



## DIXON MEADOWS JSP14-46 with Rezoning 18.709

### **DIXON MEADOWS JSP14-46 with Rezoning 18.709**

Public hearing at the request of Pulte Homes for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay associated with a Zoning Map amendment, from RA (Residential Acreage) to RT (Two-Family Residential). The subject property is approximately 22.36-acre and is located in Section 10 on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing a development of a 90-unit single-family residential detached site condominium.

### **REQUIRED ACTION**

Recommend to City Council approval or denial of rezoning request from RA to RT with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03-26-15 Revised: 08-14-15 Revised: 10-28-15 <b><u>Current</u></b> <b><u>Revised:</u></b> 12-22-15	<ul style="list-style-type: none"> <li>• City Council approval for deviations to minimum required lot area, width, front, side and rear building setbacks and maximum lot coverage</li> <li>• Planning Commission may wish to further discuss open space and tree preservation with the applicant</li> <li>• Items to be addressed on next plan submittal</li> </ul>
Engineering	Approval recommended	03-24-15 Revised: 07-31-15 Revised: 10-01-15 <b><u>Current</u></b> <b><u>Revised:</u></b> 12-21-15	<ul style="list-style-type: none"> <li>• Design and Construction Standards (DCS) variance for the lack of paved eyebrows (staff supports this variance)</li> <li>• Items to be addressed on the next plan submittal</li> </ul>
Landscaping	Approval recommended	03-16-15 Revised: 08-17-15 Revised: 10-15-15 <b><u>Current</u></b> <b><u>Revised:</u></b> 12-21-15	<ul style="list-style-type: none"> <li>• Items to be addressed on next plan submittal</li> </ul>
Wetlands	Approval recommended	03-25-15 Revised: 10-12-15 <b><u>Current</u></b> <b><u>Revised:</u></b> 12-17-15	<ul style="list-style-type: none"> <li>• City of Novi Wetland Minor Use Permit and Authorization to Encroach will be required at the time of Preliminary Site Plan review;</li> <li>• Further modifications to avoid wetland impacts recommended, and other items to be addressed at the time of Preliminary Site Plan review</li> </ul>

Woodlands	Approval recommended	03-25-15 Revised: 08-14-15 Revised: 10-29-15 <b><u>Current</u></b> <b><u>Revised:</u></b> 12-17-15	<ul style="list-style-type: none"> <li>• <b>Woodland Permit will be required at the time of Preliminary Site Plan review for removal of approximately 83% of the site's regulated trees;</b></li> <li>• Further modifications to reduce woodland impacts recommended, and other items to be addressed at the time of Preliminary Site Plan review</li> </ul>
Traffic	Approval recommended	03-27-15 <b><u>Current</u></b> <b><u>Revised:</u></b> 10-05-15	<ul style="list-style-type: none"> <li>• Items to be addressed on the next plan submittal</li> </ul>
Fire	Approval recommended	06-22-15 Revised: 10-21-15 <b><u>Current</u></b> <b><u>Revised:</u></b> 12-22-15	<ul style="list-style-type: none"> <li>• Items to be addressed on next plan submittal</li> </ul>

## Motion sheet

### Approval

In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to **recommend approval** to the City Council to rezone the subject property RA (Residential Acreage) to RT (Two-family residential) with a Planned Rezoning Overlay. The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 5,400 square feet and 45 feet provided);
- b. Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards ( 30 feet required, 20 feet provided);
- c. Reduction in minimum rear yard setback for one-family detached dwellings reviewed against R-4 Zoning standards ( 35 feet required, 30 feet provided);
- d. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 5 feet with 10 feet aggregate provided);
- e. Increase in maximum lot coverage permitted per Zoning Ordinance (maximum of 30 percent of total site required; 35 percent of total site provided);
- f. A Design and Construction Standards (DCS) waiver for the lack of paved eyebrows as per Traffic Engineering review.

*If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:*

- a. Acceptance of applicant's offer of Public benefits as proposed:
  - i. Maximum number of units shall be 90.
  - ii. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
  - iii. Paving of 1,800 linear feet of Dixon Road.
  - iv. Planting of woodland replacement trees along the Dixon Road frontage.
  - v. Remediation of on-site arsenic contamination.
  - vi. Pocket parks/tree preservation within the development.
  - vii. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
  - viii. Dedication of public right-of-way along Dixon Road.
  - ix. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in this review letter.
- b. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
- c. The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development, as well the residents who currently use Dixon Road.
- d. The site will be adequately served by public utilities.
- e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.
- f. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.
- g. *(Additional reasons here if any).*

-OR-

**Denial**

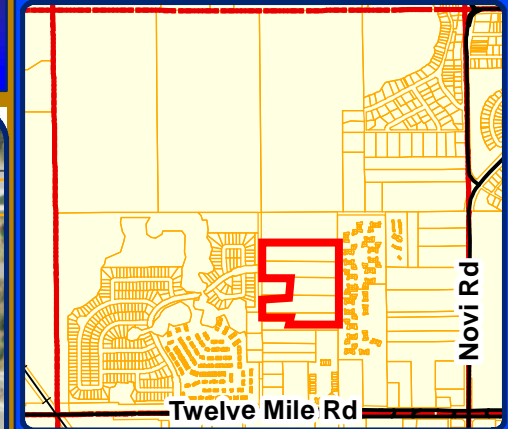
In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to **recommend denial** to the City Council to rezone the subject property RA (Residential Acreage) to RT (Two-family residential) with a Planned Rezoning Overlay. *...because the proposed zoning is not consistent with maximum density recommended by the Master Plan for Land Use.*

Maps  
Location  
Zoning  
Future Land Use  
Natural Features

# JSP 14-46 Dixon Meadows

Location

Twelve 1/2 Mile Road



## 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: 08/20/15  
Project: JSP14-46 Dixon Meadows  
Version #: 1



1 inch = 233 feet



### MAP INTERPRETATION NOTICE

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

# JSP 14-46 Dixon Meadows

Zoning

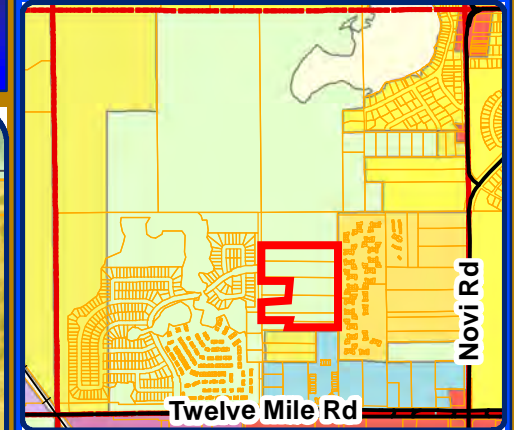
Twelve 1/2 Mile Road

Dixon Road

**Subject Property**

**RA: Residential Acreage**

Carlton Way Drive



- Sections
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District



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# JSP 14-46 Dixon Meadows

Future Landuse

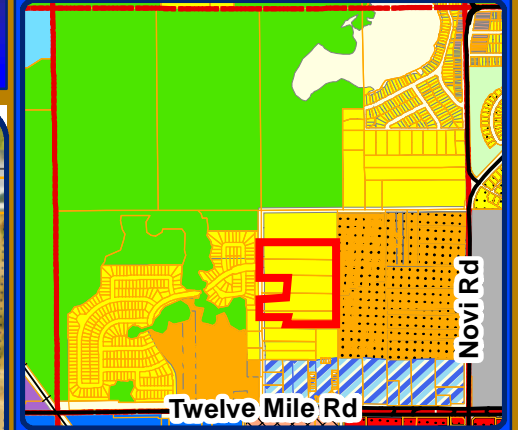
Twelve 1/2 Mile Road

Dixon Road

Subject Property

Single Family

Carlton Way Drive



	SINGLE FAMILY
	PUD
	MULTIPLE FAMILY
	PD1
	COMMUNITY OFFICE
	OFFICE RES DEV TECH
	INDUSTRIAL RES DEV TECH
	LOCAL COMMERCIAL
	REGIONAL COMMERCIAL
	PD2
	PUBLIC
	PUBLIC PARK
	PRIVATE PARK
	CEMETERY



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# JSP 14-46 Dixon Meadows

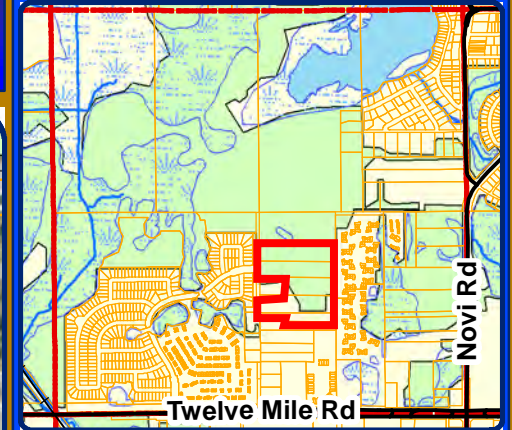
## Natural Features

Twelve 1/2 Mile Road

Dixon Road

**Subject Property**

Carlton Way Drive



### Legend

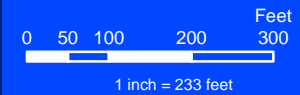
-  Sections
-  Wetlands
-  Woodlands



**City of Novi**

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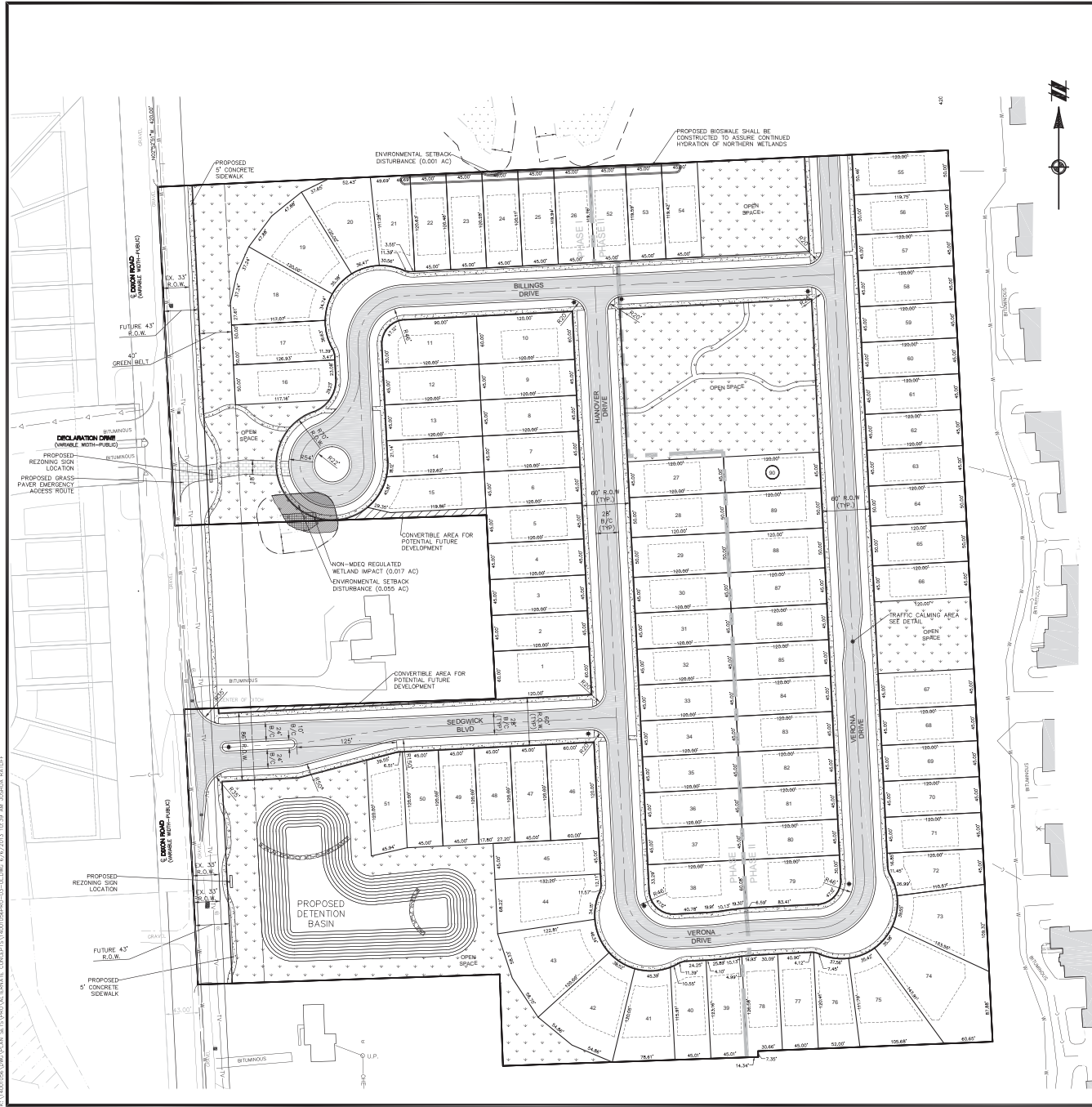
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**CONCEPT PLAN**

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

Revised Concept Plan submitted on December 14, 2015



Parcel #	Area
1	7200
2	5400
3	5400
4	5400
5	5400
6	5400
7	5400
8	5400
9	5400
10	7200
11	7007
12	5400
13	5400
14	5416
15	5969
16	6263
17	6065
18	8135
19	7787
20	7303

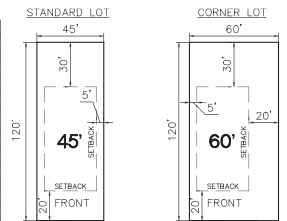
Parcel #	Area
21	5496
22	5425
23	5417
24	5459
25	5401
26	5303
27	5400
28	6000
29	6000
30	5400
31	5400
32	5400
33	5400
34	5400
35	5400
36	5400
37	5400
38	7327
39	5599
40	5472

Parcel #	Area
41	7021
42	8772
43	9708
44	7906
45	5949
46	7200
47	5400
48	5400
49	5400
50	5400
51	5454
52	5385
53	5378
54	5370
55	6002
56	5994
57	5400
58	5400
59	5400
60	5400

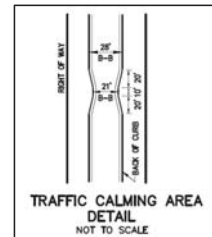
Parcel #	Area
61	5400
62	5400
63	5400
64	6000
65	6000
66	5400
67	5400
68	5400
69	5400
70	5400
71	5400
72	5775
73	8455
74	12164
75	8342
76	5436
77	5423
78	5506
79	7007
80	5400

Parcel #	Area
81	5400
82	5400
83	5400
84	5400
85	5400
86	5400
87	5400
88	6000
89	6000
90	5400

TOTAL LOT AREA: 536,457 SQ. FT.  
 AVG. LOT SIZE: 5,960.63 SQ. FT.  
 PHASE I = 51 LOTS  
 PHASE II = 39 LOTS



TYPICAL LOT DETAILS  
 NOTE: LOT WIDTH IS THE STRAIGHT LINE DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED AT THE TWO POINTS WHERE THE MINIMUM FRONT YARD SETBACK LINE INTERSECTS THE SIDE LOT LINES.



TRAFFIC CALMING AREA DETAIL  
 NOT TO SCALE

- NOTES**
- SEE DETAIL SHEET FOR NON-PAVED EYEBROW DIMENSIONAL DETAIL.
- PROPOSED IMPROVEMENT NOTES**
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER ON THE WEST SIDE OF DIXON ROAD AT DECLARATION DRIVE.
  - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 24" WATER MAIN LOCATED IN DIXON ROAD. ALL PROPOSED WATER MAIN SHALL BE 8".
  - STORM WATER DETENTION SHALL BE PROVIDED ON SITE. THE DETENTION PONDS WILL DISCHARGE TO AN EXISTING CITY WETLAND PROPERTY LOCATED ON THE WEST SIDE OF DIXON ROAD WHICH FLOWS NORTH, AND CONTIGUOUSLY WITH THE NORTH NOVI REGIONAL DRAINAGE BASIN.
  - 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. A 5' WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ACROSS THE PROPERTY FRONTAGE ALONG DIXON ROAD. ALL WALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
  - ALL ROADWAYS TO BE PUBLIC.
  - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
  - DIXON ROAD IMPROVEMENTS - THE DEVELOPER IS PROPOSING TO PAVE APPROXIMATELY 1800 LINEAR FEET OF DIXON ROAD, FROM TWELVE MILE ROAD UP TO THE ENTRANCE OF DECLARATION DRIVE. A 24' WIDE ASPHALT ROADWAY WILL BE PROPOSED, CONSISTING OF 10' ASPHALT LANES WITH 2' CONCRETE CURB AND GUTTER. PULTE IS PROPOSED TO COMMIT FOR THE FUNDING OF A FIVE (5) FEET WIDE CONCRETE SIDEWALK ALONG THE EAST SIDE OF DIXON DRIVE, STARTING FROM OUR SOUTH PROPERTY LINE SOUTH AND EXTENDING APPROXIMATELY 850' SOUTH TO THE EXISTING SIDEWALK AT THE BANK/OFFICE BUILDING AT THE CORNER OF 12 MILE ROAD. PULTE WILL PROVIDE THE FUNDING FOR THE DESIGN AND CONSTRUCTION OF THE SIDEWALK. IF THE CITY WILL SECURE THE NECESSARY EASEMENTS FROM THE PROPERTY OWNERS ALONG DIXON DRIVE, IF EASEMENTS ARE NOT SECURED AT THE TIME OF SITE DEVELOPMENT OF THE DIXON MEADOWS RESIDENTIAL COMMUNITY, THE CONSTRUCTION FUNDING PORTION WILL BE PAID TO THE CITY FOR FUTURE CONSTRUCTION OF THE WALK BY OTHERS. THE INTENT OF THE WALK WOULD BE TO MEANDER AROUND EXISTING HEALTHY TREES AND ENSURE REASONABLE TREE PRESERVATION ALONG THE ROUTE.

