



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETINGDATE: March 10, 2026

REGARDING: #50-22-16-300-055 (PZ26-0003)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Central Park Estates South

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned High-Density Multiple-Family (RM-2)

Location: north of Eleven Mile, east of Beck Road

Parcel #: 50-22-16-300-055

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.8.2.C for an increase in maximum horizontal length of the building to 261.5 ft. (180 ft. maximum, variance of 81.5 ft.); Section 3.1.8.D for a reduction in the parking setback to 11.5 feet (20 ft. required, variance of 8.5 ft.); Section 3.8.2.G for the absence of a sidewalk on one side of the driveway (sidewalk on both sides required); Section 5.10.1.B.vi for a reduction of building setback from the abutting parking spaces to 14 ft. (25 ft. required, variance of 11 ft.); Section 3.1.8.D to allow areas with less than 50-foot dimension to be considered as usable open space and to reduce the required open space to 14,600 sq. ft. (21,200 sq. ft. required, variance of 6,600 sq. ft.); and Section 5.2.4, to allow 8 parking spaces to be located off-site. All residential parking is to be located on the premises it is intended to serve.

II. STAFF COMMENTS:

The applicant is seeking (6) dimensional variances:

- 1) *A variance to allow an 81'-6" increase in maximum horizontal length of the building.*
- 2) *A variance to allow an 8'-6" reduction in the parking setback.*
- 3) *A variance to allow a sidewalk on only one side of the driveway.*
- 4) *A variance to reduce a building to parking setback by 11'-0".*
- 5) *A variance to reduce the required open space by 6,600 Square Feet.*
- 6) *A variance to allow (8) required parking spaces to be located off-site.*

The City of Novi's Planning Department does not object to these requests.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

- 1. I move that we **grant** the variance in Case No. **PZ26-0003**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.
 - (c) Petitioner did not create the condition because _____.
 - (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.
 - (e) The relief if consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ26-0003** sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

JAN 20 2026

CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$330.00
 Meeting Date: 3/10/26
 ZBA Case #: PZ 26-0003

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION CENTRAL PARK SOUTH			
ADDRESS N/A		LOT/SIUTE/SPACE # -	
SIDWELL # 50-22-16 -300 -055		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY OPPOSITE SIDE OF BECK RD WHERE HERITAGE DR INTERSECTS			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS	CELL PHONE NO.
NAME BRANDON KLINE		TELEPHONE NO.	
ORGANIZATION/COMPANY GEIS CONSTRUCTION		FAX NO. -	
ADDRESS 10020 AURORA HUDSON RD	CITY STREETSBORO	STATE OH	ZIP CODE 44241
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME BLAIR BOWMAN		TELEPHONE NO.	
ORGANIZATION/COMPANY NOBE PROPERTY GROUP II, LLC - BLAIR BOWMAN		FAX NO. -	
ADDRESS 46100 GRAND RIVER AVENUE	CITY NOVI	STATE MI	ZIP CODE 48374
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input checked="" type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>3.8.2.C</u>	Variance requested	<u>TO ALLOW FOR A MAXIMUM BUILDING LENGTH OF</u>	
2. Section <u>3.1.8.D</u>	Variance requested	<u>TO ALLOW FOR A PARKING SETBACK OF 11.5 FEET</u>	
3. Section <u>5.10.1.B.IV</u>	Variance requested	<u>TO ALLOW FOR A MINIMUM 14 FOOT PARKING SET</u>	
4. Section <u>5.2.4</u>	Variance requested	<u>TO ALLOW FOR 8 PARKING SPACE TO BE LOCATED</u>	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> Existing & proposed distance to adjacent property lines Location of existing & proposed signs, if applicable Floor plans & elevations Any other information relevant to the Variance application 	



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B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>3.1.8.D</u> Variance requested <u>TO ALLOW FOR 14,600 SQUARE FEET OF USABLE</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660			
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<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Brandon Kline

Digitally signed by Brandon Kline
DN: C=US, E=brandon@gelsco.net, O=Gels Companies, CN=Brandon Kline
Date: 2026.01.19 08:12:05-0500'

Applicant Signature

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

1-21-26

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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Novi, MI 48375
(248) 347-0415 Phone
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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

