal roadways. The pavement radius in the vicinity of Unit 27 has been revised, as requested.
- Parking Facilities (a-d) – vehicle and bicycle parking facilities are to be provided and built per city ordinance. Bicycle parking is shown on sheet 2. Also on sheet 2, signage for no parking has been provided and indicated at the cul-de-sacs and eyebrows.
- Sidewalk Requirements – see response to Engineering Review above, items 16-17. Ramps, crosswalks and detectable warning surfaces will be provided and designed per ADA Standards. Details will be provided with the Final Site Plan.
- Signing and Striping shall comply with the Michigan manual on Uniform Traffic Control Devices with details to be provided on the Final Site Plan.

WETLAND REVIEW (ECT, 7-24-17)

Referring to page 3, Wetland Comments -

- Wetland Permits will be obtained from Novi and MDEQ for all encroachments into regulated wetlands and wetland buffers
- Wetland areas have been labelled by letter designation, as requested. See sheet 2.
- Wetland impacts have been reduced so that total impacts = 0.03 acres. Buffer impacts have been reduced to 0.23 acres and are provided on a chart on sheet 2.
- Detailed grading at the discharge point from the detention basin is not available at this point in the approval process (i.e. zoning). It is the intent to have no impacts to existing wetlands little if any impact to wetland buffers when final designs for stormwater management are developed. All necessary permits from the city and MDEQ, if any, will be obtained at the time of site plan approval.
- It is agreed that the wetland buffer will be specified.
- Site plan has been laid out to minimize impacts to wetlands and wetland buffers. Almost all wetlands onsite have been preserved. All buffers will be restored.
- Wetland impacts of .04 acres have been identified and labelled on the plan.
- N/A
- Wetland impacts are less than 0.25 acres – no mitigation required.
- Several alternate layouts have been considered including a single family site condominium that was submitted by a different applicant. The PRO plan being submitted now has the least impact.
- It is agreed that conservation easements will be required.
- MDEQ Permit will be obtained.

Response to checklist items can be found above. Preliminary grading design has been added to the site plan.

FIRE DEPARTMENT REVIEW (8-10-17)

- All comments in the review from the Fire Department will be adhered to. As discussed at the pre-application meeting, the emergency access surface will consist of grass pavers with a sidewalk located in the center. See sheets 2 and 3 for details.

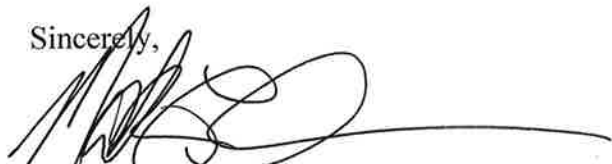
LANDSCAPE REVIEW / WOODLANDS REVIEW - (Plan Review Center Report 7-21-17 and ECT, 7-24-17)

- The previous developer had these parcels tied up for two years . The landowners were not satisfied with the amount of time their property was taken off the market. Due to their past experience we have a short and costly due diligence period. Currently we are not able to do a tree survey until the leaves are off the trees. The City currently has a tree survey on file from the previous developer. We have reviewed the plans at the city and have counted the trees to be removed .
- Pool equipment at pool area, **a deviation is requested.**
- 40% of trees to be saved compared to previous developer. 830 tree replacement credits required. A tree survey to be provided at site plan approval.
- Proposed deviations to the Woodlands Replacement Ordinance, **a deviation is requested.** See below:

- | | | |
|----|------------------------|-----------|
| a. | 6' - 8' Evergreens = | 1 Credit |
| b. | 10' - 12' Evergreens = | 2 Credits |
| c. | 4" Deciduous Trees = | 2 Credits |
| d. | Subcanopy = | 1 Credit |
- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road and ITC easements in the vicinity of the proposed project entrance, **a deviation is requested.** Conditioned on approval by landowners.
 - Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the diversity requirements is requested to allow a higher use of evergreens relative to species of impacted trees, **a deviation is requested.**
 - Reduction of tree lawn minimum width for large deciduous trees from 8' to 5'. We will need to be able to park a car between the sidewalk and the front of the home., **a deviation is requested.**

In conclusion, we believe there is a need for this housing type in the City of Novi. Empty nester housing makes sense on this site. We are offering significant community benefits. Villa D'Este will be a high quality development and it protects more wetlands and woodlands than conventional zoning. Cambridge Homes, Inc. is generally considered the gold standard in the building and development community. Two of our award winning developments are located in Novi, Bellagio and Tuscany Reserve. This will be a one of a kind development in Oakland County which will make this development truly unique. We respectfully request approval from the Planning Commission at this time.

Sincerely,



Mark F. Guidobono
C.E.O.