**LEGEND**

	PROPERTY LINE
	PROPOSED ROW
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED BUILDING SETBACK
	PROPOSED LIGHT POLE
	PROPOSED PAVEMENT
	OPEN SPACE
	CONCRETE SIDEWALK
	WETLAND BUFFER IMPACT
	WETLAND IMPACT
	PROPOSED GRASS PAVER EMERGENCY ACCESS ROUTE

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

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 866.850.7000 www.atwell-group.com  
 1800 JEFFERSON AVE. SUITE 700  
 TROY, MI 48063-2000  
 313.487.2000

SECTION 10  
 TOWN 1 NORTH, RANGE 8 EAST  
 CITY OF NOVI  
 DIMENSIONAL PLAN  
 OAKLAND COUNTY, MICHIGAN

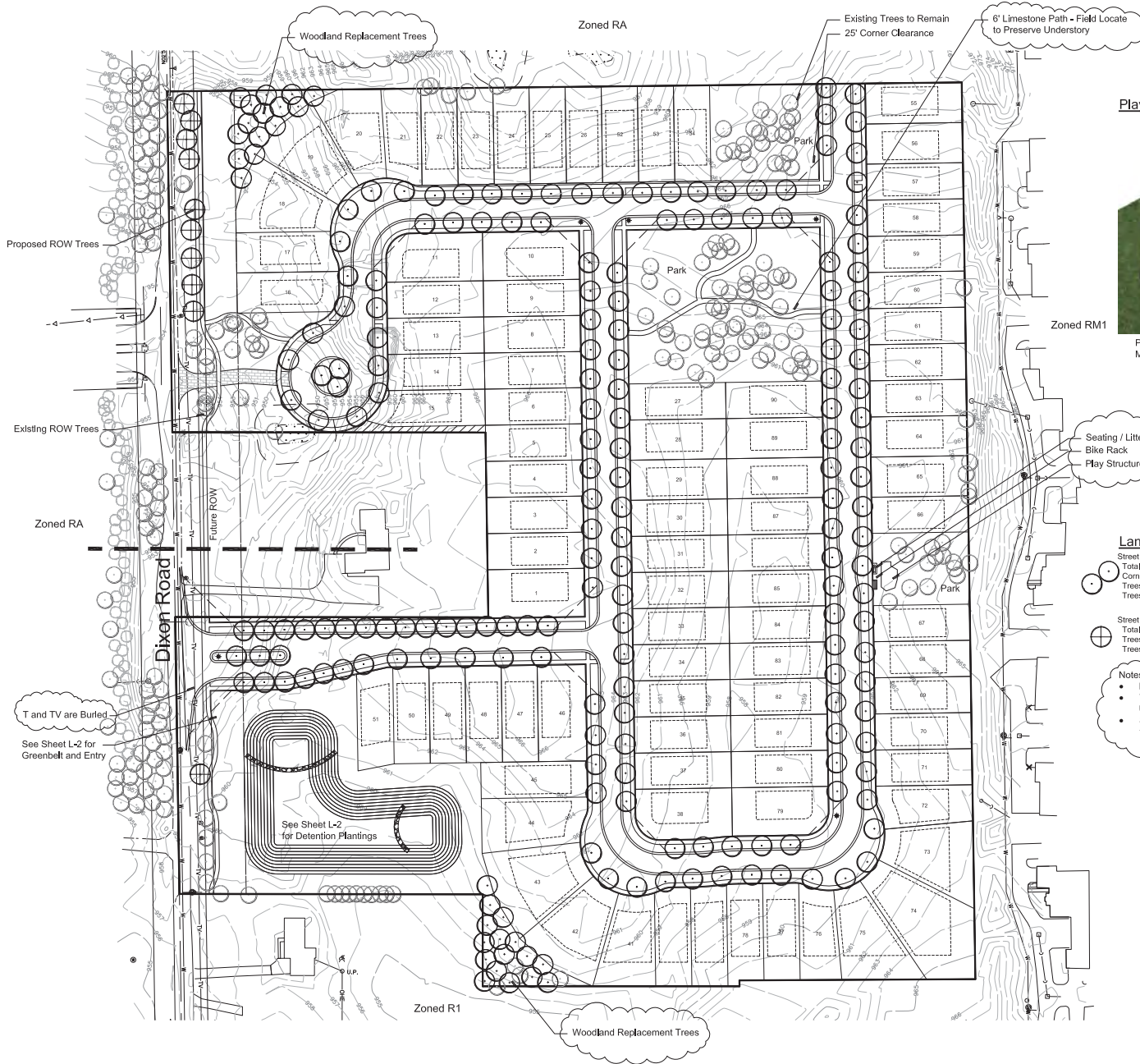
PULTE HOMES - MICHIGAN  
 DIXON MEADOWS  
 PLANNED REZONING OVERLAY  
 DIMENSIONAL PLAN

DATE: MAR. 06, 2015

REVISIONS

SCALE: 1" = 60 FEET  
 DRAWN BY: C.R. / M.H.  
 CHECKED BY: J.K.W.  
 P.L.M.: J. ADKEMAN  
 JOB #: 14001056  
 FILE CODE: -  
 SHEET NO. 03

NOT FOR CONSTRUCTION



Play Structure



Play Structure by Superior Play  
 Model #PS3-31765

Seal:



Title:  
**Landscape Plan**

Project:  
**Dixon Meadows  
 Novi, Michigan**

Prepared for:  
 Pulse Homes  
 100 Bloomfield Hills Parkway, Suite 140  
 Bloomfield Hills, 48304

**Landscape Summary**

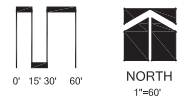
Street Trees		
Total Lots less than 70'	92 Lots	
Corner Lots	6 Lots	
Trees Required	104 Trees (92 + (6 x 2 Trees))	
Trees Provided	172 Trees (68 Additional Trees to be Counted Towards Woodland Replacement)	
Street Lawn		
Total Street Frontage	770 L.F.	
Trees Required	22 Trees (770 / 35)	
Trees Provided	22 Trees (13 Existing)	

- Notes:
- No Overhead Lines Exist
  - Trees Shall be Planted 10' from Utility Structures
  - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn

Revision:	Issued:
Revised	February 27, 2015
Substation	March 6, 2015
Revised	June 16, 2015
Revised	September 12, 2015
Revised	November 14, 2015
Revised	November 24, 2015

Job Number:  
 14-042

Drawn By: jca      Checked By: jca



Sheet No.



PREVIOUS PLANNING COMMISSION MEETING MINUTES  
August 26, 2015



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**AUGUST 26, 2015 7:00 PM**

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

(248) 347-0475

## CALL TO ORDER

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

## ROLL CALL

**Present:** Member Baratta, Member Lynch, Chair Pehrson Member Greco, Member Giacometti, Member Zuchlewski

**Absent:** Member Anthony(excused)

**Also Present:** Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Chris Gruba, Planner; Rick Meader, Landscape Architect; Brian Coburn, Engineer; Tom Schultz, City Attorney; Pete Hill, ETC Consultant

## PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Anthony:

**VOICE VOTE ON THE AGENDA APPROVAL MOTINO MADE MY MEMBER LYNCH AND SECONDED BY MEMBER ANTHONY**

**Motion to approve the August 26, 2015 Planning Commission Agenda. *Motion carried 6-0***

## AUDIENCE PARTICIPATION

Steve Amsley of 51824 Eight Mile, Lyon Township discussed the letter that was sent out from the Lyon Township Planning Commission regarding a Master Plan Change that Lyon Township would like to make. Out of the five items in the letter, item 3 was not addressed. Item 3 is where they are going to rezone 1.5 square miles of the 8 Mile and Napier corridor to High Density Residential from Rural Residential. As it stands now that item on our Future Land Use Map is R-1. What they are trying to do is allow 9,000 to 17,000 square foot lots. What they didn't tell you in the master plan is that there are already four developments and possibly a fifth in front of the Planning Commission for preliminary approval. This adds 400-500 new homes within the next two years in that 1.5 square miles. Mr. Amsley requested that Novi Planning Commission review item 3 in the Lyon Township Master Plan Ammendments knowing that there are pending projects that will create 300-400 homes in that area. He said this will have an impact on Novi residents. All of those planed homes are in the 48167 zip code, and they are in Northville Schools. They are planned to be \$500,000-\$700,000 homes which will heavily compete in Novi's marketplace.

Seeing no one else, Chair Pehrson closed the Audience participation.

## CORRESPONDENCE

There was no correspondence.

## COMMITTEE REPORTS

There were no committee reports.

## COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

There was nothing to report.

## CONSENT AGENDA - REMOVALS AND APPROVAL

### PUBLIC HEARING

#### 1. DIXON MEADOWS JSP 14-46 WITH REZONING 18.709

Public hearing at the request of Pulte Homes for Planning Commission's recommendation to City Council for rezoning of property in Section 10, on the east side of Dixon Road, north of Twelve Mile Road from RA (Residential Acreage) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay. The subject property is approximately 22.36 acres and the applicant is proposing a 95 unit single-family residential detached site condominium development.

Planner Komaragiri stated that the proposed concept plan used to be known as Trailside. The applicant has recently renamed it Dixon Meadows. The subject property is located east of Dixon Road and north of Twelve Mile in Section 10. The subject property is zoned Residential Acreage and is surrounded by the same zoning on all sides. The Future Land Use map indicates Single Family for the subject property and the surrounding properties. There are a few regulated wetlands and considerable regulated woodlands on the property.

The applicant is requesting a Zoning Map amendment for this 22.36 acre site to rezone from RA (Residential Acreage) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 95-unit single-family site condominium.

The applicant is proposing 95 units on the 21.6 net acres resulting in approximately 4.4 units/acre. Even though it exceeds the maximum density allowed, it would still be well below the densities of the adjacent developments. The PRO Concept Plan shows two on-site detention ponds in the southwest corner of the site with an open space/park area located near the center of the site. Two access points (one boulevarded) are proposed off of Dixon Road with a stub street connection proposed at the northeast corner of the site. Stub streets are also shown to the excluded developed parcel near the center of the site to allow for possible future development of that site. The Concept Plan provides a very limited amount of common open space, with the central playground/open space consisting of about 0.77 of an acre, or approximately 3.5 percent of the total site area. The applicant has indicated that the site may contain arsenic due to its previous use as an orchard. Applicant has proposed necessary remediation plans. As part of the development plan about 89 percent of the regulated woodland trees will need to be removed.

The engineering review notes further study of the capacity of the Section 10 pump station in order to propose and construct any improvements necessary to serve the expanded service area. A Design and Construction Standards variance is required to be granted by City Council for the lack of paved eyebrows. Engineering supports this request and recommends approval.

The City's traffic consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low. Traffic recommends approval with additional comments to be addressed with the next submittal.

The Woodland Review letter indicates that about 89 percent of the regulated woodland trees on the site are proposed to be removed, while 11 percent of the regulated woodland trees are proposed to be preserved. The applicant is encouraged to modify lot boundaries to minimize impacts to quality/specimen trees. There is a portion of one on-site regulated wetland and the concept plan proposes approximately 0.011 acres of impact to the wetland. An impact on the 25 foot natural features setback is anticipated as well. The project as proposed will require a City of Novi Wetland Minor Use Permit as well as an Authorization to Encroach the 25-Foot Natural Features Setback.

The Façade Review letter states that significant diversity is evident from the 9 renderings that were provided. Façade recommends approval with additional information requested with revised submittal. Landscape and Fire recommend approval with additional comments to be addressed with the next submittal.

The Planning Commission is asked to hold a public hearing. It is staff's suggestion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve existing trees, or provide additional usable open space on site. The applicant Bob Halso from Pulte Homes is here with his Engineer Bill Anderson and would like to make a presentation and then answer any questions you may have.

Bob Halso from Pulte Homes said to the Planning Commission that although staff recommended to postpone action on this project, Pulte Homes requested that the Commission take action at the meeting based on the discussion that was presented. Mr. Halso outlined the process that began 14 months ago. There is a significant arsenic remediation requirement for the site. Previously a brownfield had been applied for. There is a remediation plan in place with an estimated 7 figure cost to accomplish the remediation. Mr. Halso feels that the only real issue is the balancing of open space. With the flexibility of the PRO, a desirable place to live and community benefit can be accomplished at the same time. He mentioned that to the north of this project is a two minute walk to Lakeshore Park, which offers all of the recreation amenities. Seven minutes to the south you have entertainment facilities, shopping, and restaurants available at Fountain Walk. He requested that the Commission take a broader look at the proposed community. This community doesn't need any additional recreation or open space within its boundaries. Fountain Walk needs homes to utilize the amenities that are in this area. The site plan/product that has been presented is Urban Infill, a product that originated in Seattle, Washington where narrow single family detached homes is the norm. The site plan and the number of homes on it and a few meaningful community benefits will be accomplished. One benefit is the remediation of the arsenic on that property. Also is the offer to pave Dixon Road from Twelve Mile Road to the northern entry which will then take in the eastern entry of the immediate adjacent communities. In regard to the tree removals the remediation requires removal of most of the trees. Large scale earth work will be necessary on this rather tight site. Mr. Halso said they propose to replace the trees that sit on the six back lots with a canopy along the Dixon Road paving, which is a benefit for the community.

Chair Pehrson opened the Public Hearing, and asked if anyone in the audience wanted to speak.

Tim Prieur, 28191 Dixon came forward and said he is a resident who lives across the street from the proposed development. He feels like the proposed 95 lots is too dense. The other lots on the road are larger and Dixon Road was once considered a natural beauty road. He considers this a patchwork development where the open areas surrounding this subdivision are not being considered. The original proposed lot sizes were three homes per acre. He is also concerned about the wetland issue behind his property and the detention pond run off. They want to use an easement through his property to drain off from their detention ponds that might result in him having issues with his home. He questioned about the possibility of the open lots on Twelve Mile that could be use for traffic into the development as opposed to using Dixon Road.

Gaurav Jagdale, 28454 Witherspoon Drive, Liberty Park Subdivision said he is concerned about the increase of traffic and about removing the greenery and natural beauty that flows into the park. He wants the Commission to consider the quality of life for the current residents. He is concerned about the arsenic removal process and the quality of the air during the remediation. How will this affect the health of the residents that surround the area, particularly the children?

Jose Ruiz, 28466 Witherspoon Drive said he is in complete agreement with the two previous speakers. He is concerned about the traffic on Dixon Road. He questioned why there are two entrances to a little street for this type of development.

Member Lynch read the correspondence.

Juliane Greenwalt, 842 Front Street, Boyne City Mi would like to have her property included in this zoning request (parcel number 50-22-10-400-001) and supports the request.

Violette Tuck, 28300 Dixon Road said I have no objection to the planned rezoning even though I will be staying in my home right in the middle of this development. She supports the request.

Richard J. Katterman, 28480 Dixon Road stated that this development appears to be in harmony with neighboring development. It appears to be a balanced use of the land. He supports the request.



Yasyaju Watatani, 28460 Witherspoon Drive said he thought the site is reserve area. I purchased my house in 2013. I paid expensive premium lot fee for my house, because it is located in the very back of the subdivision and surrounded by woods. However, the planning site is just across from my back yard. It doesn't make sense. Please keep woods area if possible. He objects to the request.

Laurie Transou, 28465 Carlton Way Drive wrote lot sizes are too small and homes are way too close. Concerned over impact of this type of subdivision on property value. She objects to the request.

Takahito Kakiuchi, 28507 Carlton Way indicated a concern that there will be more traffic, condominiums are harder to sell, more supply will bring demand down, making existing condo owners harder to sell their condos. If this was for a house/subdivision I have no issue. I object to any more condo development in this area.

Jose Ruiz 28466, Witherspoon Drive stated the following concerns: 1. Detrimental Impact upon residential amenities and visual impact. This project would negatively affect the character of the preserved area and park adjacent to it. 2. Dixon Road or 12 ½ Mile are not capable of handling such amount of increase traffic due to the Complex. 3. The infrastructure in the area is not suited to support such density of extra population. 4. Pedestrians and cyclists on Dixon Rd and 12 ½ Mile Road would be affected negatively with increased traffic. 5. Access to 12 Mile Road via Dixon Road coming out of the complex and vice versa would create unbearable traffic. 6. Loss of privacy and increase of noise to all the house facing Dixon Road.

Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission for their consideration.

Member Baratta questions how much more density are they asking for in this proposal vs. what they could build under the current zoning?

Deputy Director McBeth responded that with the 22 acres under the RA-Residential Zoning, approximately 18 homes could be built on the site, and with the rezoning the applicant is proposing 95. Comparing the Berkshire Pointe project on Wixom Road to this project, they would be very similar in terms of lot size.

Member Baratta stated that the project on Wixom Road is very high density. He feels that is a good transition from being industrial to more of a residential feel. The project currently on the table does not lend itself to a transitional feel just a high-density residential zoning. He does not see the advantage of doing this. He stated that he realizes that there is an arsenic issue. He does not see a reason to increase density.

Deputy Director McBeth commented that the staff noted the density of the surrounding property, which on the west side of Dixon Road at Liberty Park has a higher density than what is being proposed on the subject property. Liberty Park however, was approved under the consent judgement. To the east is Carlton Forest which is more like a true multiple family development with a higher density than what is proposed on the subject site. Just considered from a density standpoint, the fit might be there. From the staff's perspective there is very little open space, and very little intent to preserve the woodlands. Staff would like to see more information regarding the tree removals that are required in order to take care of the arsenic issue.

Member Grecco agreed with the comments of Member Baratta. He is concerned the way it is zoned, and the way it is on the Future Land Use Map. Also the fact that it is such a high jump in density. Member Grecco's request is that the developer come back and address the staff's concerns.

Chair Pehrson asked Deputy Director McBeth about the classification of Dixon Road being a "natural beauty road".

Deputy Director McBeth responded that our senior staff engineer, Brian Coburn had some conversations with the applicant regarding paving the road vs. the natural beauty road aspects of it.