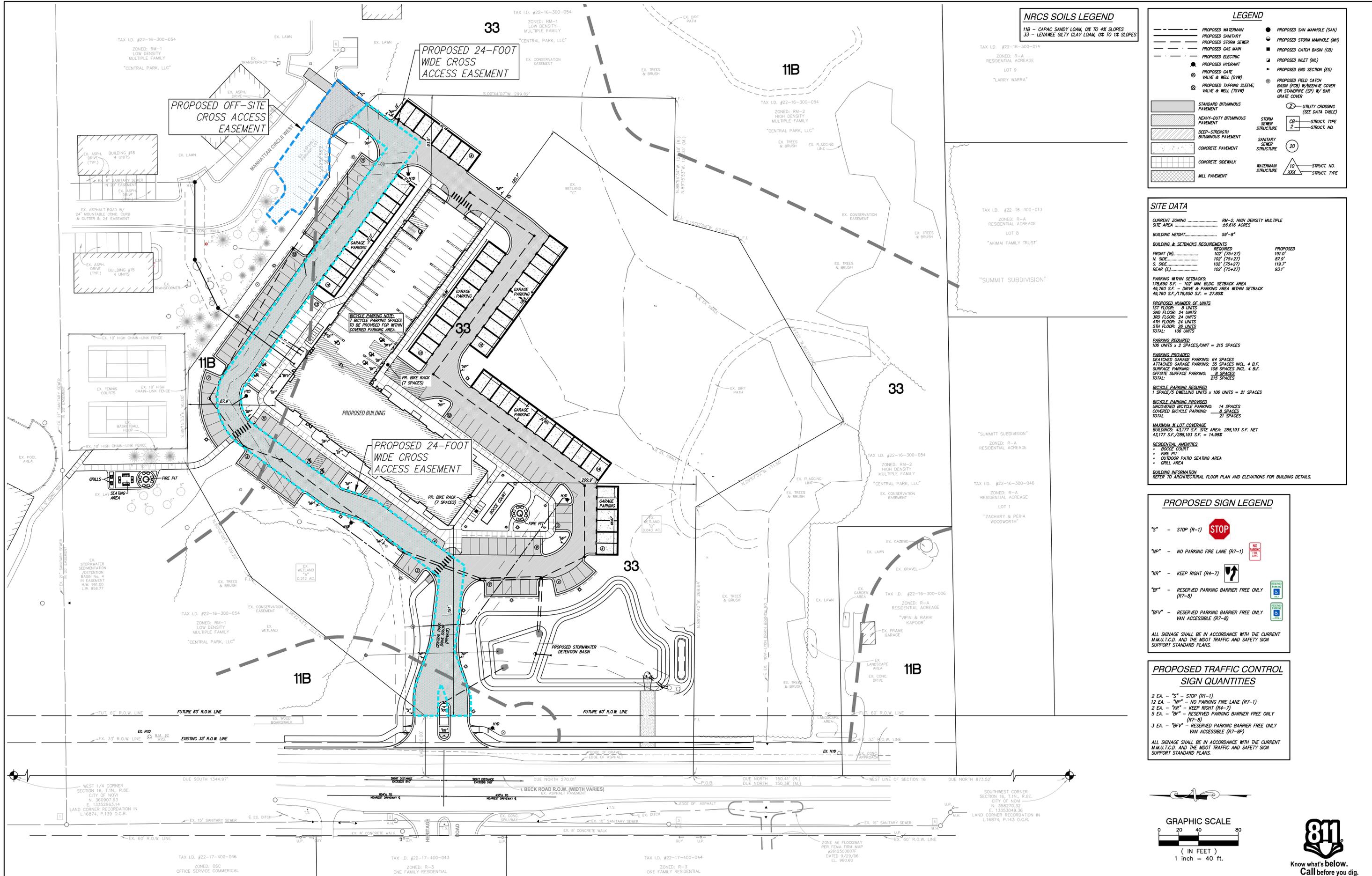
Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.



NRCS SOILS LEGEND

11B - CAPAC SANDY LOAM, 0% TO 4% SLOPES
 33 - LENAHEE SILTY CLAY LOAM, 0% TO 1% SLOPES

LEGEND

--- PROPOSED WATERMAIN	● PROPOSED SAN MANHOLE (SAM)
--- PROPOSED STORM SEWER	● PROPOSED STORM MANHOLE (SM)
--- PROPOSED GAS MAIN	■ PROPOSED CATCH BASIN (CB)
--- PROPOSED ELECTRIC	▲ PROPOSED INLET (INL)
● PROPOSED HYDRANT	▲ PROPOSED END SECTION (ES)
⊗ PROPOSED GATE VALVE & WELL (GVW)	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEDROCK COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
⊗ PROPOSED TAPPING SLEEVE VALVE & WELL (TSVW)	⊕ UTILITY CROSSING (SEE DATA TABLE)
▨ STANDARD BITUMINOUS PAVEMENT	CB-2 STRUCT. TYPE
▨ HEAVY-DUTY BITUMINOUS PAVEMENT	20 STRUCT. NO.
▨ DEEP-STRENGTH BITUMINOUS PAVEMENT	10 STRUCT. NO.
▨ CONCRETE PAVEMENT	
▨ CONCRETE SIDEWALK	
▨ MILL PAVEMENT	

SITE DATA

CURRENT ZONING: RM-2 HIGH DENSITY MULTIPLE
 SITE AREA: 46.618 ACRES
 BUILDING HEIGHT: 59'-8"

BUILDING & SETBACKS REQUIREMENTS

REQUIREMENT	REQUIREMENT	PROPOSED
FRONT (F)	102' (75+27)	191.0'
N. SIDE	102' (75+27)	87.9'
S. SIDE	102' (75+27)	118.7'
REAR (R)	102' (75+27)	93.1'

PARKING WITHIN SETBACKS:
 178,650 S.F. - 102' MIN. BLDG. SETBACK AREA
 48,260 S.F. - DRIVE & PARKING AREA WITHIN SETBACK
 49,390 S.F. - 178,650 S.F. = 27.65%

PROPOSED NUMBER OF UNITS:
 1ST FLOOR: 8 UNITS
 2ND FLOOR: 24 UNITS
 3RD FLOOR: 24 UNITS
 4TH FLOOR: 24 UNITS
 5TH FLOOR: 26 UNITS
 TOTAL: 106 UNITS