Engineer Coburn responded that the designation that you see on the Master Plan for Land Use is different than the ordinance designation calling it Natural Beauty Road. So if it is designated on the ordinance by Council resolution as a natural beauty road there are certain requirements that go along with that. It is shown on the Master Plan as a natural beauty road but it is not designated by resolution as a natural beauty road.

There is flexibility there for things to be done to mitigate traffic.

Chair Pehrson wanted more information on the traffic study and what the road will look like to maintain the character of the designation as a beauty road. He requested the applicant to speak about the remediation process.

Bob Halso responded that McDowell and Associates will conduct the study. The removal of arsenic is relatively commonplace in this area. It involves ascertaining the depth the arsenic that has infiltrated into the soil and to simply remove that soil. There have been extensive borings. The depth of the soil to be removed has been identified by a grid. The soil will be removed and replaced.

Chair Pehrson also has concerns regarding the density. He would like to see another approach. He also wants to see additional PRO benefits to this when and if there is a reconsideration as to how this will be a benefit to the people in the area. He favors the postponement of the project and would like to see the developers return to answer additional questions in an effort to reach an agreement.

Member Lynch is not in favor the project at this time.

Member Giacometti questioned why postpone instead of deny?

Chair Pehrson replied that is common strategy that has been used in the past to allow the developer to take the comments and return with an approach to the comments that make sense. It is a continuation of the process.

Attorney Tom Schultz stated to the applicant that it appears that the density is a concern for the Planning Commission at this time. He asked if the applicant wanted a denial and just take the project straight to the City Council. Mr. Schultz asked the applicant if he had a preference either way.

Mr. Halso responded that the density is a big jump. He stated that he did not hear anyone say that it was appropriate to the area which he believes it to be. If these were attached they would look like the adjacent community. He would like to come back but states that the product will be similar. The product is appropriate to the area. They will work on the open space. The product will be the same. The product is very well received in the market place. The buyers are very happy with a small lot and a nice home and a great location. He requested a postponement.

Member Giacometti wondered about the market demand for smaller lots with larger homes.

Moved by Member Greco and seconded by Member Lynch:

**ROLL CALL VOTE TO POSTPONE MAKING A RECOMMENDATION ON JSP14-46 PRO AND CONCEPT PLAN FOR DIXON MEADOWS MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:**

**In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve existing trees, or provide additional usable open space on site, and to address density issues raised at the meeting, along with concerns raised by the Planning Commission, Staff, the City Attorney, and those issues noted at this evening's Public Hearing. This recommendation is made for the following reasons:**

- a. The Planning Commission may wish to discuss with the applicant whether additional tree preservation on site may be possible, given the information that was provided regarding the extent of the required soil remediation, which does not include the entire site area. The applicant should also be prepared to substantiate the cost of remediation to the extent that it is a basis for seeking removal of trees in non-contaminated areas.**
- b. The Concept Plan provides a very limited amount of common open space for the enjoyment by the residents, with the central playground/open space consisting of about 0.77 of an acre, or approximately 3.5 percent of the total site area. A comparable development, Berkshire Pointe,**

provides approximately 22 percent of the site in open space, some of which consists of preserved natural features.

- c. Given the relatively small size of the proposed lots, (the applicant has proposed a minimum lot size of 5,400 square feet and a minimum width of 45 feet), in addition to the proposed reduction in the minimum building setbacks, and the request to exceed maximum lot coverage standards of the R-4 zoning district, additional open space on the site may be appropriate for the residents to enjoy common area for recreational amenities, or for undisturbed open space. The initial plan reviewed at the Pre-Application meeting included additional pocket parks near the entrance, which have now been removed from the plan.
- d. **While the Concept Plan does not provide as much open space as other comparable developments, the applicant has presented a reasonable alternative to the Master Plan's Single Family designation of the property from a maximum of 1.65 units/acre to a maximum of 4.4 units/acre since the development of single family detached homes at about 4.4 units to the acre provides a reasonable transitional use and density between the Liberty Park single family detached homes on the west side of Dixon Road (planned density of 15 units/acre) and the Carleton Forest attached condominiums to the east (planned density of 6.5 units/acre).**
- e. **The site will be adequately served by the public water supply, and the applicant will need to provide a further study of the capacity of the Section 10 pump station in order to propose and construct any improvements necessary to serve the expanded service area, as indicated in the August 4, 2015 Engineering Review memo. *Motion carried 6-0.***

## MATTERS FOR CONSIDERATION

### 1. 45700 TWELVE MILE LLC JSP 15-49

Consideration at the request of 45700 Twelve Mile Road, LLC for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 9, on the north side of Twelve Mile Road between West Park Drive and the railroad tracks. The applicant is currently proposing Phase 2 improvements including: pave area for outdoor storage, restore the existing wetland buffer area, install storm water management facilities, install fencing and screening for outdoor storage area and provide curbing for parking and outdoor storage areas throughout the site.

Planner Komaragiri stated that the subject property is located north of Twelve Mile between West Park Drive and the railroad tracks in Section 9. It is partially zoned Light Industrial in the front and I-2 General Industrial in the rear and is surrounded by North: R-1 beyond the railroad tracks; I-1 on the east; I-1 and OST on the west; OST and RA on the south on the opposite side of Twelve Mile Road. The Future Land Use Map indicates Industrial Research Development and Technology for the subject property and Office Research and Development on all adjacent sides with Public Park on north. There are a few regulated wetlands and woodlands on the property.

The applicant is proposing occupancy of the vacant industrial site at 45700 Twelve Mile Road. A few of the site improvements in the front part of the property were completed last year as part of Phase 1 improvements. The applicant is currently proposing Phase 2 improvements that includes paved area for outdoor storage, screening and corresponding improvements, wetland buffer restoration, and storm water management facilities.

The improvements require an amendment to the existing court order between the property owner and City of Novi. Our attorney Tom Schultz will be able to expand on this aspect if the Planning Commission have any questions. All of the existing deviations will be entered into the stipulated order. Planning identified a few existing deviations with regard to building setbacks, parking setbacks and end islands authorized to remain. Planning recommends approval.

Engineering recommends approval with additional comments to be addressed with the Final Site Plan. A pedestrian pathway is required along the Twelve Mile frontage. The applicant applied for an administrative variance to pay into the City fund in lieu of construction. Landscape identified existing deviations with regards to right-of-way trees, berm and buffer along public roads and maximum number of spaces for each parking bay authorized to remain as indicated in the Stipulated Order to be entered. Landscape recommends approval.

It should be noted that previous unauthorized impacts to the regulated 25-foot vegetative wetland buffer along the Davis Drain adjacent to the CSX Railroad have taken place on this property. No wetland buffer restoration has occurred to date. However, the current plan appears to propose the restoration of approximately 11,652 square feet (0.27-acre) of previously-impacted wetland buffer as required. The proposed wetland buffer restoration would require a City of Novi Authorization to encroach the 25-Foot Natural Features Setback. This authorization is required for any proposed impacts including restoration within the regulated wetland setbacks. Wetlands recommend approval. Our wetland consultant Pete Hill is available for any questions regarding wetlands.

The project does not require a City of Novi Woodland Permit as the plan does not propose impacts to any regulated trees. Woodlands recommends approval. Fire also recommends approval. All reviews have additional comments to be addressed with Final Site Plan. The Planning Commission is asked tonight approve the Preliminary Site Plan. The applicant Nick Bachand is here tonight to answer any questions you may have.

Applicant Nick Bachand representing the owners of the property stated he is here to answer any questions.

City Attorney Tom Schultz addressed the Planning Commission with some background information regarding this property. He stated that this property has been somewhat of an issue for the City for a number of years from a zoning compliance and some environmental ordinance issues. There was long-standing litigation in Oakland County with the previous owners over the kinds of occupancy and also some work that was being done on the property. The end result of this is when you get to the motion some of the wording will have to be changed. There was an order from the court that the property is now vacant and no one is permitted to occupy without full site plan approval from the city and with all compliances with the codes and ordinances. The new owner has acquired the building and have done some work on the interior of the building which they did not have site plan approval for. We are talking with the new property owner about the possibility of allowing some use of the interior of the buildings before they get all the improvements done. There is an order that was drafted that is referred to as the Stipulated Order that is attached to this motion that we haven't actually stipulated to yet. The motion will have to be amended before it is presented for a vote.

Member Zuchlewski questioned the variance on the sidewalk.

Engineer Coburn responded that the ordinance regarding sidewalks was changed in December. It gives the City administration the flexibility in cases where adjacent sidewalks have not yet been constructed. The way the ordinance reads is if there is no sidewalk within 300 feet of the required sidewalk for the site plan, then an administrative approval can be granted if the applicant grants an easement for a future sidewalk and pays a fee to the city to build a sidewalk elsewhere in an amount that equals the amount that it would cost to build this sidewalk. The idea is mostly geared to residential but it has been applied to commercial developments.

Member Greco asked the City Attorney if the language related to the stipulated order would be modified from the suggested motion. The City attorney referenced the changes that will be made in the motion.

Moved by Member Greco seconded by Member Lynch:

**ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:**

**In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to approve the Preliminary Site Plan based on and subject to the existing court orders in *City of Novi v Twelve West Properties, LLC*, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and the following:**

- a. Existing deviation with regards to deficient building side yard setback for Building 3 per section 3.1.18.D authorized to remain.
- b. Existing deviation with regards to deficient parking side yard setback per section 3.1.18.D and section 3.1.19.D authorized to remain.
- c. Existing deviation with regards to absence required end islands with landscaping and raised curbs at the end of all parking bays that abut traffic circulation aisles authorized to remain.

- d. Existing landscape deviation with regards to absence of required berm and buffer adjacent to Public right of way per section 5.5.3.B.ii and iii authorized to remain.
- e. Existing landscape deviation with regards to absence of required Right of way trees along Twelve Mile road frontage per section 5.5.3.E.i.c and LDM 1.d to remain.
- f. Existing landscape deviation with regards to exceeding the minimum allowed parking spaces between planning islands by 1 space per section 5.5.3.C.ii authorized to remain.
- g. Provide a payment to the City equal to the cost of the pathway (as approved by the City Engineer) for City use to construct pathways elsewhere in the City, due to applicant's request for administrative variance for absence of a pedestrian pathway along 12 Mile frontage, due to no existing pathways within 300 feet of the property.
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Moved by Member Greco seconded by Member Lynch:

**ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:**

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to approve the Stormwater Management Plan based on and subject to the current Orders that exist in the City of Novi v Twelve West Properties, LLC, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

**2. LYON TOWNSHIP DRAFT MASTER PLAN**

Planner Chris Gruba addressed the Planning Commission with more details about Lyon Township Master Plan. He stated that he and Ms. McBeth reviewed the plan and they felt that the areas 2 and 3 in the study would impact the city. The study area 3 was the Ten Mile Road corridor adding more single family development, and thereby adding more traffic along Ten Mile Road through Novi. Also some commercial areas are being added. Also the southeast part of Lyon Township was left out of the memo that was provided previously to the Planning Commission, but updated for the meeting this evening. Staff would urge Lyon Township not to make the area too dense until the road capacity and adequate infra structure is in place. The Master Plan seemed to be a good update referencing the comments in the report.

Member Baratta questioned Planner Gruba in regard to the infrastructure on Ten Mile and if our traffic studies consider the growth that Lyon Township is anticipating.

Ms. McBeth responded that one the recommendations would be as the Planning Commission goes through the Master Plan for Land Use update and the Throughfare Master Review, that we take a look at not just Novi's traffic but traffic generated from the surrounding areas. We will also take a look at the various studies and forecasts that are out there for any kind of major road improvements that might be taking place or planned in the surrounding areas.

Moved by Member Greco and seconded by Member Baratta for Chair Pehrson to sign the letter as drafted to Lyon Township

**ROLL CALL VOTE TO HAVE CHAIR PEHRSON SIGN THE LETTER AS DRAFTED TO LYON TOWNSHIP, MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER BARATTA**

**Motion to have Chair Pehrson sign the letter in support of the Lyon Township Draft Master Plan. *Motion carried 6-0.***

**MATTERS FOR DISCUSSION**

There were no matters for discussion.

**SUPPLEMENTAL ISSUES**

There were no Supplemental Issues.

**AUDIENCE PARTICIPATION**

No one in the audience wished to speak.

**ADJOURNMENT**

Motion to adjourn by Member Lynch and seconded by Member Baratta:

**Motion to adjourn the August 26, 2015 Planning Commission meeting. *Motion carried 6-0.***

The meeting was adjourned at 8:18 PM.

Transcribed by Richelle Leskun

Date Approved: September 30, 2015

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Richelle Leskun, Planning Assistant  
Signature on File

## PLANNING REVIEW

Review based on 3<sup>rd</sup> Revised Concept Site Plan on December 14, 2015

CONCEPT PLAN SUBMITTAL SCHEDULE			
Type of Submittal	Date of Submittal	Reviewed by	Presented to PC
Concept Plan	March 09, 2015	All Agencies	No
Revised Concept Plan	June 18, 2015	All Agencies except Traffic, Wetlands and Facade	Yes. On August 26, 2015
2 <sup>nd</sup> Revised Concept Plan	September 14, 2015	All Agencies except Facade	No
3 <sup>rd</sup> Revised Concept Plan	<b>Submitted:</b> November 25, 2015 <b>Updated:</b> December 14, 2015	All Agencies except Traffic and Facade	Yes. On January 13, 2016



## PLAN REVIEW CENTER REPORT

December 22, 2015

### Planning Review

Dixon Meadows fka Trailside  
JSP14-46 with Rezoning 18.708

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#### Petitioner

Pulte Homes

#### Review Type

Rezoning Request from RA (Residential Acreage) to RT (Two-Family Residential) with Planned Rezoning Overlay (PRO)

#### Property Characteristics

- Site Location: East side of Dixon Road, north of Twelve Mile Road (Section 10)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North: RA; East: RM-1; West (across Dixon Road): RA; South: R-1, One-Family Residential and OS-1, Office Service
- Current Site Use: Single-family residential
- Adjoining Uses: North: vacant; East: Carlton Forest (multiple-family); West (across Dixon Road): Liberty Park (single-family); South: single-family residential and office
- School District: Novi Community School District
- Site Size: 22.36 gross acres; 21.6 net acres

#### Project Summary

The petitioner is requesting a Zoning Map amendment for a 22.36-acre property on the east side of Dixon Road, north of Twelve Mile Road (Section 10) from RA (Residential Acreage) to RT (Two Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 90-unit single-family site condominium (previous plan that appeared before Planning Commission showed 95 units, and the requested rezoning was to RM-1, Low-Density, Low-Rise Multiple Family Residential).

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 RT, Two-Family Residential) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

The applicant has proposed a 90-unit single-family development. The PRO Concept Plan shows one on-site detention pond in the southwest corner of the site with an open space/park area located near east, north east and North West corners of the site. One boulevarded access point is proposed off of Dixon Road with a stub street connection proposed at the northeast corner of the site.



The applicant has indicated that the site's historical use was an orchard, and numerous pesticides were utilized that contained chemicals that are now banned for commercial application. The applicant indicates that remediation plans have been prepared by Pulte and their soils consultant. Soils that contain arsenic levels that exceed residential use standards are proposed to be removed from the site. The plan shows a significant amount (85 percent) of the regulated woodland trees on site will be removed along with those soils to allow for the proposed development. A detailed woodland survey was presented with this application and reviewed by the City's Woodland consultant.

Additionally, the applicant has provided a copy of the Incremental Soil Sampling and Analyses for a portion of the property, prepared in January 2015, which appears to indicate that certain areas that were tested do exceed the established Regional Background Level for arsenic, and may require remediation, while other areas of the site apparently do not exceed the established standards for remediation.

### **Planning Commission Actions**

The rezoning and concept plan first appeared for public hearing with the Planning Commission on August 26, 2015. The Planning Commission voted to postpone consideration with the following motion:

ROLL CALL VOTE TO POSTPONE MAKING A RECOMMENDATION ON JSP14-46 PRO AND CONCEPT PLAN FOR DIXON MEADOWS MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

*In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve existing trees, or provide additional usable open space on site, and to address density issues raised at the meeting, along with concerns raised by the Planning Commission, Staff, the City Attorney, and those issues noted at this evening's Public Hearing. This recommendation is made for the following reasons:*

- a. *The Planning Commission may wish to discuss with the applicant whether additional tree preservation on site may be possible, given the information that was provided regarding the extent of the required soil remediation, which does not include the entire site area. The applicant should also be prepared to substantiate the cost of remediation to the extent that it is a basis for seeking removal of trees in non-contaminated areas.*
- b. *The Concept Plan provides a very limited amount of common open space for the enjoyment by the residents, with the central playground/open space consisting of about 0.77 of an acre, or approximately 3.5 percent of the total site area. A comparable development, Berkshire Pointe, provides approximately 22 percent of the site in open space, some of which consists of preserved natural features.*
- c. *Given the relatively small size of the proposed lots, (the applicant has proposed a minimum lot size of 5,400 square feet and a minimum width of 45 feet), in addition to the proposed reduction in the minimum building setbacks, and the request to exceed maximum lot coverage standards of the R-4 zoning district, additional open space on the site may be appropriate for the residents to enjoy common area for recreational amenities, or for undisturbed open space. The initial plan reviewed at the Pre-Application meeting included additional pocket parks near the entrance, which have now been removed from the plan.*
- d. *While the Concept Plan does not provide as much open space as other comparable developments, the applicant has presented a reasonable alternative to the Master Plan's Single Family designation of the property from a maximum of 1.65 units/acre to a*

*maximum of 4.4 units/acre since the development of single family detached homes at about 4.4 units to the acre provides a reasonable transitional use and density between the Liberty Park single family detached homes on the west side of Dixon Road (planned density of 15 units/acre) and the Carleton Forest attached condominiums to the east (planned density of 6.5 units/acre).*

- e. *The site will be adequately served by the public water supply, and the applicant will need to provide a further study of the capacity of the Section 10 pump station in order to propose and construct any improvements necessary to serve the expanded service area, as indicated in the August 4, 2015 Engineering Review memo.*

**Changes to the PRO Concept plan since Planning Commission Public Hearing on August 26, 2015**

ITEM	Revisions per Plans dated September 14, 2015 (reviewed by staff and consultants, but not presented to the Planning Commission)	Revisions per plans dated December 14, 2015
Rezoning Request		Requested rezoning from RA (Residential Acreage) to RT (Two Family Residential) to more closely match the proposed density. Previous request had been to rezone from RA to RM-1 (Low Density, Low Rise Multiple Family Residential).
Number of lots/ Density	Reduced the number of lots from 95 to 92. 4.4 units/acre	Reduced the number of lots from 92 to 90. 4.2 units/acre
Site Layout		Staff recommended revisions to the design to break the long lineal pattern along Verona Drive. The plans were revised to show a pavement narrowing along the east roadway for traffic calming. In addition, two (2) home sites were removed (previous units 67 & 68) and a pocket park provided for the neighborhood. The area selected will preserve several existing trees along the east side of the new open space, and a play structure and will be added in the front area of the park. The pavement narrowing will provide a focal point to the pocket park. and support the reduction of vehicular speed in the community. The pocket park will break-up the linear feel of the roadway block. In addition, Pulte Homes is proposing to off-set front setbacks along the eastern roadway, to provide varying home setbacks, ranging from 2-3 feet.
Open Space	Relocated and increased the Open Space/Tree Preservation by approximately 0.75 acres for a total of approximately 1.54 acres on site. The modifications will help protect higher-quality woodland areas within Open Space.	Applicant has now proposed additional open space on the east side of the site between lots 66 and 67. The current plan proposes open space/preservation areas in four locations along the development totaling approximately 3.35 acres (15% of total acreage of 22.36 acres). Further detail is provided on sheet 05.