PARKING REQUIRED:
 106 UNITS x 2 SPACES/UNIT = 215 SPACES

PARKING PROVIDED:
 DETACHED GARAGE PARKING: 64 SPACES
 ATTACHED GARAGE PARKING: 35 SPACES INCL. 4 B.F.
 SURFACE PARKING: 108 SPACES INCL. 4 B.F.
 OFFSITE SURFACE PARKING: 8 SPACES
 TOTAL: 215 SPACES

BICYCLE PARKING REQUIRED:
 1 SPACE/5 DWELLING UNITS x 106 UNITS = 21 SPACES

BICYCLE PARKING PROVIDED:
 UNCOVERED BICYCLE PARKING: 14 SPACES
 COVERED BICYCLE PARKING: 8 SPACES
 TOTAL: 21 SPACES

MAXIMUM % LOT COVERAGE:
 BUILDINGS: 43,177 S.F. SITE AREA: 288,193 S.F. NET
 43,177 S.F./288,193 S.F. = 14.98%

RESIDENTIAL AMENITIES:
 • BOCCO COURT
 • FIRE PIT
 • OUTDOOR PATIO SEATING AREA
 • GRILL AREA

BUILDING INFORMATION:
 REFER TO ARCHITECTURAL FLOOR PLAN AND ELEVATIONS FOR BUILDING DETAILS.

PROPOSED SIGN LEGEND

"S" - STOP (R-1)

"NP" - NO PARKING FIRE LANE (R7-1)

"KR" - KEEP RIGHT (R4-7)

"BF" - RESERVED PARKING BARRIER FREE ONLY (R7-8)

"BFV" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8)

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.T.C.D. AND THE MDTT TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

PROPOSED TRAFFIC CONTROL SIGN QUANTITIES

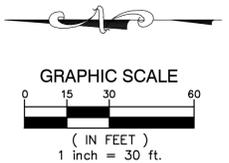
2 EA - "S" - STOP (R1-1)
 12 EA - "NP" - NO PARKING FIRE LANE (R7-1)
 2 EA - "KR" - KEEP RIGHT (R4-7)
 5 EA - "BF" - RESERVED PARKING BARRIER FREE ONLY (R7-8)
 3 EA - "BFV" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8P)

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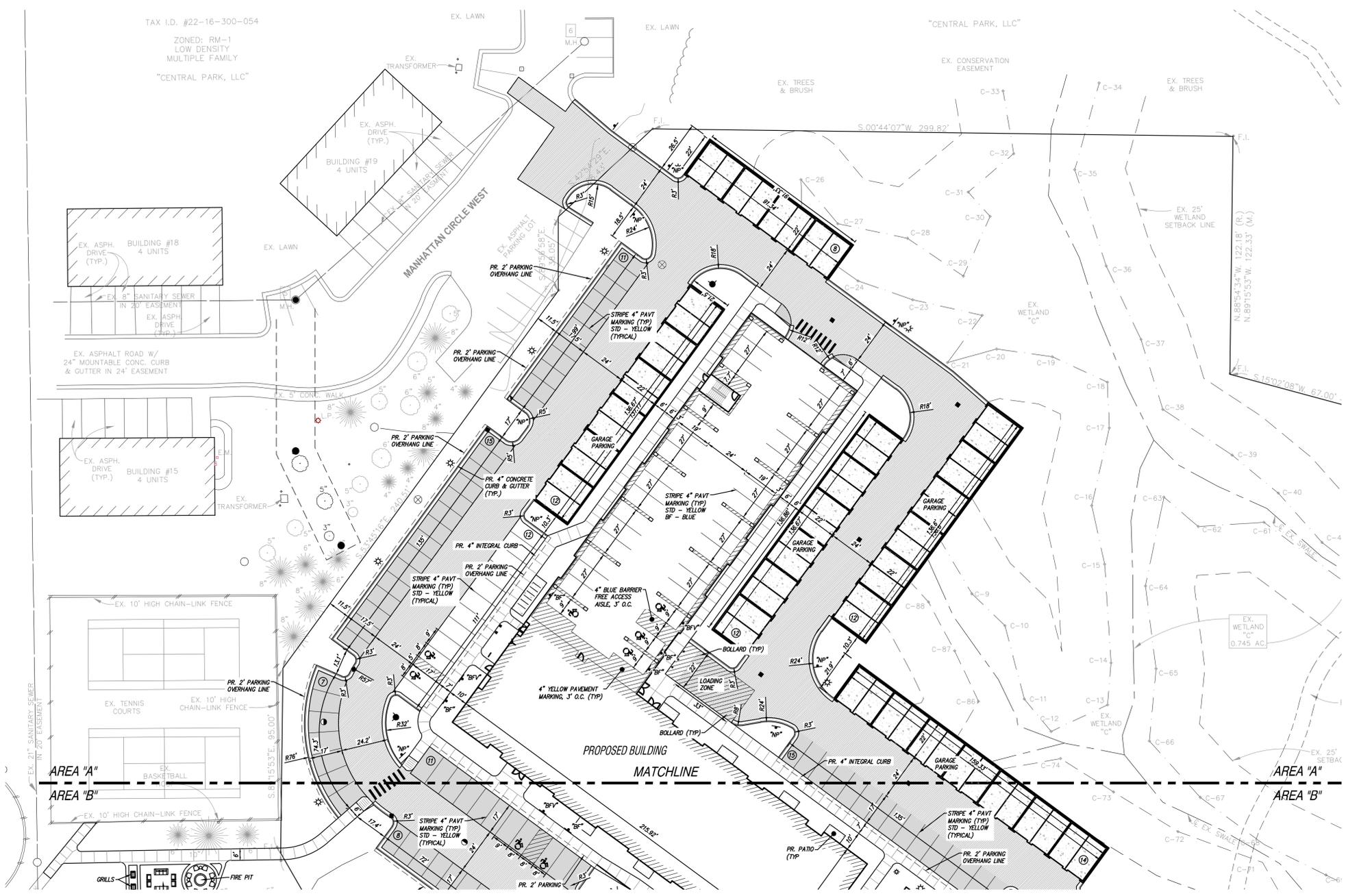
GRAPHIC SCALE

0 20 40 80
 (IN FEET)
 1 inch = 40 ft.

811
 Know what's below.
 Call before you dig.



TAX I.D. #22-16-300-054
 ZONED: RM-1
 LOW DENSITY
 MULTIPLE FAMILY
 "CENTRAL PARK, LLC"



LEGEND

--- PROPOSED WATERMAIN	● PROPOSED SAN MANHOLE (SAM)
--- PROPOSED SANITARY	○ PROPOSED STORM MANHOLE (MH)
--- PROPOSED STORM SEWER	■ PROPOSED CATCH BASIN (CB)
--- PROPOSED GAS MAIN	▲ PROPOSED INLET (INL)
--- PROPOSED ELECTRIC	▶ PROPOSED END SECTION (ES)
● PROPOSED HYDRANT	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
⊙ PROPOSED VALVE & WELL (GVW)	⊕ UTILITY CROSSING (SEE DATA TABLE)
⊙ PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)	CB STRUCT. TYPE
	2 STRUCT. NO.
STANDARD BITUMINOUS PAVEMENT	SANITARY SEWER STRUCTURE
HEAVY-DUTY BITUMINOUS PAVEMENT	20
DEEP-STRENGTH BITUMINOUS PAVEMENT	WATERMAIN STRUCTURE
CONCRETE PAVEMENT	10 STRUCT. NO.
CONCRETE SIDEWALK	XXX STRUCT. TYPE
MILL PAVEMENT	

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PROPOSED TRAFFIC CONTROL SIGN QUANTITIES

1 EA. - "S" - STOP (R1-1)
 14 EA. - "NP" - NO PARKING FIRE LANE (R7-1)
 2 EA. - "KR" - KEEP RIGHT (R4-7)
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NOTE
 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.

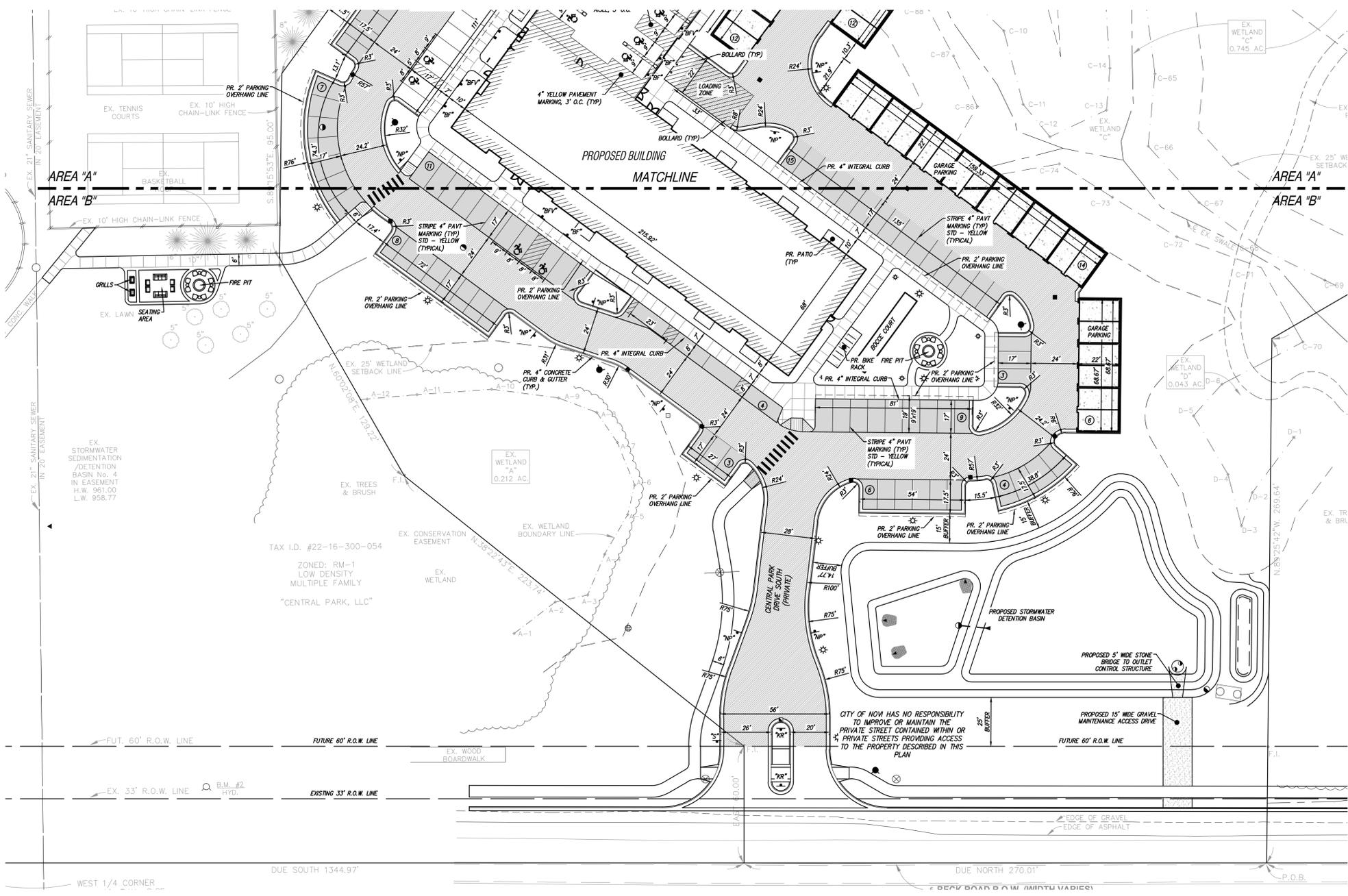
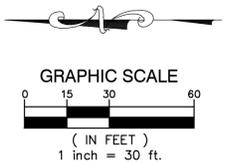
CLIENT: SOUTH GRAND EQUITIES, LLC
 46100 GRAND RIVER AVENUE
 NOVI, MICHIGAN 48374
 PHONE: 248/348-5600 EXT. 111