		Additional preservation is proposed to create open space along Verona drive. The applicant is proposing to reduce lot sizes to plant more replacement trees behind lots 42, 43, 18 and 19 as illustrated in sheet L-1. 1.
<b>Usable Open Space</b>		<p>A rustic trail is proposed in the large central open space area, to provide for active walking area within the interior woodland park.</p> <p>Additional preservation is proposed to create open space along Verona Drive. The applicant is proposing to reduce lot sizes to plant more replacement trees behind lots 42, 43, 18 and 19 as illustrated in sheet L-1. 1. The tree calculations were modified to correspond to the current city consultant methodology of counting the percent removal.</p>
<b>Tree Removal</b>	<p>A total of 96 fewer regulated trees are now proposed to be removed for the development (89 percent of the site's regulated trees were proposed to be removed previously, 85 percent are proposed to be removed at this time).</p>	<p>A total of 620 trees out of 742 regulated trees are proposed to be removed. (85 percent of the site's regulated trees were proposed to be removed previously, 83 percent are proposed to be removed at this time).</p> <p>The tree calculations were modified to correspond to the current city consultant methodology of counting the percent removal.</p>
<b>Site Access</b>	<p>Removed the north entrance and made the main south entrance a long Boulevard, removing the stub streets to the remainder property in the center of the site.</p> <p>Temporary Secondary Access to Dixon Road is not shown but is being requested by the Fire Review letter to be installed and in place until the property to the north is developed.</p>	<p>The entrance boulevard roadway and associated right-of-way was reduced in length, and an additional lot was added along the entrance drive.</p> <p>An emergency grass paver access drive is proposed to Dixon Drive from the proposed cul-de-sac at the northwest corner of the site. The area surrounding the access drive to proposed to be developed as Open Space.</p>
<b>Storm Basin</b>	<p>Relocated and consolidated the detention basin to the southwest part of the site.</p>	
<b>Additional Clarification</b>	<p>Provided an exhibit that shows the limits of arsenic removal, and areas of quality woodlands, as requested (Sheet L-8)</p>	

<p><b>Revisions/                  Additions                  to Public                  Benefits</b></p>	<p>Clarified that the paving of Dixon Road offered as a part of the public benefit will be approximately 1800 linear feet from Twelve Mile Road north to Liberty Park’s entrance at Declaration Drive (2100 feet indicated previously).</p>	<p>Pulte is prepared to commit for the funding of a five (5') feet wide concrete sidewalk along the east side of Dixon Drive, starting from the subject property’s south property line extending approximately 850' south to the existing sidewalk at the bank/office building at the corner of Twelve Mile Road. Pulte will provide the funding for the design and construction of the sidewalk, if the city will secure the necessary easements from the property owners along Dixon Drive. If easements are not secured at the time of site development of the Dixon Meadows residential community, the construction funding portion will be paid to the city for future construction of the walk by others. The intent of the walk would be to meander around existing healthy trees and ensure reasonable tree preservation along the route.</p>
<p><b>Impacts to                  the City's                  Sanitary                  Sewer                  system</b></p>	<p>The applicant has further confirmed through a Sanitary Sewer Capacity Study, that there is adequate capacity in the system to support the proposed housing development without any adverse impacts to the sewer system.</p>	

**Recommendation**

**Staff recommends the Planning Commission hold the scheduled public hearing and recommend approval to the City Council of the proposed PRO and Concept Plan,** for the following reasons:

1. The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in this review letter.
2. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
3. The site will be adequately served by public utilities.
4. The City’s Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.
5. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.

**Planning Commission Options**

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

1. Recommend City Council **approve** the request to rezone the parcel to RT Two-Family Residential with a Planned Rezoning Overlay (*APPLICANT REQUEST and STAFF RECOMMENDATION*); OR

2. Recommend City Council deny the request to rezone the parcel to RT with a PRO, with the zoning of the property to remain RA; OR
3. Recommend City Council rezone the parcel to a zoning district other than RA or RT (an additional public hearing may be required); OR
4. Postpone consideration of the request for further study (.

### **Master Plan for Land Use**

The Future Land Use Map (adopted Aug. 25, 2010) of the City of Novi Master Plan for Land Use 2010 designates this property and the property to the north as "Single Family" with a recommended density of 1.65 units per acre. The property to the south also shares the "Single Family" designation and a portion is also designated as "Private Park." The property to the east (the existing Carlton Forest Development) is shown as the eligible for the "PD-1" or Planned Development option with a planned density of 6.5 units per acre and the property to the west, across Dixon Road, (the existing Liberty Park Development) is designated for "Multiple-Family", "Single-Family" and "Public Park" uses with a planned density of 15 units per acre.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: Encourage the use of functional open space in new residential developments. *(The applicant has a usable open space in four locations within the development.)*
2. Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. *The proposal would include smaller-lot single-family dwelling units, which is a product that has proven to be attractive to a wide demographic.*
3. Objective: Encourage residential developments that promote healthy lifestyles. *The concept plan's inclusion of pathways and connection to the City's larger pathway system enables walking and bicycling.*
4. Objective: Protect and maintain open space throughout the community. *15% of the site is preserved as open space, for areas in and around the stormwater detention basin, and to preserve quality woodlands and amenities for the residents of the development.*
5. Objective: Continue to strive toward making the City of Novi a more bikeable and more walkable community. *The development is proposed to be linked to the City's developing pathway system, and proposes an approximately 850-foot off-site sidewalk connection along the east side of Dixon Road, to the sidewalks along Twelve Mile Road.*

The rezoning request was presented to the Master Plan and Zoning Committee on October 22, 2014, along with a PRO conceptual plan with 95 parcels. Detention ponds have been relocated, and adjustments have been made to some of the parcels and the open space areas, as noted in detail, above. Members of the Committee were receptive to the concept plan, but requested additional information regarding surrounding planned and existing land uses be provided prior to the matter coming forward for formal review. The applicant has since provided additional information regarding surrounding land uses and densities of neighboring developments (Sheet 06).

### **Density proposed**

The applicant is now proposing 90 units on the 21.6 net acres resulting in approximately 4.2 units/acre. As previously mentioned, the Master Plan for Land Use recommends 1.65 units per acre for the subject property and the properties immediately to the north and a portion to the south. The proposed density exceeds the recommended density of the master plan. However, it should be noted that the adjacent Carlton Forest development was developed at approximately 5.6 units

per acre and the Liberty Park development on the opposite side of Dixon Road has a maximum permitted density of 15 units per acre. Liberty Park - Multiple Family has developed at approximately 12.5 units/acre and the Liberty Park - Single Family developed at 3.5 units/acre. The proposed density for the subject site would still be well below the densities of these adjacent developments.

The applicant is now requesting that the property is rezoned to RT zoning district per staff's recommendation. The proposed density of 4.2 units/acre is most consistent with the maximum permitted density in the RT zoning district.

The Concept Plan has been modified from the plan that was reviewed for Pre-Application submittal, for the Planning Commission's first public hearing on the matter, and for the Planning Commission's second hearing as noted above. Open space near the center of the site, has been relocated to the northeast part of the site in order to preserve quality trees. Additional open space is provided on the east by eliminating two lots in the middle of the east side, along Verona Drive, and around the proposed emergency access in the northwest corner along Dixon Road. Total usable open space has now increased from about 0.77 acre (3.5 percent of the total site area) to 3.35 acres (15 percent of the total site area).

Sheet 05 indicates proposed open spaces in four locations within the development. The current submittal proposed the following amenities as part of usable open space:

- Open Space A: Benches and Pergola
- Open Space B: a meandering path with benches to connect to the sidewalk system
- Open Space C: 6 feet wide limestone path to be located in field to preserve understory
- Open Space D: Seating, bike racks and play structure.

Staff agrees that the changes to the most recent plan are a considerable improvement from the last plan reviewed. The current site plan provide better pedestrian connectivity within the development, preservation of additional quality woodlands, and visual breaks from the linear form of development.

As a means for comparison, the Berkshire Pointe site plan, now under development on Wixom Road, south of Grand River, consists of 86 units on 29.15 acres of land, with similar size lots and home styles as proposed in Dixon Meadows. The Berkshire Pointe site contains quality woodlands and wetlands. The approved Final Site Plan for Berkshire Pointe included the preservation of 6.5 acres of open space, or approximately 22 percent of the site. A large portion of the open space contains wetlands on the north part of the site, buffering the homes from the commercial development to the north, with additional preservation area along the south and west property lines which provides a buffer between the homes and Catholic Central.

While the Dixon Meadows site does not appear contain the quality wetlands that the Berkshire Pointe development contains, the open space provided within Berkshire Pointe development offers an opportunity for some quality natural features to be integrated into the site design for the benefit of the residents. Staff's suggestion for additional open space preservation would be to redesign the northwest part of the site to increase the setback of the homes along Dixon Road (units 16, 17, 18 and 19) to further enhance the 40 foot greenbelt that is shown, in order to enhance the plan for Dixon Road to be maintained in its rural nature.

Staff suggested the applicant consider alternative designs to break up the long straight rows of homes that are proposed (especially the 22 homes that were previously shown along the east property line). In response, the applicant eliminated two lots to create additional open space, preservation of quality woodlands (outside of arsenic-affected areas) and proposed a traffic calming design along Verona drive. The applicant expanded further on the design concept in his cover letter. At the public hearing, the Planning Commission may wish to discuss with the applicant

whether additional open space may benefit the development, as described above, or through the preservation of some additional quality woodlands or specimen trees.

**Existing Zoning and Land Use**

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

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

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
Subject Property	RA, Residential Acreage	Single-Family Residential	Single-Family Residential at a maximum of 1.65 units/acre
Northern Parcels	RA, Residential Acreage	Vacant	Single-Family Residential at a maximum of 1.65 units/acre (Public Park – further to the north)
Southern Parcels	R-1, One-Family Residential and OS-1, Office Service	Single-Family Residential and Office	Single-Family Residential
Eastern Parcels	RM-1, Low Density, Low-Rise Multiple-Family Residential	Carlton Forest Multiple-Family Development	PD-1 at a maximum of 6.5 units/acre
Western Parcels (across Dixon Road)	RA, Residential Acreage	Liberty Park Residential Development	Multiple-Family, Single-Family at a maximum of 15.0 units/acre and Public Park

**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 property directly **north** of the subject property is vacant land. The properties further to the north (on the opposite side of Twelve and One-Half Mile Road) are currently preserved natural areas that are part of Lakeshore Park. Impacts to these 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.

Directly to the **south** of the subject property are a handful of single-family residential homes on residential lots along Dixon Road and an existing office development fronting on Twelve Mile Road. All of these properties would experience greater traffic volumes along Dixon Road than what would be expected with development under the current zoning. 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 property to the **west** of the subject property (across Dixon Road) is the Liberty Park residential development. Liberty Park is composed of both single- and multiple-family homes with a maximum density of 15 units/acre for the entire development. Single-family homes sites are similarly sized when compared to the proposal. Residents of the existing development would experience increased traffic and visual impacts similar to those described for properties to the south.

The property to the **east** of the subject parcels contains Carlton Forest multiple-family development (master planned for 6.5 units/acre). Similar to the other residential properties in the area, this development would experience greater traffic volumes in the area and the loss of the wooded buffer currently separating the development from Dixon Road. Traffic impacts may be slightly less as the entrance to Carlton Forest is off of Twelve Mile Road and the entrance to the proposed Dixon Meadows development is planned off of Dixon Road.

**Comparison of Zoning Districts**

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

	<b>RA Zoning (Existing)</b>	<b>RT Zoning (Proposed)</b>
Principal Permitted Uses	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	1. All uses as regulated in the R-4 One Family Residential District 2. Two-family dwellings (site built). 3. Shared elderly housing 4. Accessory buildings and uses customarily incident to any of the above uses
Special Land Uses	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	1. Reserved.
Minimum Lot Size	43,560 square feet (1 acre)	7,500 square feet (duplexes) 10,000 square feet (single family homes)
Minimum Lot Width	150 feet	50 feet (duplexes) 80 feet (single family homes)
Building Height	2 1/2 stories -or- 35 feet	2.5 stories -or- 35 feet whichever is less
Building Setbacks	Front: 45 feet Side: 20 feet (aggregate 50 feet) Rear: 50 feet	Front: 30 feet Side: 10 feet (aggregate 25 ft) Rear: 35 feet

**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. The applicant has submitted a sanitary sewer capacity study as requested by the Engineering staff. The Engineering staff agrees with the study's findings and notes that no modifications or upgrades to the existing facilities would be required.

Water main is currently available to connect into along Dixon Road. Sanitary sewer would be extended as part of the development. There are minor items to be addressed on the Preliminary Site Plan submittal. A full scale engineering review would take place during the course of the Site Plan Review process for any development proposed on the subject property, regardless of the zoning.

The City's traffic consultant has reviewed the **Rezoning Traffic Impact Study** and notes a **minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low. Even with the addition of the development traffic, the Levels of Service at nearby intersections would also operate at acceptable levels.** There are some minor road design



issues on the concept plan which would need to be addressed in future plan submittals. See the traffic review letter for additional information.

### **Natural Features**

There is a significant area of regulated woodlands on the site including trees that are considered specimen trees. The applicant has proposed woodland impacts and will need to plant woodland replacement trees and contribute money to the tree fund to account for said impacts. The applicant has submitted the required tree survey. The Woodland Review letter indicates that about 83 percent of the regulated woodland trees on the site are proposed to be removed, while 17 percent of the regulated woodland trees are proposed to be preserved. With the revised concept plan, the applicant relocated the open space areas further north to protect the higher quality woodland areas. Additional preservation is proposed to create open space along Verona drive. The applicant is proposing to reduce lot sizes to plant more replacement trees behind lots 42, 43, 18 and 19 as illustrated in sheet L-1. 1. **Staff suggests that the applicant commit to providing open space amenities on subsequent submittals, and consider modification of the Concept Plan to preserve additional quality woodlands on the site.** The applicant should consider providing woodland conservation easements for any areas containing woodland replacement trees and for those woodland areas being preserved as open space. The applicant is encouraged to further modify lot boundaries to minimize impacts to quality/specimen trees. Please refer to the woodland review letter or additional information.

Additionally, the applicant has provided a copy of the Incremental Soil Sampling and Analyses for a portion of the property, prepared in January 2015. The analyses focused on two former orchard areas located on primarily the western portions of the subject property. Soil samples were taken to determine the presence of arsenic in certain areas and if identified in sufficient concentrations that would require remediation and removal of soils from the site. The analyses indicated that certain areas that were tested do not exceed the established Regional Background Level for arsenic, and may not require remediation. **Planning staff previously suggested that the Planning Commission discuss with the applicant whether additional usable open space can be provided for the residents of the community.** The revised concept plan now provides 3.35 acres of open space/tree preservation in common open space, some of which will be preservation of higher quality woodlands near the northeast part of the property. **The plan now provides approximately 15 percent of the total site area as usable open space/tree preservation areas. By way of comparison, a similar development, Berkshire Pointe, provides approximately 22 percent of the site in open space, some of which consists of preserved natural features.**

There is a portion of one on-site regulated wetland and the concept plan proposes approximately 0.002 acres of impact to Wetland D, near the proposed cul de sac (reduced from the previously proposed impact of 0.011 acres of impact to the wetland). An impact on the 25 foot natural features setback is anticipated as well. The applicant is encouraged to modify lot boundaries to minimize impacts to the wetlands and wetland buffer areas. Please refer to the wetland review letter for additional information.

### **Development Potential**

Development under the current RA zoning could result in the construction of up to 18 single-family homes under the allowable density and net acreage of the site. It is not known whether the site could be developed with 18 lots that meet the dimensional requirements of the RA zoning district. Development under the master-planned density of 1.65 units to the acre (equivalent to R-1 zoning) would be up to 36 single family homes. Development under the proposed RT zoning without a PRO option could result in as many as 104 single family detached homes. As proposed, the development would be limited to 90 single-family detached homes.

### **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. Also included were conceptual renderings of housing styles and floor plans. (See the façade review letter for additional information on the provided renderings.) The applicant has provided a narrative describing the proposed public benefits and requested deviations.