REVISIONS: 26-01-21 REV. PSP

SITE OF THE PROPOSED
 CENTRAL PARK SOUTH
 IN SECTION 16
 OAKLAND COUNTY
 CITY OF NOVI

PRELIMINARY PAVING & TRAFFIC CONTROL PLAN AREA A
 Environmental engineers, Inc.
 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
 PHONE: 248/424-9510 FAX: 248/424-2954
 CLIENT PROJECT No. NP25120
 PROJECT No. NP25120
 DATE ISSUED 11/24/25
 SHEET No. C3.1





LEGEND

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--- PROPOSED SANITARY	● PROPOSED STORM MANHOLE (SM)
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--- CONCRETE SIDEWALK	20 STRUCT. NO.
--- MILL PAVEMENT	WATERMAIN STRUCTURE
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	XXX STRUCT. TYPE

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1 EA. - "S" - STOP (R1-1)

14 EA. - "NP" - NO PARKING FIRE LANE (R7-1)

2 EA. - "KR" - KEEP RIGHT (R4-7)

3 EA. - "BF" - RESERVED PARKING BARRIER FREE ONLY (R7-8)

3 EA. - "BFV" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8)

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.T.C.D. AND THE MDOT TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

NOTE

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.

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CLIENT: SOUTH GRAND EQUITIES, LLC
46100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 111

REVISIONS

26-01-21 REV. PSP

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION 16
OAKLAND COUNTY

PRELIMINARY PAVING & TRAFFIC CONTROL PLAN AREA B
Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-9510 FAX: 248/424-2954

CLIENT PROJECT No.	PROJECT No.
11/24/25	NP25120
SHEET No.	SHEET No.
C3.2	C3.2





GEIS COMPANIES
 10020 Aurora-Hudson Rd
 Streetsboro, Ohio 44241
 PH: (330) 528-3500
 FX: (330) 528-0008
 www.geisco.net

DATES AND REVISIONS

03-28-25	CONCEPT LAYOUT
06-04-25	REVISED LAYOUT
06-06-25	REVISED LAYOUT
06-11-25	REVISED LAYOUT
06-17-25	REVISED LAYOUT
06-25-25	REVISED LAYOUT
07-01-25	REVISED LAYOUT
07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
11-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

NOTICE

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SITE CONCEPT

**BECK RD
 NOVI, MI**

Drawn By
 Checked By
 Project Number

SITE PLAN
 DRAWING NO:

SP-1

PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

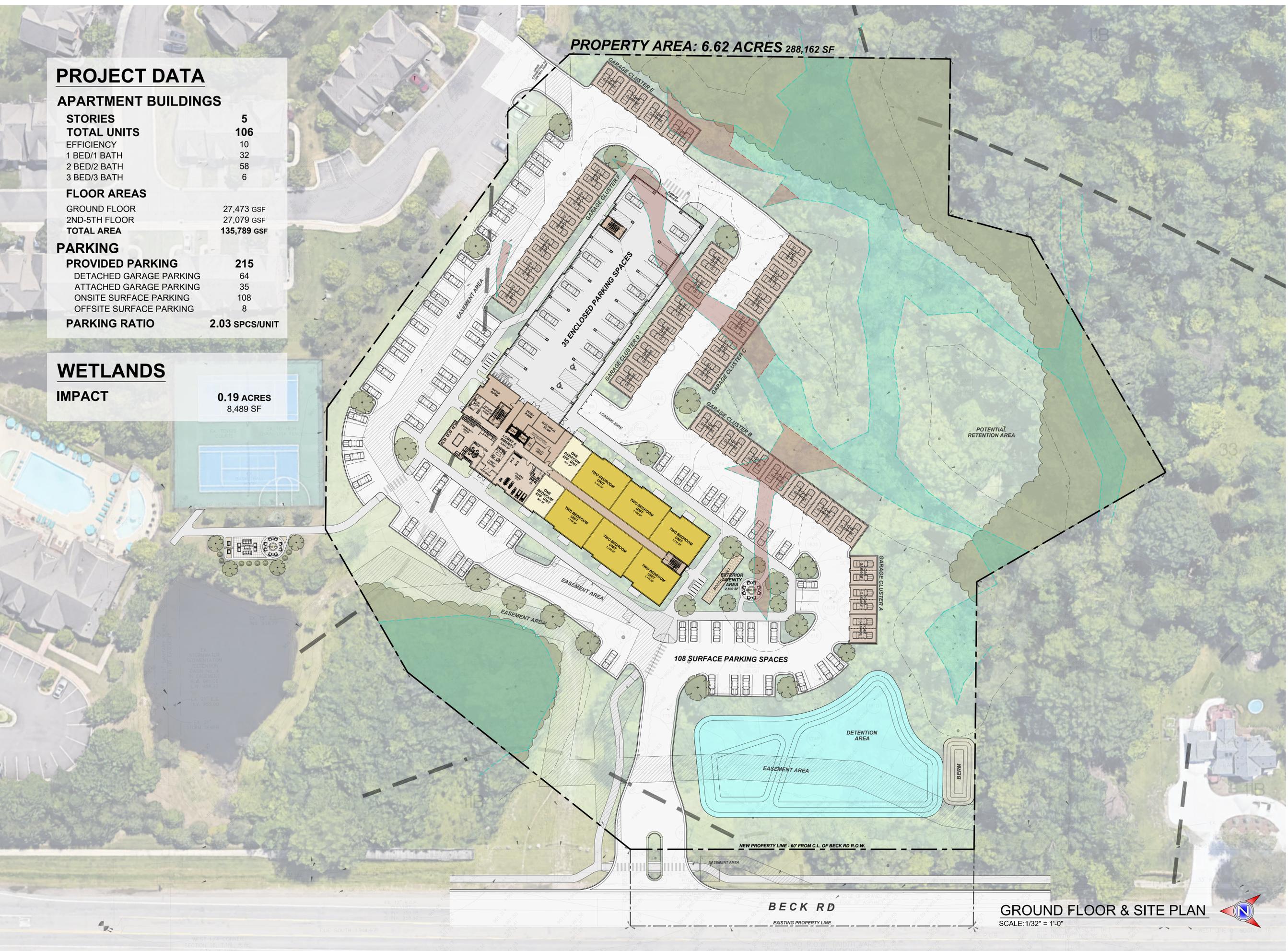
GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8
PARKING RATIO	2.03 SPCS/UNIT

WETLANDS

IMPACT	0.19 ACRES
	8,489 SF



GROUND FLOOR & SITE PLAN

SCALE: 1/32" = 1'-0"



BECK RD

EXISTING PROPERTY LINE

NEW PROPERTY LINE - 60' FROM C.L. OF BECK RD R.O.W.

PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

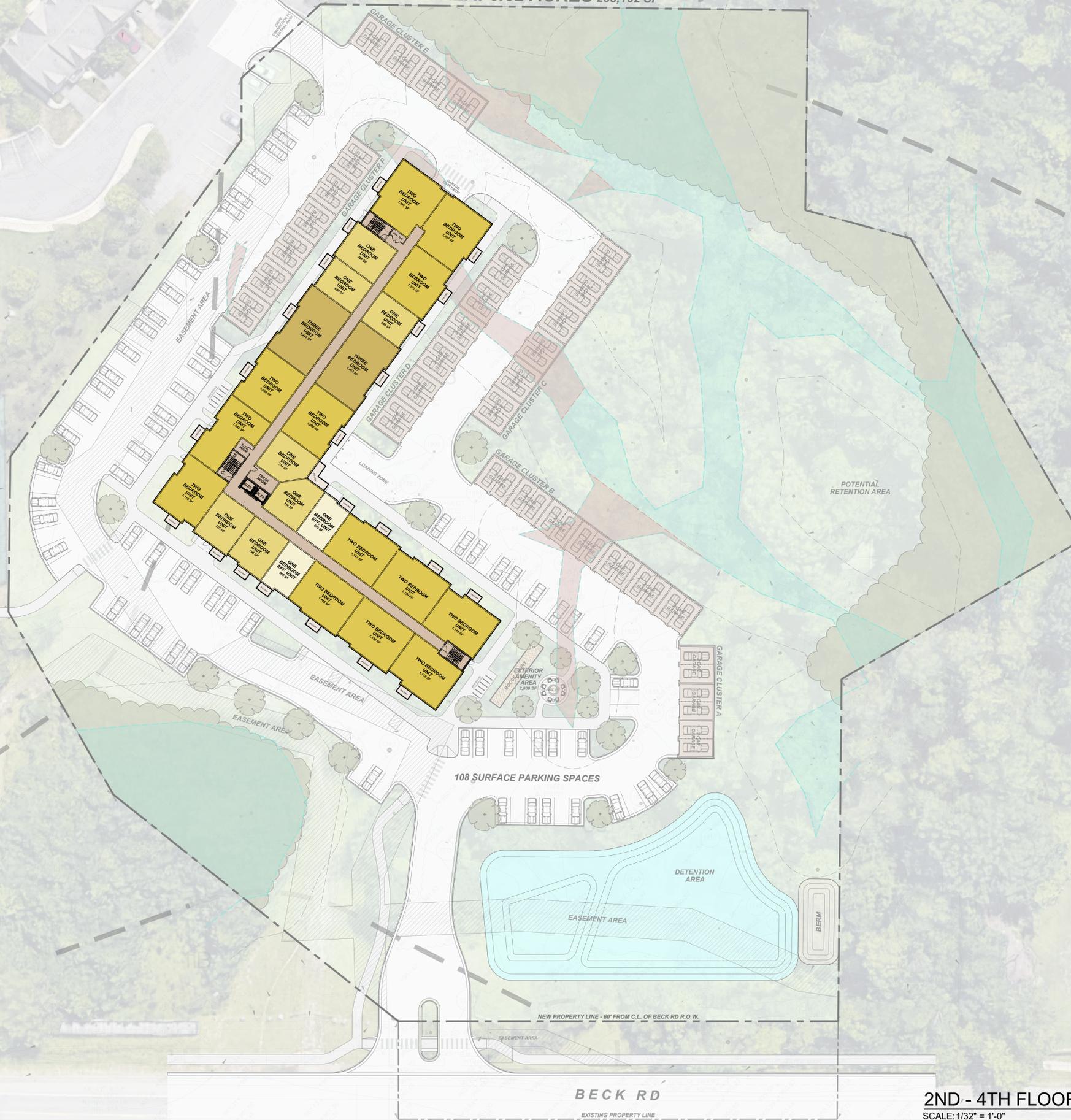
PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8
PARKING RATIO	2.03 SPCS/UNIT