1. Maximum number of units shall be 90.
2. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
3. Paving of 1,800 linear feet of Dixon Road.
4. Planting of woodland replacement trees along the Dixon Road frontage.
5. Remediation of on-site arsenic contamination.
6. Pocket parks/tree preservation within the development.
7. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
8. Dedication of public right-of-way along Dixon Road.
9. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.

### Ordinance Deviations

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. The applicant has submitted a narrative describing the requested deviations. **The applicant should consider submitting supplemental material discussing how if each deviation *"...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."***

1. Lot Size and Width: Per Section 3.1.7.B of the Zoning Ordinance, one-family detached dwellings are to be reviewed against the regulations for the R-4 Zoning District. **The minimum lot size in the RT District, when single family detached homes are built, is 10,000 square feet and the minimum lot width is 80 feet (equivalent to the R-4, One-Family Residential District). The applicant has proposed a minimum lot size of 5,400 square feet and a minimum width of 45 feet. The overall density at 4.2 units to the acre is most consistent with the RT Zoning District (maximum density is 4.8 units to the net site area).** For reference, the lots in the Berkshire Pointe Development, which is currently under construction near the intersection of Twelve Mile Road and Wixom Road, are of similar size to the proposed lots in Dixon Meadows.
2. Setbacks: **The minimum side yard setback for a single-family dwelling in this district is 10 feet with an aggregate of 25 feet. The minimum front yard setback is 30 feet and the minimum rear yard setback is 35 feet. The applicant has proposed a minimum 5 foot side yard setback (with an aggregate of 10 feet) and a minimum 20 foot front yard setback and a minimum 30 foot rear yard setback.**
3. Lot Coverage: **The maximum permitted lot coverage per the Zoning Ordinance is 25 percent of the total site. The applicant is proposing 35 percent lot coverage for the smallest lots.**
4. Design and Construction Standards (DCS) Waiver: **DCS waiver is required for the lack of paved eyebrows.** See the Traffic Engineering Review letter for additional information.

#### **Applicant Burden under PRO Ordinance**

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 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:

1. Maximum number of units shall be 90.
2. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet

3. Paving of 1,800 linear feet of Dixon Road.
4. Planting of woodland replacement trees along the Dixon Road frontage.
5. Remediation of on-site arsenic contamination.
6. Pocket parks/tree preservation within the development.
7. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
8. Dedication of public right-of-way along Dixon Road.
9. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the seven benefits listed, two – woodland replacement plantings and the remediation of existing arsenic contamination - would be requirements of any conceivable residential subdivision development of the subject property under existing RA zoning. Housing style upgrades would be considered enhancements over the minimum requirements of the ordinance. (See the façade consultant's review letter.)

The remaining benefits – Dixon Road paving, pocket parks and right-of-way dedication along Dixon Road, financial contribution for the design and construction of approximately 850 feet of off-site sidewalks – are enhancements that would benefit the public that would not be required as part of a residential development under the existing RA zoning. However, it should be noted that the preservation of open space (i.e. pocket parks) and environmental features is something that would be encouraged as part of a development review and, although not required, the right-of-way dedication is typical of developments. Additionally, it should be noted that the City has no plans to pave portions of Dixon Road in the near future. The proposed construction of the off-site sidewalks (or equivalent payment for such sidewalks), along the east side of Dixon Road, are enhancements that would benefit the residents of the development and surrounding area.

### **Submittal Requirements**

This Site Plan is scheduled to go before the Planning Commission on January 13, 2015. Please provide the following **no later than January 6, 2015** if you wish to keep the schedule.

1. A response letter addressing **ALL** the comments from **ALL** the review letters (as dated above) and **a request for City Council approval of all deviations from the Ordinance as you see fit.**
2. A PDF version of the all Site Plan drawings that were dated 12-14-15. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. Rezoning signs must be maintained along the property's frontage in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request.

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Barbara McBeth, AICP – Deputy Director of Community Development  
bmcbeth@cityofnovi.org or 248-347-0587

Attachments: Planning Review Chart

**Planning Review Summary Chart**

Dixon Meadows JSP14-46

Rezoning with Planned Rezoning Overlay Concept Plan Review

Plan Date: 11-15-15

**Bolded items must be addressed by the applicant**

Item	Proposed	Meets Requirements?	Comments
<b>Master Plan</b> Single Family Residential @ 1.65 dwelling units per acre	4.2 dwelling units per acre	<b>No</b>	<b>The proposed rezoning would not be in compliance with the current Master Plan.</b>
<b>Zoning</b> RA	RT with PRO		Density permitted in RT
<b>The remainder of the review is against RT standards.</b> (Single-family uses in the RT District are to be reviewed against the standards of the R-4 District.)			
<b>Use</b> Uses listed in Section 3.1.7	Single-Family Site Condominium	Yes	
<b>Min. Lot Size</b> (Sec. 3.1.5.D) 10,000 sq. feet	Minimum lot size is 5,400 sq. feet	<b>No</b>	<b>Applicant has indicated they will seek a deviation from the Ordinance as part of the PRO process.</b>
<b>Min. Lot Width</b> (Sec. 3.1.5.D) 80 feet  At no point between the front yard setback & the building can the lot width be less than 90% of the min. width (72 feet)	Min. 45 feet	<b>No</b>	<b>Applicant has indicated they will seek a deviation from the Ordinance as part of the PRO process.</b>
<b>Max. Lot Coverage</b> (Sec. 3.1.5.D) 25%	35%	<b>No</b>	<b>Applicant has indicated they will seek deviations from the Ordinance as part of the PRO process.</b>
<b>Min. Building Setbacks</b> (Sec. 3.1.5.D) Front: 30 feet Rear: 35 feet Side (each): 10 feet Side (total): 25 feet	Front: 20 feet Rear: 30 feet Side (each): 5 feet Side (total): 10 feet	<b>No</b>	<b>Applicant has indicated they will seek deviations from the Ordinance as part of the PRO process.</b>
<b>Min. Building Floor Area</b> (Sec. 3.1.5.D) 1,000 sq. ft.	2,500 sq. ft. – 3,000 sq. ft.		Individual buildings are reviewed as part of the building permit application
<b>Max. Building Height</b> (Sec. 3.1.5.D) 2 ½ stories or 35 ft.	Building elevations not provided		
<b>Lot Depth Abutting a Secondary Thoroughfare</b> (Sec. 4.02.A.5 of the Sub. Ord.) Lots abutting a major or secondary thoroughfare	No rear lot lines abutting a secondary thoroughfare	N/A	

Item	Proposed	Meets Requirements?	Comments
must have a depth of at least 140 feet			
<b>Non-access greenbelt easements</b> (Sec. 5.5.3.E.i.b) 40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	40 ft. greenbelt provided	Yes	
<b>Maximum length of blocks</b> (Sec. 4.01 of the Sub. Ord.) Blocks cannot exceed length of 1,400 ft. except where the Planning Commission determines that conditions may justify a greater length	Largest block is less than 1,000 ft. long	Yes	
<b>Depth to Width Ratio</b> (Sec. 4.02.A.6 of the Sub. Ord.) Single Family lots shall not exceed a 3:1 depth to width ratio	No lots greater than 3:1 depth	Yes	
<b>Streets</b> (Sec. 4.04.A.1.b of the Sub. Ord.) Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: <ul style="list-style-type: none"> <li>• Impractical difficulties because of topographic conditions or natural features</li> <li>• Would create undesirable traffic patterns</li> </ul>	Street connection provided to adjacent property on northern boundary near 770 feet	Yes	
<b>Wetland and Watercourses</b> (City Code Sec. 12-174(a)(4)) Lots cannot extend into a wetland or watercourse	Wetland pocket located along Dixon Road		<b>See wetland review letter</b>
<b>Woodlands</b> (City Code Chapter 37) Replacement of removed trees	Woodland impacts proposed	Yes?	<b>See woodland review letter</b> <b>Applicant should demonstrate alternative layouts were considered</b>  <b>Applicant is encouraged to provide woodland conservation easements within open space areas</b>  <b>Applicant is encouraged to modify lot boundaries to minimize impacts to quality/specimen trees</b>

Item	Proposed	Meets Requirements?	Comments
<p><b>Development in the Floodplain</b> (Sec. 4.03 of the Sub. Ord.) Areas in a floodplain cannot be platted</p>	N/A	N/A	
<p><b>Sidewalks and Pathways</b> (Sub. Ord. Sec. 4.05, Bicycle &amp; Pedestrian Master Plan &amp; Non-Motorized Plan) The Non-Motorized Plan recommends a neighborhood connector on-road route for Dixon Road</p> <p>5 ft. sidewalk required on both sides of all internal streets</p>	<p>5 ft. sidewalk shown along both sides of internal streets</p> <p>Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.</p>	Yes	
<p><b>Master Deed/Covenants and Restrictions</b> Applicant is required to submit this information for</p>	Master Deed not submitted	Yes	Plans will not be stamped approved until the Master Deed has been reviewed and approved by staff and the City Attorney's office

Item	Proposed	Meets Requirements?	Comments
review with the Final Site Plan submittal			
<b>Exterior Lighting</b> (Section 5.7) Photometric plan required at FSP  A residential development entrance light must be provided at the entrances to the development off of Dixon Road	Entrance lights now appear to be provided at both entrances off of Dixon Road	Yes	See the engineering review letter for more information.
<b>Design and Construction Standards Manual</b> Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
<b>Development and Street Names</b> Development and street names must be approved by the Street and Project Naming Committee before Preliminary Site Plan approval	The project name Dixon Meadows has been approved by the Street and Project Naming Committee. <b>Street names still need to be submitted.</b>	Yes/No	<b>Contact Richelle Leskun at 248-347-0579 to proposed additional alternatives and schedule a meeting with the Committee</b>
<b>Residential Entryway Signs</b> (Chapter 28) Signs are not regulated by the Planning Division or Planning Commission	Signage indicated	If a residential entryway sign is proposed, contact Jeannie Niland at 248.347.0438 or <a href="mailto:jniland@cityofnovi.org">jniland@cityofnovi.org</a> for information	
<b>Area for Future Development</b>	2 areas for future development indicated along Dixon Road		Plans have been modified
<b>Economic Impact</b> Total cost of the proposed building & site improvements  Home size & expected sales price of new homes  Number of jobs created (during construction, and if known, after a building is	Home size 2,500 – 3,000 square feet		Applicant has provided a statement regarding the potential economic impact of the development in the response letter, including the following: The expected sales price of the new homes will be consistent with the homes currently being constructed in Berkshire Pointe, which start around \$400,000. The total anticipated cost will be

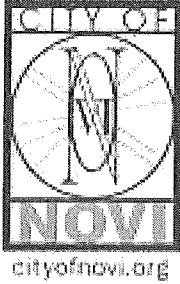


Item	Proposed	Meets Requirements?	Comments
occupied)			approximately \$30 million dollars.
<b>Additional Planned Rezoning Overlay Agreement Terms: Public Benefit (Sec. 7.13.2.D.ii)</b> As part of a PRO, the applicant shall demonstrate an enhancement of area as compared to existing zoning that results in a public benefit			
Maximum number of units shall be 90.			<b>Proposed units are less than allowable units per RT density (4.8 DUA) Proposed density is 4.2 DUA</b>
Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet			
<b>Dixon Road Improvements</b> Pave approximately 1,800 linear feet of Dixon Road from existng Twelve Mile Road terminus point to Liberty Park's entrance at Declaration Drive			<b>This would be considered a benefit. See the engineering review letter for additional information.</b>
<b>Housing Style</b> High end quality home construction			<b>See the façade review comments for additional information</b>
<b>Dixon Road Landscaping</b> Use of woodland replacement plantings along Dixon Road			<b>See the landscape review letter for additional information. Woodland replacement plantings are a requirement of the Woodland Ordinance.</b>
<b>Arsenic Remediation</b> Environmental cleanup			<b>This would be considered a benefit</b>
<b>Provision of Housing Options</b> Meets need for a wider diversity of housing choices no currently prevalent in the City			<b>Although this would meet one of the goals and objectives listed in the Master Plan for Land Use, this would not necessarily be considered a public benefit</b>
<b>Proposed Park and Site Amenities</b> A proposed pocket park and associated amenities within the development			<b>This would be considered a benefit, although relatively small in size.</b>
<b>Additional ROW Property Donation</b> Donate additional right-of-way along Dixon Road to City			<b>This is not required as part of the development of the property but it is fairly typical for developers to donate planned right-of-way</b>

## ENGINEERING REVIEW

Review based on 3<sup>rd</sup> Revised Concept Site Plan on December 14, 2015

CONCEPT PLAN SUBMITTAL SCHEDULE			
Type of Submittal	Date of Submittal	Reviewed by	Presented to PC
Concept Plan	March 09, 2015	All Agencies	No
Revised Concept Plan	June 18, 2015	All Agencies except Traffic, Wetlands and Facade	Yes. On August 26, 2015
2 <sup>nd</sup> Revised Concept Plan	September 14, 2015	All Agencies except Facade	No
3 <sup>rd</sup> Revised Concept Plan	<b>Submitted:</b> November 25, 2015 <b>Updated:</b> December 14, 2015	All Agencies except Traffic and Facade	Yes. On January 13, 2016



## PLAN REVIEW CENTER REPORT

12/21/2015

### Engineering Review

Dixon Meadows

JSP14-0046

#### Applicant

PULTE HOMES OF MICHIGAN

#### Review Type

Revised Concept Plan

#### Property Characteristics

- Site Location: N. of Twelve Mile Road and W. of Novi Road
- Site Size: 22.5 acres
- Plan Date: 11/25/15

#### Project Summary

- Construction of an approximately 90 lot residential development. Site access would be provided by two entrances from Dixon Rd. to proposed public roads.
- Water service would be provided by a looped extension from the existing 24-inch water main along the east side of Dixon Rd. along with 8 additional hydrants.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer stub at the intersection of Dixon Rd. and Declaration Dr.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site detention basin.

#### Recommendation

**Approval of the Revised Concept Plan and Concept Storm Water Management Plan is recommended.**

#### 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 at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

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

General

1. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website ([www.cityofnovi.org/DesignManual](http://www.cityofnovi.org/DesignManual)).
2. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on [cityofnovi.org](http://cityofnovi.org).
3. Provide a street light at the proposed north entrance on Dixon Road. The City will coordinate the installation with Detroit Edison and invoice the developer as stated in the Street Lighting Policy.
4. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
5. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
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. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
9. Provide a combination of easements and right-of-way to provide 20-feet of public access centered on the sanitary sewer and water main.
10. Remove "Convertible Area" between the remaining parcel and the Sedgwick Blvd. R.O.W.

Water Main

11. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
12. Provide a profile for all proposed water main 8-inch and larger.
13. The water main stub to the north shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
14. Provide the size of the existing and proposed water main.
15. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated.

Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

#### Sanitary Sewer

16. Provide sanitary sewer along the Dixon frontage.
17. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
18. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
19. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
20. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

#### Storm Sewer

21. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
22. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
23. Match the 0.80 diameter depth above invert for pipe size increases.
24. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
25. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
26. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
27. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
28. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

### Storm Water Management Plan

29. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
30. 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.
31. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
32. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
33. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
34. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
35. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.


### Paving & Grading

36. Provide a paving cross-section for the proposed roadway and sidewalk.
37. Provide a proposed cross-section and plans for Dixon Rd. paving.
38. Provide plans for proposed sidewalk along Dixon Rd.
39. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
40. Provide the standard Type 'M' approach at the Dixon Rd. intersections.
41. A **Design and Construction Standards variance from Section 11-194(a)(8) of the Novi City Code** granted by City Council is required for the lack of paved eyebrows. City Staff supports this variance request.

### Off-Site Easements

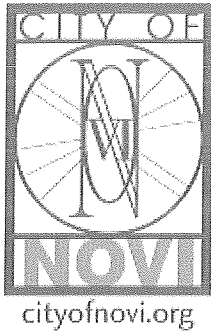
42. Any off-site utility easements anticipated must be executed by both parties **prior to final approval of the plans**. Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.

Please contact Jeremy Miller at (248) 735-5694 with any questions.

A handwritten signature in cursive script, reading "Jeremy J. Miller", is written over a solid horizontal line.

cc: Adam Wayne, Engineering  
Brian Coburn, Engineering  
Sri Komaragiri, Community Development  
Beck Arold, Water & Sewer

# MEMORANDUM



**TO:** BARBARA MCBETH, DEPUTY DIRECTOR  
COMMUNITY DEVELOPMENT

**FROM:** JEREMY MILLER, STAFF ENGINEER *JM*

**SUBJECT:** REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES  
REZONING 18.708, DIXON MEADOWS PRO

**DATE:** AUGUST 4, 2015

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The Engineering Division has reviewed the planned rezoning overlay (PRO) request for the 22.36 gross acres located on the east side of Dixon Road between 12 Mile Road and 12.5 Mile Road. The applicant is requesting to rezone 22.36 acres (21.6 acres, net) from R-1 to RM-1 as part of a planned rezoning overlay. The Master Plan for Land Use indicates a master planned density of 1.65 units per acre, equivalent to the current R-1 zoning on the property. While the applicant is proposing to rezone the property to RM-1 (4.68 units per acre density), a concept plan has been provided as part of the PRO which includes 95 lots.

### Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were developed under the current zoning, demand on the utilities for the site would be approximately 37 REUs. The proposed RM-1 zoning would yield 128 REUs, an increase of 91 REUs over the current zoning and the master plan utility demand. The proposed concept plan submitted as part of the proposed planned rezoning overlay indicates that 95 lots are proposed for a proposed utility demand of 95 REUs.

### Water System

The project is located within the Intermediate Water Pressure District. Water service is currently available from a large diameter transmission main on the west side of Dixon Road. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the water system.