WETLANDS

IMPACT	0.19 ACRES
	8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



108 SURFACE PARKING SPACES

BECK RD

EXISTING PROPERTY LINE

NEW PROPERTY LINE - 60' FROM C.L. OF BECK RD R.O.W.

2ND - 4TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



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07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
10-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

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SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-2

PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

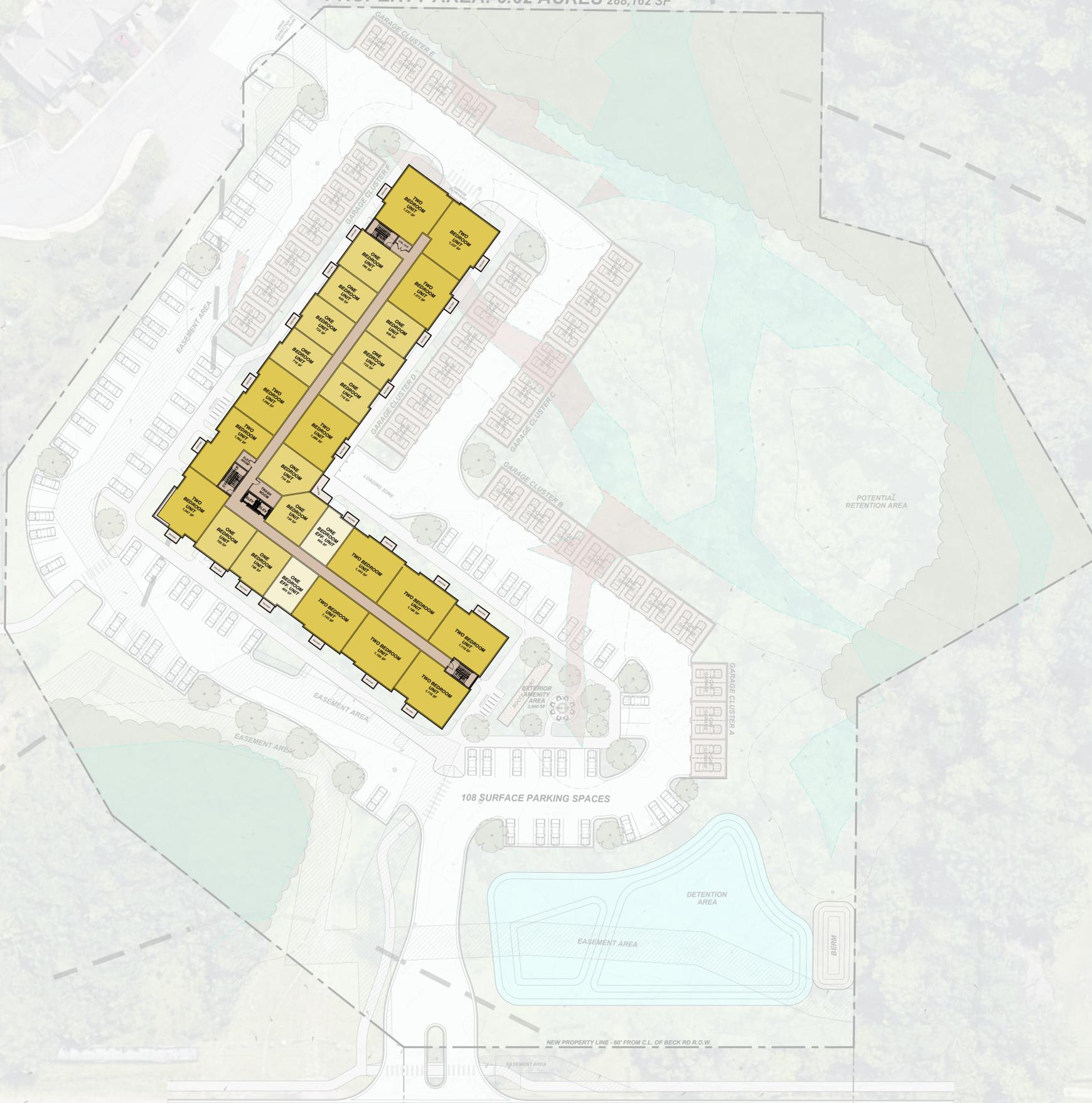
PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8
PARKING RATIO	2.03 SPCS/UNIT