### Sanitary Sewer

The project is located within the Huskey Sewer District. Sanitary service is proposed to be extended to the site from an existing stub west of the development under Dixon Road from Declaration Drive. The proposed development was not included in the planned service area for the Section 10 pump station located at Declaration Drive and 12 Mile Road, therefore the applicant will be required to study the capacity of the station and propose any improvements that will be necessary to serve the expanded service area. The applicant will also be responsible for confirming that there is sufficient downstream sewer capacity for the additional flows.



Summary

The concept plan provided with the PRO request proposes 95 lots which is higher than the current zoning. The applicant must provide additional study and make necessary capacity improvements to the existing sanitary sewer infrastructure to accommodate any development on the proposed site.

cc: Brian Coburn, P.E.; Engineering Manager

## LANDSCAPE REVIEW

Review based on 3<sup>rd</sup> Revised Concept Site Plan on December 14, 2015

<b>CONCEPT PLAN SUBMITTAL SCHEDULE</b>			
<b>Type of Submittal</b>	<b>Date of Submittal</b>	<b>Reviewed by</b>	<b>Presented to PC</b>
Concept Plan	March 09, 2015	All Agencies	No
Revised Concept Plan	June 18, 2015	All Agencies except Traffic, Wetlands and Facade	Yes. On August 26, 2015
2 <sup>nd</sup> Revised Concept Plan	September 14, 2015	All Agencies except Facade	No
3 <sup>rd</sup> Revised Concept Plan	<b>Submitted:</b> November 25, 2015 <b>Updated:</b> December 14, 2015	All Agencies except Traffic and Facade	Yes. On January 13, 2016



# PLAN REVIEW CENTER REPORT

December 21, 2015

## Revised Conceptual Site Plan #3

Dixon Meadows

### Review Type

Conceptual Landscape Review – Revised #3

### Job #

JSP14-0046

### Property Characteristics

- Site Location: Dixon Road
- Site Zoning: RA. Proposed: RM-1 with PRO
- Adjacent Zoning: RM-1 to east, RA to north and south, RA to west
- Plan Date: November 24, 2015

### Ordinance Considerations

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

### Recommendation:

This concept is **recommended for approval**. While detailed landscape plans are needed to show that all requirements are met, the conceptual plans provided indicate that they can be.

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

Soil information is provided.

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

1. Utilities are shown on the topographic survey and on the Landscape Plan.
2. T and TV lines have been indicated to be underground lines.

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

Existing trees and proposed removals have been shown.

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

1. Proposed tree fencing is shown correctly on the Landscape Plan.
2. **Please also show on Removal/Demolition plan in Preliminary and Final Site Plans.**

### Woodland Replacement Trees

1. **Please include planting plans for off-site replacement plantings that indicate size, species and counts of replacement trees on Preliminary Site Plans.**
2. **On those plans, please label trees to indicate that they are woodland replacement trees to assist with verification in on-site inspections, including extra street trees.**
3. **Please leave tree id #s for all trees to remain on landscape plans to aid with inspections.**

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

1. Calculations have been provided and the proposed trees appear to meet the

requirements.

2. **Please uniquely label plants per the requirement they meet on Preliminary Site Plans.**

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

1. Calculations have been provided and the proposed trees appear to meet the requirements for both Dixon and internal Roads.
2. **Ten of the existing trees counted toward the street tree requirement are actually outside of the right-of-way (slightly). If the trees are healthy trees of species that qualify as valid street trees (i.e. not invasive species such as black locusts), they can count toward that requirement, to help preserve the natural look of Dixon Road. If they do not meet those conditions, they should be replaced with trees that do.**
3. **Please uniquely label proposed plants according to the requirement they meet on the Preliminary Site plans.**

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

1. Calculations have been provided and shrub clouds indicate compliance with the requirement for 70-75% of the rim being planted with clusters of large native shrubs.
2. **Please add the High Water Line (HWL) to the landscape plans in the Preliminary Site Plans.**

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

**When proposed transformers/utilities/fire hydrants are available, add to landscape plan and adjust plant spacing accordingly.**

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

**Plant lists are not required on conceptual plans, but need to be on Preliminary Site Plans.**

Planting Notations and Details (LDM)

1. Details provided meet City of Novi requirements. Minor corrections are listed on the accompanying landscape chart.
2. City of Novi landscape notes have been provided on plans.

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

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

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

**Please show all proposed contours for entire site on Preliminary Site Plans.**

Snow Deposit (LDM.2.q.)

A note indicating that snow will be deposited along drives and in curb lawns has been added to the plans.

Corner Clearance (Zoning Sec 5.9)

Corner Clearance triangles for all roads have been provided.

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 meader [meader@cityofnovi.org](mailto:meader@cityofnovi.org).



## LANDSCAPE REVIEW SUMMARY CHART – REVISED CONCEPTUAL PLAN #3

**Review Date:** December 21, 2015  
**Project Name:** JSP14 – 0046: DIXON MEADOWS  
**Plan Date:** November 24, 2015  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto: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.

**SUMMARY: Concept Landscape plans indicate that the City's Landscaping requirements can be satisfactorily implemented on this proposed development.**

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> (Zoning Sec 5.5.2, LDM 2.e.)	§ 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 L-1 – overall 1"=60' L-3 – details 1"=30'	Yes	
<b>Project Information</b> (LDM 2.d.)	§ Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> (LDM 2.a.)	§ Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> (LDM 2.b.)	§ Name, Address and telephone number of RLA	Yes	Yes	
<b>Sealed by LA.</b> (LDM 2.g.)	§ Requires original signature	Yes	Yes	<u>Need for Final Site Plan</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	§ Show on all plan sheets	Yes	Yes	
<b>Zoning</b> (LDM 2.f.)	§ Include all adjacent zoning	Yes	Yes	1. Site is RA. Proposed RM-1 with PRO. 2. RA north and west, R1 south, RM-1 east
<b>Survey information</b> (LDM 2.c.)	§ Legal description or boundary line survey § Existing topography	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	Yes	Yes	1. Removals shown on sheets L-4, L-5, indicated on tree charts L-6 and L-7. 2. <b>Please leave tree labels on all trees to remain on Sheets L-1 and L-2.</b>
<b>Soil types</b> (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	Provided on Sheet 02
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	§ Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	§ Overhead and underground utilities, including hydrants	Yes/No		1. A note has been added indicating T and TV lines are underground. 2. <b>Please show all proposed utilities on Preliminary Site Plans.</b>
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	§ Provide proposed contours at 2' interval	Yes/No		1. Proposed grading shown for detention ponds. 2. <b>Please add HWL label to detention ponds on Preliminary Site Plans.</b> 3. <b>Please add proposed grading contours for entire site, including berms, on Preliminary Site Plans.</b>
<b>Snow deposit</b> (LDM.2.q.)	§ Show snow deposit areas on plan	Yes		A note stating that snow will be deposited adjacent to street and on curb lawns has been added.
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	NA		
<b>Name, type and number of ground cover</b>	§ As proposed on planting islands	NA		

Item	Required	Proposed	Meets Code	Comments
(LDM 1.c.(5))				
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands (a, b. i)</b>	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	NA		
<b>Curbs and Parking stall reduction (c)</b>	§ Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
<b>Contiguous space limit (j)</b>	Maximum of 15 contiguous spaces	NA		
<b>Landscaped area (g)</b>	§ Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
<b>Clear Zones (LDM 2.3.(5))</b>	§ 25 ft corner clearance required. Refer to Zoning Section 5.5.9	NA		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
§ 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.		Yes		Berms have been provided on landscape plan (Sheet L-2).
<b>Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	§ Refer to Residential Adjacent to Non-residential berm requirements chart	NA		
<b>Planting requirements (LDM 1.a.)</b>	§ LDM Novi Street Tree List	NA		
<b>Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)</b>				
Slope, height and width (Zoning Sec 5.5.3.A.v)	§ Label contour lines § Maximum 33% slope § Min. 4 feet crest			1. Detail has been provided. 2. <b>Please add callout notes showing construction of loam soil and 6" layer of topsoil on top.</b>
Type of Ground Cover		Lawn	Yes	
Setbacks from Utilities	§ Overhead utility lines			

Item	Required	Proposed	Meets Code	Comments
	and 15 ft. setback from edge of utility or 20 ft. setback from closest pole			
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	§ Freestanding walls should have brick or stone exterior with masonry or concrete interior	NA		No walls are proposed aside from decorative wall at entry.
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		NA		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	§ 34 ft.	40'	Yes	
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>	§ Undulating berm of varying heights and widths that meet below as a minimum	Yes	Yes	<ol style="list-style-type: none"> <li>Room proposed in greenbelt is sufficient.</li> <li>Berms have been provided on Landscape Plan.</li> <li><b>Please also show berms, with contour labels, on grading plans so they are easier to evaluate.</b></li> </ol>
Min. berm crest width	§ 4 ft.			
Minimum berm height (9)	§ 4 ft.			
3' wall (4) (7)	§ NA	NA		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	§ 1 tree per 35 l.f.; § 770/35= 22 trees	22 new trees	Yes	<ol style="list-style-type: none"> <li>Calculations provided.</li> <li>Appears that required plantings can be provided in greenbelt.</li> <li><b>Please uniquely label plants on Preliminary Site Plans to distinguish from other required plantings.</b></li> </ol>
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	§ 1 tree per 20 l.f.; § 770/20=39 trees	39 new trees	Yes	See above
<b>Street Trees (LDM 1.d.(1) and Novi Street Tree List))</b>	§ 1 tree per 35 l.f. § 770/35 = 22 trees	22 (13 existing trees + 9 new trees)	Yes	<b>If preserved trees along Dixon Road are species that are allowed as</b>



Item	Required	Proposed	Meets Code	Comments
				street trees per Landscape Design Manual (i.e. not invasive trees), they can count toward requirement.
<b>Island &amp; Boulevard Planting</b> (Zoning Sec & LDM 1.d.(1)(e))	§ 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	Yes	Yes	Please label plants on Preliminary Site Plans. Islands should have a mix of planting material, not just trees.
<b>Transformers/Utility boxes/Fire Hydrants</b> (LDM 1.e from 1 through 5)	§ 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 § No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No		When proposed transformers/utilities/fire hydrants are available, please add and adjust landscaping as necessary.
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	Yes	Yes	1. Calculations are given. 2. Shrub clouds indicate conformance with ordinance. 3. Please add plant labels on Preliminary Site Plans. 4. Please add HWL label to detention ponds on Preliminary Site Plans.
<b>Woodland Replacements (Chapter 37 Woodlands Protection)</b>				
<b>Woodland Replacement Calculations – Required/Provided</b>	§ Show calculations based on existing tree chart. § Indicate boundary of regulated woodland on plan	Yes	Yes	Shown on sheets 2, L-2 and L-7

<p><b>Woodland Replacement Trees Proposed</b></p>	<p>§ Show clearly on plan and plant list which trees are proposed as woodland replacement trees                  § Reforestation credit table breakdown, if applicable</p>	<p>No</p>		<p>1. <b>On Preliminary Site Plans, please uniquely label onsite woodland replacement trees proposed, including extra street trees.</b>                  2. <u>For Final Site Plans, please add planting plans for offsite woodland replacement trees to be planted.</u></p>
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**LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS**

**Landscape Notes – Utilize City of Novi Standard Notes**

<p><b>Installation date</b>  <i>(LDM 2.i. &amp; Zoning Sec 5.5.5.B)</i></p>	<p>§ Provide intended date</p>	<p>Spring or Fall 2016</p>	<p>Yes</p>	
<p><b>Maintenance &amp; Statement of intent</b>  <i>(LDM 2.m &amp; Zoning Sec 5.5.6)</i></p>	<p>§ 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.</p>	<p>Yes</p>	<p>Yes</p>	
<p><b>Plant source</b>  <i>(LDM 2.n &amp; LDM 3.a.(2))</i></p>	<p>§ Shall be northern nursery grown, No.1 grade.</p>	<p>Yes</p>	<p>Yes</p>	
<p><b>Irrigation plan</b>  <i>(LDM 2.s.)</i></p>	<p>§ A fully automatic irrigation system and a method of draining is required with Final Site Plan</p>	<p>No</p>		<p><u>Need for final site plan</u></p>
<p><b>Other information</b>  <i>(LDM 2.u)</i></p>	<p>§ Required by Planning Commission</p>	<p>NA</p>		
<p><b>Establishment period</b>  <i>(Zoning Sec 5.5.6.B)</i></p>	<p><b>2 yr. Guarantee</b></p>	<p>Yes</p>	<p>Yes</p>	
<p><b>Approval of substitutions.</b>  <i>(Zoning Sec 5.5.5.E)</i></p>	<p>§ City must approve any substitutions in writing prior to installation.</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Please add “in writing” after “must be approved” in City of Novi Note #9.</b></p>

**Plant List (LDM 2.h.) – Include all cost estimates**

<p>Quantities and sizes</p>	<p>§ Refer to LDM suggested plant list</p>	<p>No</p>		<p>1. Not necessary for conceptual plan.                  2. <b>Please provide on Preliminary Site Plans.</b></p>
<p>Root type</p>		<p>No</p>		<p>See above</p>

Botanical and common names		No		See above
Breakdown of genus/species diversity (LDM 1.d.(1).d.)				
Type and amount of lawn		Seed/sod	Yes	
Cost estimate (LDM 2.t)	§ For all new plantings, mulch and sod as listed on the plan	No		<u>Need for stamping sets.</u>
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
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	<b>Please revise to show fence at 1' outside of driplines.</b>
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions</b> (LDM 3.a)	§ Plant materials shall not be planted within 4 ft. of property line	No		<b>On Preliminary Site Plans, add notes near property line with statement to left.</b>
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 3.b)	§ Clearly show trees to be removed and trees to be saved.	Yes	Yes	
<b>Landscape tree credit</b> (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	NA		
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 3.c)	Refer to Chapter 37, LDM for more details	No		<b>To be indicated on plant list.</b>
<b>Plant size credit</b> (LDM3.c.(2))	NA	NA		
<b>Prohibited Plants</b> (LDM 3.d)	No plants on City Invasive Species List	NA		No species proposed at this time.
<b>Recommended trees</b>	§ Label the distance	No		<b>When proposed</b>

<b>for planting under overhead utilities</b> <i>(LDM 3.e)</i>	from the overhead utilities			<b>transformers/utilities/fire hydrants are available, please add and adjust landscaping as necessary.</b>
<b>Collected or Transplanted trees</b> <i>(LDM 3.f)</i>		NA		
<b>Nonliving Durable Material: Mulch</b> <i>(LDM 4)</i>	§ 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	

**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 REVIEW

Review based on 3<sup>rd</sup> Revised Concept Site Plan on December 14, 2015

CONCEPT PLAN SUBMITTAL SCHEDULE			
Type of Submittal	Date of Submittal	Reviewed by	Presented to PC
Concept Plan	March 09, 2015	All Agencies	No
Revised Concept Plan	June 18, 2015	All Agencies except Traffic, Wetlands and Facade	Yes. On August 26, 2015
2 <sup>nd</sup> Revised Concept Plan	September 14, 2015	All Agencies except Facade	No
3 <sup>rd</sup> Revised Concept Plan	<b>Submitted:</b> November 25, 2015 <b>Updated:</b> December 14, 2015	All Agencies except Traffic and Facade	Yes. On January 13, 2016

December 17, 2015

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

Re: Dixon Meadows (fka Trailside) - JSP14-0046  
Wetland Review of the Revised Concept Plan (PSP15-0173)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan for the proposed Dixon Meadows single-family residential condominium project prepared by Atwell, L.L.C. dated November 25, 2015 (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. ECT conducted a wetland evaluation for the property on October 10, 2014 with the Applicant's wetland consultant, King & MacGregor Environmental, Inc. (KME).

**ECT recommends approval of the Revised Concept Plan for Wetlands; however, the Applicant should address the items noted below in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.**

The proposed development is located north of Twelve Mile Road and east of Dixon Road in Section 10. The Plan proposes the construction of ninety (90) single-family residential site condominiums (reduced from 92 on the previous concept plan submittal), associated roads and utilities, and a storm water detention basin. Two home sites were removed from the Plan (previously units 67 & 68) and a pocket park has been provided along the eastern property boundary. Although not indicated on the City's Regulated Wetlands Map (see Figure 1), the proposed project site contains one area of City-Regulated Wetlands (see Figure 2). Some wetland areas are located to the north of the project property. A very small portion of 25-foot wetland buffer/setback extends onto the north side of the site from one of these wetlands (i.e., Wetland A).

**Onsite Wetland Evaluation**

ECT visited the site on October 10, 2014 for the purpose of a wetland boundary verification with the applicant's wetland consultant King & MacGregor Environmental (KME). The focus of the inspection was to review site conditions in order to determine whether on-site wetland is considered regulated under the City of Novi's Wetland and Watercourse Protection Ordinance. Wetland boundary flagging was not in place at the time of this site inspection. ECT and KME identified four wetland areas (Wetlands A, B, C and D) in the field. Property lines were not clearly marked at the time, and the three wetlands identified along the northern property line (Wetlands A, B, and C) have been shown to be located outside of the limits of the subject parcel. The approximate locations of the four wetland areas identified during the wetland boundary verification are depicted in Figure 2.

Wetlands A through D are all forested and scrub-shrub wetlands which may contain semi-permanent areas of standing water. Plant species identified include silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), silky dogwood (*Cornus amomum*), rice-cut grass (*Leersia oryzoides*), sedge (*Carex intumescens*), false nettle (*Boehmeria cylindrica*), and wood reedgrass (*Cinna arundinacea*). A regulated wetland is depicted to the north on the adjacent parcel in the available mapping, and on the official City of Novi Regulated Wetland and Watercourse map. There are two additional wetlands (Wetlands B and C) located north of the property that don't

actually extend onto the subject site. It should be noted that the 25-foot wetland setback/buffer of Wetland A extends slightly onto the subject property.

Wetland D is located in the west/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that is not included as part of the subject property. The overall area of this wetland is listed as 0.24-acre. Although it graphically appears that about ½ of Wetland D is located on the subject property, the Plan notes that 0.01-acre of this wetland is located on-site. ECT suggests that the applicant review and revise this area quantity as needed. This forested wetland area appears to be of fair quality and impact to this wetland is proposed as part the site design. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

What follows is a summary of the wetland impacts associated with the proposed site design.

#### Wetland Impact Review

The Plan includes proposed impacts to the wetland and the 25-foot setback of the only on-site wetland (Wetland D) located on this property. This wetland is located in the west/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that is not apparently included as part of the subject property. Although it graphically appears that about ½ of Wetland D is located on the subject property, the Plan notes that only 0.01-acre of this wetland is located on-site. Similarly, the Plan notes that the overall area of the 25-foot setback of Wetland D is 0.12-acre with 0.06-acre being located on the subject property. This calculation appears to be correct. Based on the wetland area quantities provided and the wetland impact hatch, the proposed wetland impact area amount is not completely clear. ECT suggests that the applicant review and revise these area quantities as needed.

The Plan proposes to fill a portion of Wetland D for the purpose of road (i.e., cul-de-sac) construction. The Plan notes the following impact:

- Wetland D Impact: 0.017-acre (fill)

As shown, the south-western portion of this small wetland area (and 25-foot wetland buffer) will remain on the residential property to the south that is not currently a part of the proposed site development.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The Plan proposes the following wetland buffer impacts:

- Wetland D Buffer Impact: 0.055-acre (fill);
- Wetland A Buffer Impact: 0.001-acre (fill).

The majority of the proposed development site consists of buildable upland. ECT continues to suggest that efforts should be made in order to avoid impacts to this existing area of on-site forested wetland (i.e., Wetland D). The small area (0.001-acre) of Wetland A 25-foot setback that is located on-site will be impacted for the purpose of constructing a bioswale intended to assure continued hydrology to the wetlands located north of the site (Wetlands A, B, and C). The intent appears to collect stormwater runoff from the rear yards of proposed Lots 21

through 26 and lots 52 through 54. The goal is to route this collected stormwater towards the off-site wetland areas.

### Permits & Regulatory Status

The on-site wetland (i.e., Wetland D) does not appear to be regulated by the MDEQ as it does not appear to be within 500 feet of a watercourse/regulated drain. In addition, it is not greater than 5 acres in size. The Applicant has provided documentation from MDEQ that contains follow-up information to an October 16, 2014 pre-application meeting for the project (letter dated February 23, 2015). The letter states that based on the information provided by the applicant, the MDEQ's Water Resources Division (WRD) has determined that a permit is not required under Part 303 of the NREPA (Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The project as proposed will require a City of Novi *Wetland Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks. As noted, the on-site wetland appears to be considered essential by the City as it appears to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

### Wetland Comments

Please consider the following comments when preparing all subsequent site plans:

1. The overall area of Wetland D is noted as 0.24-acre, with only 0.01-acre being located on the subject property. Although it graphically appears that about ½ of Wetland D is located on the subject property, the Plan notes that only 0.01-acre of this wetland is located on-site. Similarly, the Plan notes that the overall area of the 25-foot setback of Wetland D is 0.12-acre with 0.06-acre being located on the subject property. This calculation appears to be correct. Based on the wetland area quantities provided and the wetland impact hatch, the proposed wetland impact area amount is not completely clear. ECT suggests that the applicant review and revise these area quantities as needed.
2. 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 lot boundaries and/or site design in order to preserve wetland and wetland buffer areas. 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".*

The on-site wetland is located in the western/central portion of the property and appears to lie on a parcel line. As such, a portion of the small wetland lies on the subject property and a portion appears to be located on a residential property that does not appear to be included as part of the subject property. The majority of the proposed development site consists of buildable upland. ECT suggests that efforts should be made in order to avoid impacts to this existing area of forested wetland and the 25-foot wetland buffer.



Dixon Meadows (JSP14-0046)  
Wetland Review of the Revised Concept Plan (PSP15-0173)  
December 17, 2015  
Page 4 of 6

At a minimum, the applicant should provide written authorization for what appears to be the proposed filling of a portion of Wetland D that extends off of the subject property.

**Recommendation**

ECT recommends approval of the Revised Concept Plan for Wetlands; however, the Applicant should address the items noted in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Final Site Plan.

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: Chris Gruba, City of Novi Planner  
Sri Komaragiri, City of Novi Planner  
Richelle Leskun, City of Novi Planning Assistant  
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 and Figure 2



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).



Figure 2. Approximate Wetland Boundaries as observed (shown in red). Approximate property boundary is shown in white (aerial photo source: Google Earth, accessed January 27, 2015).

## WOODLANDS REVIEW

Review based on 3<sup>rd</sup> Revised Concept Site Plan on December 14, 2015

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December 17, 2015

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45175 West Ten Mile Road  
Novi, MI 48375

Re: Dixon Meadows (fka Trailside) -JSP14-0046  
Woodland Review of the Revised Concept Plan (PSP15-0173)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan for the proposed Dixon Meadows single-family residential condominium project prepared by Atwell, L.L.C. dated November 25, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT conducted a woodland evaluation for the property on Tuesday, March 17, 2015. ECT has reviewed previous iterations of this site plan.

**The Applicant has made some improvements with respect to the preservation of existing on-site City of Novi Regulated Woodlands. ECT recommends approval of this revised Concept Plan for Woodlands at this time. ECT recommends that the Applicant address the items noted below in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.**

The proposed development is located north of Twelve Mile Road and east of Dixon Road in Section 10. The Plan proposes the construction of ninety-two (92) single-family residential site condominiums (reduced from 92 on the previous concept plan submittal), associated roads and utilities, and a storm water detention basin. Two home sites were removed from the Plan (previously units 67 & 68) and a pocket park has been provided along the eastern property boundary. The proposed project site contains several areas of City-Regulated Woodland (see Figure 1 and Site Photos).

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 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.*

### Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Tuesday, March 17, 2015. An existing tree survey has been completed for this property by Allen Design. The *Woodland Plan* (Sheets L-4 and L-5) contain existing tree survey information (tree locations and tag numbers). The *Woodland List* is included on Sheets L-6 and L-7, and includes tree tag numbers, diameter-at-breast-height (DBH), common/botanical name, and condition of all surveyed trees as well as the required woodland replacement credit requirements.

The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the *Woodland List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Woodland List* appear to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The entire site is approximately 22 acres with regulated woodland mapped across a significant portion of the property. The mapped City-regulated woodlands area is generally located within the northern and central sections of the site (see Figure 1). It appears as if the proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

On-site woodland within the project area consists of black cherry (*Prunus serotina*), sugar maple (*Acer saccharum*), American elm (*Ulmus americana*), green spruce (*Picea pungens*), box elder (*Acer negundo*), black locust (*Robinia pseudoacacia*), aspen (*Populus spp.*), eastern red cedar (*Juniperus virginiana*), common pear (*Prunus communis*), common apple (*Malus spp.*), sweet cherry (*Prunus avium*), black walnut (*Juglans nigra*), silver maple (*Acer saccharinum*), scotch pine (*Pinus Sylvestris*), norway spruce (*Picea abies*), red maple (*Acer rubrum*), white cedar (*Thuja occidentalis*), eastern cottonwood (*Populus deltoides*) and several other species. Black cherry trees comprise approximately 34% of the on-site trees and sugar maple trees comprise approximately 14% of the on-site trees.

Based on the information provided on the Plan, the maximum size tree diameter on the site is a sugar maple (54-inch DBH). The *Woodland List* includes eight (8) other trees greater than or equal to 36-inches DBH. The *Woodland List* also includes thirty-two (32) total trees greater than or equal to 24-inches DBH. In terms of habitat quality and diversity of tree species, the project site is of fair quality. The majority of the woodland areas consist of relatively immature growth trees of good to fair health. Although disturbed in many areas, this wooded area provides a fair level of environmental benefit; however the subject property is surrounded by existing residential use. In terms of a scenic asset, wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of fair quality. It should be noted that areas of the existing understory have been disturbed. In particular the understory within the wooded area on the south side of the property appears to have been brush-hogged or cleared relatively recently.

### Proposed Woodland Impacts and Replacements

Although the applicant has made some plan revisions that have resulted in the preservation of some City-Regulated Woodlands, there continue to be substantial impacts to regulated woodlands associated with the proposed site development. It appears as if the proposed work (proposed lots and roads) will cover the majority of the site 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. The newly-proposed open space/park located on the east side of the site aims to preserve an additional thirteen (13) regulated trees. In

addition, the proposed open spaces in the north-central and the northeastern areas of the site propose to preserve approximately fifty-one (51) and twenty-two (22) regulated trees, respectively.

A *Woodland Summary* Table has been included on the *Woodland List* (Sheet L-7). The Applicant has noted the following:

- Total Regulated Trees: 745
- Regulated Trees Removed: 620 (83% removal; down from 637 trees removed/85% removal)
- Regulated Trees Preserved: 125 (17% preservation; up from 108 trees preserved/15% preservation)
  
- Stems to be Removed 8" to 11": 367 x 1 replacement (Requiring 367 Replacements)
- Stems to be Removed 11" to 20": 164 x 2 replacements (Requiring 328 Replacements)
- Stems to be Removed 20" to 30": 19 x 3 replacements (Requiring 57 Replacements)
- Stems to be Removed 30"+: 3 x 4 replacements (Requiring 12 Replacements)
- Multi-Stemmed Trees: (Requires 259 Replacements)
  
- Sub-total Replacement Trees Required: 1,023 (down from 1,055)
- Less credit for "non-woodland tree preservation": 77 (up from 73)  
(The applicant proposes the preservation of 23 trees that lie outside of the City's Regulated Woodland Boundary and is requesting credits towards required Woodland Replacements)
  
- Total Woodland Replacement Required: 946 (down from 982)

In addition, the *Greenbelt Plan* (Sheet L-2) requests that the following trees count as credit towards the total Woodland Replacements required:

- 68 additional street trees;
- 114 trees (approximately) are to be added to the Dixon Road improvements south of the site;
- 47 trees planted in the Liberty Park greenbelt;
- 176 trees (76 deciduous and 100 evergreen; @ 1:1 replacement ratio);
- Total trees provided = 405 Trees (down from 459)
- Trees to be paid into the City of Novi Tree Fund = 541 (up from 523)

It should be noted that the "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. As such acceptable replacement evergreen trees shall be provided at a 1.5:1 replacement ratio. The applicant should review and revise the Plan as necessary.

The current Plan does not clearly quantify the proposed number, location and species of the trees that will satisfy the proposed 405 Woodland Replacement Tree credits to be planted. 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 and off-site portions of the 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 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).

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 the all proposed Woodland Replacement Trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city.

#### Site Soil Sampling and Analyses

Based on the information in the McDowell & Associates Incremental Soil Sampling and Analyses Report dated January 15, 2015, areas of the site have been preliminarily shown to contain levels of arsenic in the soil that exceed the Regional Background Level. These areas are potentially in need of soil remediation. The report also noted that ten (10) of the thirty-two (32) total site assessment areas resulted in concentrations of arsenic that did not exceed the Regional Background Level.



Since the previous plan submittal, the applicant has worked with City staff and consultants in order to better “qualify” the woodland areas on the project, and has made significant efforts to modify the open space plan to best preserve quality woodland areas on-site, while maintaining an appropriate residential density for the area. The applicant states that the current Plan has expanded the amount of open space to total 3.35 acres.

**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 granting or denial of an application for a use permit required by this article:

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

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

There are a significant number of replacement trees required for the construction of the proposed development. The Dixon Meadows development consists of 90 single-family residences. The subject property is surrounded by existing residential use on the east, west and south sides, and by an undeveloped parcel and 12 ½ Mile Road to the north. Some degree of impact to on-site woodlands is deemed unavoidable if these properties are to be developed for residential use. Since the previous plan submittal, the applicant has worked with City staff and consultants in order to better “qualify” the woodland areas on the project, and has made efforts to modify the open space plan to better preserve quality woodland areas on-site.

**Woodland Comments**

Please consider the following comments when preparing all subsequent site plans:

1. The current Plan does not clearly quantify the proposed number, location and species of the trees that will satisfy the proposed 405 Woodland Replacement Tree credits to be planted. 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 and off-site portions of the 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 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).
2. It should be noted that the “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. As such acceptable replacement evergreen

trees shall be provided at a 1.5:1 replacement ratio. The applicant should review and revise the Plan as necessary.

3. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland.
4. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees, if applicable. It is not clear how all of the proposed replacement trees will be guaranteed in perpetuity. As stated in the woodland ordinance:

*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.*

5. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. 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 provide for 1:1 replacement. All evergreen replacement trees shall be 6-feet (minimum) in height and be provided at a 1.5:1 replacement ratio. All Woodland Replacement trees shall meet the requirements included in the *Woodland Tree Replacement Chart* (attached).
6. A Woodland Replacement financial guarantee for the planting of replacement trees will be required, if applicable. 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.

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

7. 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.
8. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

Dixon Meadows (JSP14-0046)  
Woodland Review of the Revised Concept Plan (PSP15-0173)  
December 17, 2015  
Page 7 of 12

**Recommendation**

The Applicant has made some improvements with respect to the preservation of existing on-site City of Novi Regulated Woodlands. ECT recommends approval of this revised Concept Plan for Woodlands at this time. ECT recommends that the Applicant address the items noted in the Woodland Comments Section of this letter prior to receiving Woodland approval of the Final Site Plan.

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: Chris Gruba, City of Novi Planner  
Sri Komaragiri, City of Novi Planner  
Richelle Leskun, City of Novi Planning Assistant  
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1, Site Photos, Woodland Tree Replacement Chart



*Site Photos*



**Photo 1.** Looking west near the central portion of the northern property boundary (ECT, 3/17/15).



**Photo 2.** Looking south near the central portion of the northern property boundary (ECT, 3/17/15).



Photo 3. Looking north near the central portion of the property (ECT, 3/17/15).



Photo 4. Looking southwest near the south portion of the property (ECT, 3/17/15).



**Photo 5.** Looking west near the southern property boundary – area appears to have been brush-hogged/cleared (ECT, 3/17/15).



**Photo 6.** Trees have been marked with aluminum tags.  
Tree #936, 9" DBH black cherry, to be removed (ECT, 3/17/15).

### Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)  
 (All canopy trees to be 2.5" cal or larger, evergreens as listed)

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



## TRAFFIC REVIEW

Review based on 2<sup>nd</sup> Revised Concept Site Plan on September 14, 2015

CONCEPT PLAN SUBMITTAL SCHEDULE			
Type of Submittal	Date of Submittal	Reviewed by	Presented to PC
Concept Plan	March 09, 2015	All Agencies	No
Revised Concept Plan	June 18, 2015	All Agencies except Traffic, Wetlands and Facade	Yes. On August 26, 2015
2 <sup>nd</sup> Revised Concept Plan	September 14, 2015	All Agencies except Facade	No
3 <sup>rd</sup> Revised Concept Plan	<b>Submitted:</b> November 25, 2015 <b>Updated:</b> December 14, 2015	All Agencies except Traffic and Facade	Yes. On January 13, 2016

October 5, 2015

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. 10 Mile Road  
Novi, MI 48375

**SUBJECT: Dixon Meadows  
Traffic Review for Revised Planned Rezoning Overlay (PRO) with Concept Plan  
JSP14-0046**

Dear Ms. McBeth,

The revised concept/PRO 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.

**1. General Comments**

- a. The applicant, Pulte Homes of Michigan, is proposing to develop on the 22.36 acre parcel located on the east side of Dixon Road, north of 12 Mile Road, in the City of Novi.
- b. Dixon Road is a local road under the City of Novi's jurisdiction.
- c. The applicant is proposing a single family residential development of 95 units.

**2. Potential Traffic Impacts –**

- a. The applicant provided the City with a Traffic Impact Study (TIS) which indicates the proposed site of 95 units has a minimal impact on the surrounding traffic.

**3. External Site Access and Operations –** Initial review of the plans generally show compliance with City standards; however, the following items at minimum require further detail in the Preliminary Site Plan submittal.

- a. **The applicant is requesting a variance for the unpaved eyebrow design.**
- b. Provide detailed (dimensioned) plans for each proposed roadway intersection with Dixon Road, including sight distance, as well as details on the interior roadway, to allow the reviewer to confirm compliance with City standards.

**4. Internal Site Access and Operations –** Initial review of the plans generally show compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Site Plan submittal.

- a. Provide proposed “no parking” restrictions within the site, specifically near tight radii where sight distances may be limited.
- b. Provide detailed (dimensioned) plans for the proposed cul-de-sac as well as other details as necessary to convey design intent and the meeting of applicable City standards.

**5. Signing and Pavement Marking –**The revised conceptual PRO plan set did not include signing and pavement marking details. The applicant should consider including such details in the Preliminary Site Plan submittal.

**6. Bicycle and Pedestrian –** The proposed pathway and sidewalk widths are in compliance with the City of Novi Bicycle and Pedestrian Master Plan.



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

Sincerely,

**AECOM**

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

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

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

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

## FACADE REVIEW

Review based on Concept Site Plan on March 09, 2015

<b>CONCEPT PLAN SUBMITTAL SCHEDULE</b>			
<b>Type of Submittal</b>	<b>Date of Submittal</b>	<b>Reviewed by</b>	<b>Presented to PC</b>
Concept Plan	March 09, 2015	All Agencies	No
Revised Concept Plan	June 18, 2015	All Agencies except Traffic, Wetlands and Facade	Yes. On August 26, 2015
2 <sup>nd</sup> Revised Concept Plan	September 14, 2015	All Agencies except Facade	No
3 <sup>rd</sup> Revised Concept Plan	<b>Submitted:</b> November 25, 2015 <b>Updated:</b> December 14, 2015	All Agencies except Traffic and Facade	Yes. On January 13, 2016



April 27, 2015

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE – Conceptual Plan**

**Trailside, PSP15-0033**

Façade Region: 1, Zoning District: B-2, Building Size: 500 S.F.