WETLANDS

IMPACT	0.19 ACRES
	8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



GEIS COMPANIES
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SITE CONCEPT

BECK RD
 NOVI, MI

Drawn By
 Checked By
 Project Number

5TH FLOOR PLAN
 SCALE: 1/32" = 1'-0"



SITE PLAN
 DRAWING NO:

SP-3

PREVIOUS ITERATION WETLAND IMPACT

0.33 ACRES
14,190 SF



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FX: (330) 528-0008
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DATES AND REVISIONS
03-28-25
WETLAND IMPACT EXHIBIT

NOTICE

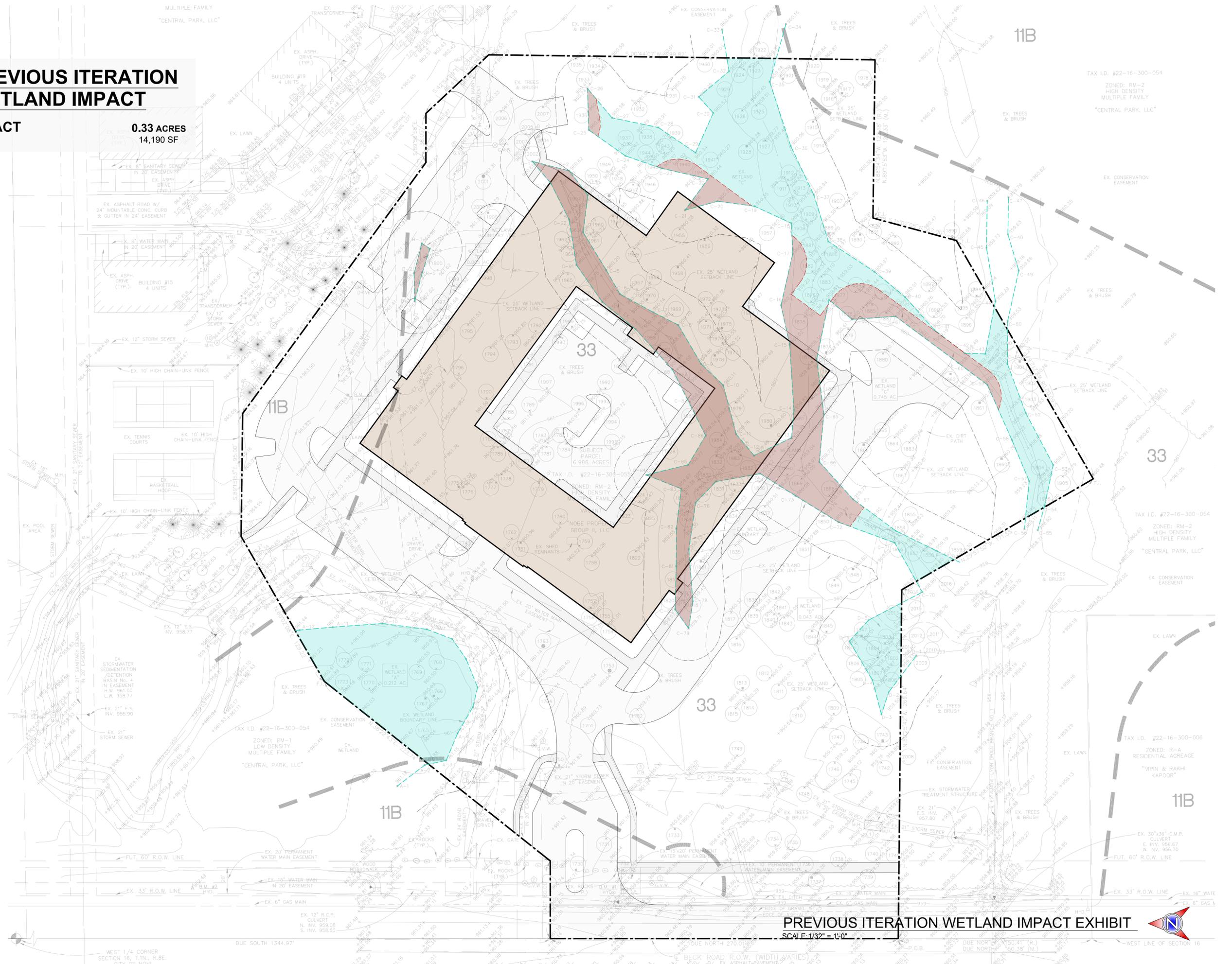
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**BECK RD
NOVI, MI**

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

EX-1



PREVIOUS ITERATION WETLAND IMPACT EXHIBIT
SCALE: 1/32" = 1'-0"



WEST 1/4 CORNER
SECTION 16, T.1N., R.1E.
CITY OF NOVI

DUE SOUTH 1344.97'

BECK ROAD R.O.W. (WIDTH VARIES)

DUE NORTH 150.41' (R.)
DUE NORTH 150.38' (M.)

WEST LINE OF SECTION 16