Dear Ms. McBeth:

The following is the Façade Review for the above referenced project based on the Development Plan provided Atwell Group dated March 6, 2015, including eight (8) conceptual façade renderings, pictured below. This project consists of 95 detached single family condominium units. Façade of the detached residential units are subject to Ordinance Section 3.7, the Similar / Dissimilar Ordinance. The overall project is also subject to the Planned Rezoning Overlay (PRO) Ordinance (Section 7.13).

**Similar / Dissimilar Ordinance (Section 3.7)** - The Similar / Dissimilar Ordinance requires a variation in appearance in the front elevations of adjacent homes (Sec. 3.7.2), and requires that homes within the larger development be consistent in design quality based on certain criteria; size (square footage), types of material, and overall architectural design character (Sec. 3.7.1).

With respect to Section 3.7.2, all nearby homes (two on the left, two on the right and any across the street that overlap by 50%) must not be “substantially similar” in appearance to the proposed home. Specific criteria for compliance can be found in the Ordinance. The applicant has provided renderings of nine models. Significant design diversity is evident in these models. Based on our experience on similar projects we believe that compliance with the Similar / Dissimilar Ordinance can readily be achieved assuming approximately equal distribution of the nine models.



**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**



**ELEVATION 4**



**ELEVATION 5**



**ELEVATION 6**



**ELEVATION 7**



**ELEVATION 8**

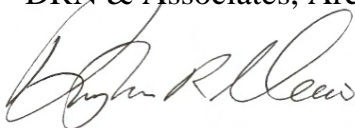
With respect to Section 3.7.1 of the Ordinance, the proposed facades consist of quality materials with a brick or stone extending to the second floor belt line on 6 models and full brick on two models. The façades exhibit pleasing proportions and architectural details. The features include return cornices, gable truss feature, stepped trim and fascia, wood columns, wrought iron balustrades, decorative shutters, and divided light windows. Of particular note is that upper roof areas are delineated by dormers, and arched or gabled window tops on all models. The renderings also indicate raised panels and window features on the front facing garage doors. A soldier coursed arched headers above the garage door occurs on two models. Based on the type and quantity of materials and architectural features indicated on these examples it is our recommendation that the façade elevations provided would be consistent with Section 3.7.1 of the Similar / Dissimilar Ordinance.

**Planned Rezoning Overlay Ordinance (Section 7.13)** - The PRO Ordinance requires that the development “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.” *It is our recommendation that type and quantity of materials and architectural features indicated on the façade elevations represent an enhancement to what may otherwise be constructed in the absence of the PRO.*

It should be noted that the renderings are defined as “conceptual” and lack notations as to the proposed materials. This review is based on our understanding of the materials as depicted artistically. Notations should be added to all elevations to clearly identifying all façade materials and side and rear elevations should be provided. It should be noted that the type and quantity architectural features and materials is key to compliance with the City Ordinances, particularly the PRO Ordinance. It is anticipated that the type and extent of these materials and features will be maintained on all elevations, including side and rear elevations, on the drawings eventually submitted for Building Permits.

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

Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in cursive script, appearing to read "Douglas R. Necci".

Douglas R. Necci, AIA

## FIRE REVIEW

Review based on 3<sup>rd</sup> Revised Concept Site Plan on December 14, 2015

<b>CONCEPT PLAN SUBMITTAL SCHEDULE</b>			
<b>Type of Submittal</b>	<b>Date of Submittal</b>	<b>Reviewed by</b>	<b>Presented to PC</b>
Concept Plan	March 09, 2015	All Agencies	No
Revised Concept Plan	June 18, 2015	All Agencies except Traffic, Wetlands and Facade	Yes. On August 26, 2015
2 <sup>nd</sup> Revised Concept Plan	September 14, 2015	All Agencies except Facade	No
3 <sup>rd</sup> Revised Concept Plan	<b>Submitted:</b> November 25, 2015 <b>Updated:</b> December 14, 2015	All Agencies except Traffic and Facade	Yes. On January 13, 2016





December 22, 2015

TO: Barbara McBeth- Deputy Director of Community Development  
Sri Komaragiri - Plan Review Center

RE: Dixon Road site development/ Trilside

**PSP#15-0140**

**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**  
Jerrold S. Hart

**Project Description:** Proposed single family development on the east side of Dixon Rd. North of Twelve Mile

**Comments:**

- 1) Provide on all plans the size of all water mains.
- 2) Secondary emergency access must meet Fire Department requirements. Access roadway must support 35 tons, roadway must be 20' wide. Show on all plans emergency gate details and Fire Lane No parking signs to city ordinance.
- 3) Provide and show on all plans Fire Lane No Parking signs at traffic calming device due to restricted roadway width.
- 4) Hydrant spacing greater than the minimum 500'. Change location of hydrant located at lot #79 to the southwest corner of lot #38 to meet city standards.

**Recommendation:** Approval with above conditions.

Sincerely,

Joseph Shelton- Fire Marshal  
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANTS  
CONCEPT PLAN SUBMITTAL COVER LETTER



ONE COMPANY.  
INFINITE SOLUTIONS.

December 14, 2015

Ms. Barbara Macbeth, Community Planner  
**CITY OF NOVI**  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Re: Dixon Meadows Residential Development  
East side of Dixon Drive, north of Twelve Mile Road  
Revised PRO Submittal – 7<sup>TH</sup> Submittal

Dear Barbara,

Pursuant to your Planning review dated October 28<sup>th</sup>, 2015, our follow-up meeting on November 4<sup>th</sup>, as well as subsequent correspondence from your department on December 11<sup>th</sup>, we are providing you the attached revised conceptual layout plans for your review and support.

As requested, below is a summary of the plan changes made, and some additional insight to questions you asked during our meetings;

**CURRENT REZONING MODIFICATION**

*Staff Request - The applicant shall consider rezoning to RT, Two-Family Residential District, instead of the requested RM-1, Low-Density, Low-Rise Multiple Family zoning, as the proposed density more closely matches the RT zoning district. – The plans have been revised to request that the parcel be rezoned to RT – Two Family Residential District while maintaining the Planned Rezone Overlay (PRO.) The RT district permits up to 4.8 units per acre which would exceed the proposed density for Dixon Meadows (currently proposing 90 lots on 21.6 net acres resulting in approximately 4.2 units / acre.)*

The intent to proceed with a Planned Rezone Overlay with all previously proposed ordinance variances remains identical to what has been previously requested.

**CURRENT PLAN MODIFICATIONS**

1. *Updated Tree calculations* – The tree calculations were modified to correspond to the current city consultant methodology of counting the percent removal.

2. *Reduction of the “linear feel” of the eastern roadway & housing line* – The plans were revised to show a pavement narrowing along the east roadway. In addition, two (2) home sites were removed (previous units 67 & 68) and a pocket park provided for the neighborhood. The area selected will preserve several existing trees along the east side of the new open space, and a play structure and will be added in the front area of the park. The pavement narrowing will provide a focal point to the pocket park; support the reduction of vehicular speed in the community; and break-up the linear feel of the roadway block. In addition, Pulte Homes is proposing to off-set front setbacks along the eastern roadway, to provide varying home setbacks, ranging from 2-3’.
3. *Emergency Access Drive* – an emergency access point was provided to Dixon Drive from the proposed cul-de-sac at the northwest corner of the project. The access route will be a grass paver system meeting the city fire department code, and provide a grass surface in the common area.
4. *Expanded Open Space* – One additional home site was removed adjacent to the open space at the north end of the project to increase woodland preservation of the higher-quality woodland area, and provide additional wildlife habitat conductivity to the north. In addition, corner lot sizes at the northwest and southwest corner of the project have been reduced, and additional open space provided, along with woodland replacement trees.
5. *Reduced Entrance Boulevard* – the entrance boulevard roadway and associated right-of-way was reduced, and an additional lot was added along the entrance drive.
6. *Addition of a Rustic Trail* – a rustic trail is proposed in the large central open space area, to provide for active walking area within the interior woodland park.
7. *Addition of a side walk to Dixon Drive* - Pulte is prepared to commit for the funding of a five (5') feet wide concrete sidewalk along the east side of Dixon Drive, starting from our south property line south and extending approximately 850' south to the existing sidewalk at the bank/office building at the corner of 12 Mile Road. Pulte will provide the funding for the design and construction of the sidewalk, if the city will secure the necessary easements from the property owners along Dixon Drive. If easements are not secured at the time of site development of the Dixon Meadows residential community, the construction funding portion will be paid to the city for future construction of the walk by others. The intent of the walk would be to meander around existing healthy trees and ensure reasonable tree preservation along the route.

#### **ADDITIONAL RESPONSES**

In addition to the above changes, we offer the following responses to questions you have received at your office:

***Q: Dixon Drive is classified as a rural road, and the city would like to see additional home setbacks from the Roadway.***

Dixon Drive currently has a wide clearing throughout much of the roadway from 12-Mile Road to our northern property line. Near our northern property line, the roadway and tree canopies do narrow and the

rural character is evident. Below is a sample of the open nature of the Dixon Drive south of our site and immediately across from our site at Declaration Drive.

Dixon Drive – North of 12 Mile Road



Dixon Drive – at Declaration Drive, near our north end of our project site



As you can see, the existing homes and a retail use along Dixon Drive have opened up the roadway north of 12 Mile Road and along our project frontage. It is our intention to provide a narrow pavement section (24') for Dixon Drive and supplement the right-of-way with Woodland replacement trees. In addition, we are also proposing to supplement trees in the Liberty Park community open space along Dixon Drive to further enhance the tree canopy along the roadway.

Our project frontage provides a nice open pond area, a treed park area, and landscape berms along the Dixon Drive frontage. Our plan only has three (3) homes will be back up to Dixon Drive, and those homes have a 40' greenbelt with substantial landscaping between the roadway and rear of the units (see sheet L-2).

**Q. Do you have any further insight to the proposed housing product used for the project?**

The housing product proposed for Dixon Meadows is exactly the same line-up currently being sold in the recently approved Berkshire Pointe community at Wixom and Grand River in Novi. The home plans are intended to serve as an upscale urban infill in lieu of what would otherwise be considered an attached multi-family location. Moreover, the city's architecture review consultant indicated that *"Significant design diversity is evident with the proposed models", and ..."the facades exhibit pleasing proportions and architectural detail, and the façade elevations represent an enhancement to what may otherwise be constructed in the absence of a PRO"*.

The proposed product designs originated in Seattle, however they are very similar to home styles that have been so popular and successful in the Royal Oak and Birmingham markets over the past decade.

Success in these communities, as well as in Novi at Berkshire Pointe itself, demonstrates a clear market demand for urban sized home sites within an in-fill location offering nearby shopping, entertainment, and recreational opportunities. Plans range in size from approximately 2,600 to 3,000 square feet, excluding basement and garage space. All homes feature two-car garages and a broad array of optional features. Based on recent sales experience at Berkshire Pointe, we can reasonably expect average selling prices in the mid \$400's at a brisk sales pace.

**Q. Would it be appropriate to revise the proposed layout?**

As you know, the original plan submittal for this project was a multi-family condominium product. The site is adjacent to a multi-family housing development and zoning to the east and office development to the south. From discussions with city staff and consultants, the desire for single-family detached housing product seemed to be the preferred housing preference for this property. After an extensive evaluation of the site conditions, the woodland quality of the site was deemed to be relatively low quality woodlands, and no wetlands of any significant size were observed on the property. The site conditions, led us further away from a need to consider a traditional cluster development

With a single family home selected, the focus on appropriate density and corresponding lot size was considered. Given the location of the property next to multi-family to the east and the Liberty Park project having an average density of 4.1 du/acre, an appropriate density between the two intense uses seemed appropriate. Further, with the very large recreational park asset to the north, and regional commercial district within walking distance to the south, having a critical density of quality single family homes in this location is considered good planning. The current plan shows 90 single family homes proposed on the 22.3 acre site, yielding a gross density of four (4.0) dwelling units/acre. This number of homes at this location feels appropriate given the surrounding land uses and existing site conditions. (See area context map, sheet 06).

The city natural features consultant, ECT, stated, “the project plan has made significant efforts to modify the open space plan to better preserve quality woodland area on-site, while maintaining an appropriate residential density for the area”. Specific features of the site plan layout offer the following highlights;

- *Linear street layout* - The tee intersection roadway geometry provided, in lieu of a curvilinear roadway, provides for real vehicular speed control in the neighborhood. The one long easterly roadway, provides a pavement narrowing design to provide for vehicular speed control and a focal point to a pocket park.
- *Open Space / Park areas* – The plan provides for five (5) separate open space areas throughout the neighborhood. The entrance park has the detention basin along with seating area within a pergola structure. The woodland open spaces were placed in the best woodland quality areas (see sheet L-8) of the site, and outside the arsenic removal limits. The total open space and woodland preservation within the neighborhood is substantial, being over 3.3 acres of area, with trails, benches, a play structure, and other amenities for the residents.
- *Extensive Landscaping* – The plan provides for extensive landscaping along the public frontage, including a 40' wide landscaped greenbelt and open space areas along Dixon Drive, in addition to landscaping the edges along the SW and NW project corners. In addition, extensive woodland replacement trees will be planted along Dixon Drive in adjacent open space and ROW areas, as permitted, to provide for improved landscaping along the public areas, adjacent to the project.

We are excited about the project plan and look forward to presenting the revised plan at your January 13<sup>th</sup> Planning Commission meeting. We hope the City Planning staff can support the revised plan layout, and the fire department can confirm support with the secondary access point.

If you have any further questions or comments before the planning Commission meeting, please feel free to contact me.

Sincerely,  
**ATWELL, LLC**

*William W. Anderson*

William W. Anderson, PE  
Vice President

Cc: Robert Halso, Pulte Homes of Michigan

APPLICANTS  
RESPONSE LETTER





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January 5, 2016

Ms. Barbara Macbeth, Community Planner  
CITY OF NOVI  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Re: Dixon Meadows Residential Development  
East side of Dixon Drive, north of Twelve Mile Road  
Revised PRO Submittal

Dear Barbara,

We are in receipt of your Plan review report dated December 22nd, 2015, and, as requested are responding formally to the report.

The letter recommends approval of the PRO submittal dated 12.14.15 from all City of Novi staff and Consultants as follows:

- City of Novi Planning
- City of Novi Engineering
- City of Novi Landscape
- ECT – Woodland and Wetland review

As also requested, please see below for a summary of public benefits associated with Dixon Meadows:

#### **PUBLIC BENEFITS**

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The requested RT zoning, with a PRO Development Agreement would be in the public's best interest when compared to development that could occur under the site's current zoning. As required with all PRO requests, we offer the following public benefits with the Dixon Meadows PRO;

- Dixon Road Improvements: Pulte is proposing to pave approximately 1,800 linear feet of Dixon Road, from the existing Twelve Mile Road pavement terminus point, north to Liberty Park's entrance at Declaration Drive. Pulte is prepared to commit for the funding of a five (5') feet wide concrete sidewalk along the east side of Dixon Drive, starting from our south property line south and extending approximately 850' south to the existing sidewalk at the bank/office building at the corner of 12 Mile Road. Pulte will provide the funding for the design and construction of the sidewalk, if the city will secure the necessary easements from the property owners along Dixon Drive. If easements are not secured at the time of site development of the Dixon Meadows residential community, the construction funding portion will be paid to the city for future construction of the walk by others. The



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intent of the walk would be to meander around existing healthy trees and ensure reasonable tree preservation along the route.

- Dixon Road Landscaping: To enhance the rural feel of the road, Pulte proposes to utilize Woodland Replacement trees from the project, along the Dixon Roadway improvement area to enhance the rural area. The corridor tree replacements will be coordinated with City staff during the final design process.
- Arsenic Remediation: As mentioned above, Pulte is aware of the historical uses on the property, and has already engaged the services of professional consultants to test the site and prepare a remediation plan to properly dispose of the contaminated soil on the property.
- Provision of Housing options: As staff noted in their demographic analysis for the City, there is a need for a wider diversity of housing choices not currently prevalent in the city. This PRO has the opportunity to provide housing options that are not specifically provided for in the zoning ordinance
- Upgraded Architectural Elevations: Proposed material selection and elevations will all exceed the minimum requirements of the ordinance. Several housing elevations and floor plans are being submitted in previous packages for the City’s review and analysis.
- Proposed Parks / Preservation areas: The proposed process provides the opportunity to provide additional development options that would be considered enhancements over the minimum ordinance requirements including 3.35 acres of proposed pocket parks, tree preservation areas and associated site amenities within the proposed development, including a pergola, play structure and walking paths.
- Additional ROW Property Donation: As part of the condominium process, we will be proposing to donate an additional 10’ of right-of-way along our property frontage of Dixon Road to the city of Novi.

**We also request for City Council approval of the following deviations from the Ordinance:**

The following 6 deviation requests are based on the desire to provide lot sizes and setbacks that assist in creating the character of a higher density single family neighborhood such as what is proposed for Trailside:

	<u>Ordinance Requirements</u>	<u>Requested Deviation</u>
<b>Lot Width</b>	80’	45’
<b>Minimum Lot size</b>	10,000 sf	5,400 sf
<b>Front Yard Setback</b>	30 feet	20 feet
<b>Rear Yard Setback</b>	35 feet	30 feet
<b>Side yard Setback</b>	10 feet one side 25 feet total two sides	5 feet one side 10 feet total two sides
<b>Lot Coverage</b>	30%	35%



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The following deviation is consistent with other residential developments within the City of Novi:

	<u>Ordinance Requirements</u>	<u>Requested Deviation</u>
<b>Eyebrow pavement</b>	Provide a paved eyebrow	Do not pave the eyebrow, only Pave the road cross section.

Thank you for your assistance and cooperation with respect to this project. We are excited about the Dixon Meadows development and look forward to presenting this to the City's Planning Commission on January 13th.

If you should have any questions or need any additional information, please contact us.

Sincerely,  
Atwell

A handwritten signature in blue ink, appearing to read "JA", with a long horizontal flourish extending to the right.

John Ackerman  
Project Manager

Xc: Robert Halso, Pulte Homes